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2023 – 2028 Housing and Community Development Consolidated Plan for the Los Angeles Urban County

Draft Report

May 2023

Prepared by the
Los Angeles County Development Authority
with the assistance of the National Development Council



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ES-05 Executive Summary

The 2023–2028 Housing and Community Development Consolidated Plan (Consolidated Plan) for the Los Angeles Urban County is the comprehensive five-year planning document identifying the needs and respective resource investments in satisfying the Urban County’s housing, homeless population, non-homeless special needs population, community development, and economic development needs. The Consolidated Plan outlines the Los Angeles Urban County’s (Urban County) intent in using its Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) allocations to offer decent housing, provide a suitable living environment, and expand economic opportunities.

The Los Angeles County Development Authority (LACDA) is the lead agency for the Consolidated Plan. It administers the Los Angeles County’s CDBG and HOME programs for the Urban County. The Los Angeles Homeless Services Authority (LAHSA), a joint powers authority created by the Los Angeles County Board of Supervisors and the Los Angeles Mayor and City Council, administers the ESG program for the LACDA.

The Urban County comprises the unincorporated areas of the Los Angeles County (County) and 48 cities that generally have populations of 50,000 or less and receive their CDBG allocations through the Urban County’s application process. The cities of Torrance, Arcadia, and Diamond Bar, with populations of more than 50,000, exercised their option to participate in the Urban County CDBG Program. As the grantee, the LACDA provides the participating cities with technical assistance in planning and implementing CDBG-funded activities within their jurisdictions. The LACDA also assumes the responsibility for monitoring the cities’ CDBG and the Urban County’s HOME activities for compliance with program regulations.

Table ES.1 CDBG Participating Cities Los Angeles Urban County 2023 LACDA Data				
Agoura Hills	Commerce	Irwindale	Maywood	Signal Hill
Arcadia	Covina	La Cañada Flintridge	Monrovia	South El Monte
Avalon	Cudahy	La Habra Heights	Rancho Palos Verdes	South Pasadena
Azusa	Culver City	La Mirada	Rolling Hills Estates	Temple City
Bell	Diamond Bar	La Puente	San Dimas	Torrance
Bell Gardens	Duarte	La Verne	San Fernando	Walnut
Beverly Hills	El Segundo	Lawndale	San Gabriel	West Hollywood
Calabasas	Hawaiian Gardens	Lomita	San Marino	Westlake Village
Cerritos	Hermosa Beach	Malibu	Santa Fe Springs	
Claremont	Hidden Hills	Manhattan Beach	Sierra Madre	

CDBG funds are distributed among the 48 participating cities and the unincorporated areas within five (5) Supervisorial Districts. The distribution of funds among these entities utilizes the U.S. Department of Housing and Urban Development (HUD) formula, as adopted by the Los Angeles County Board of Supervisors in 1975. The formula is based on most recent census data estimates provided by HUD.

The LACDA allocates HOME funding to programs available throughout the Urban County to maximize the program’s benefit. Cerritos and Torrance are not part of the HOME jurisdiction as they cede their funds to the State. A portion of HOME funds are allocated to the Home Ownership Program (HOP) loans for closing costs and down payment assistance, and to the production and rehabilitation of multifamily rental housing through a Notice of Funding Availability (NOFA).

The census also provides data for certain Census Designated Places (CDPs), which are a statistical geography representing closely settled, unincorporated communities that are locally recognized and identified by name. The Urban County contains 54 CDPs. Data for the CDPs is included in Appendix F.

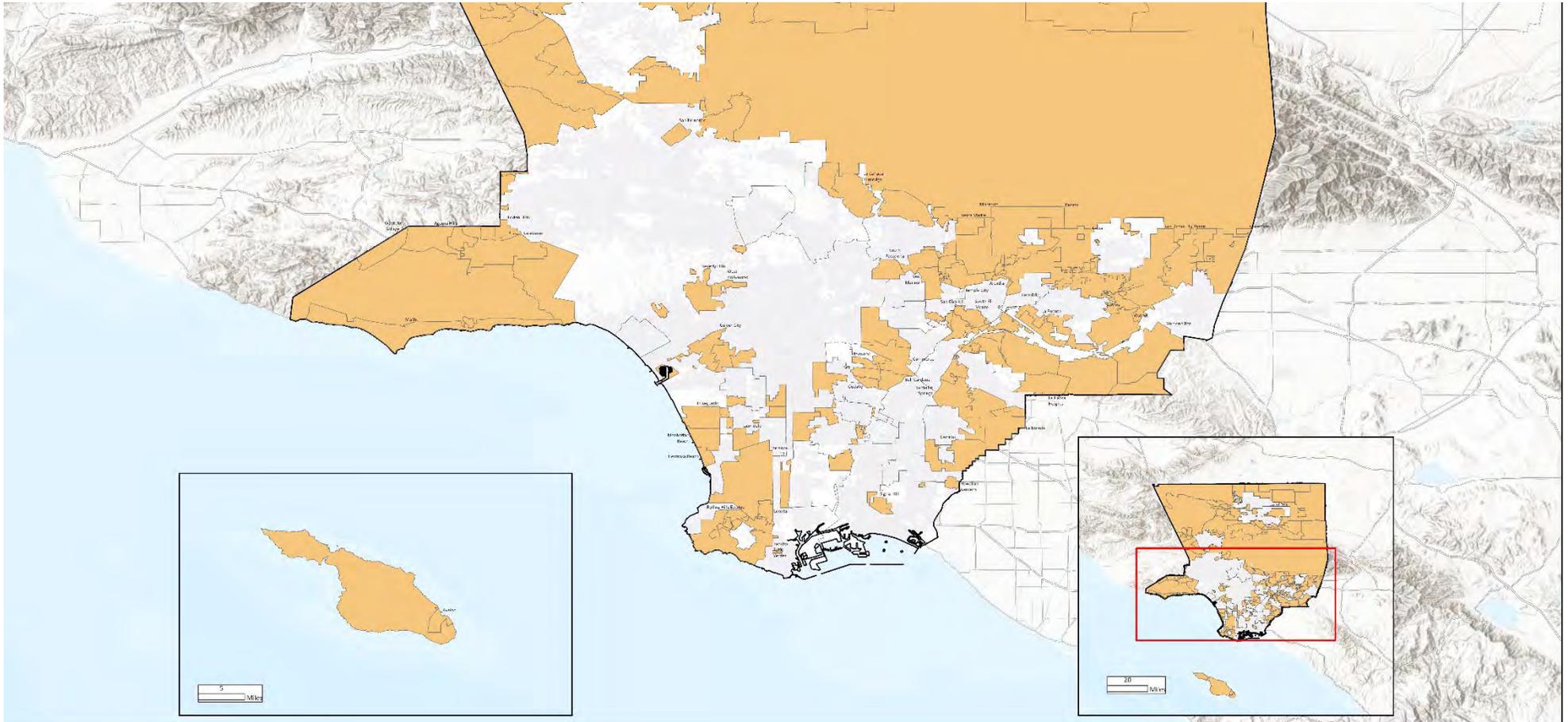
Funding decisions for the Urban County program for Fiscal Year (FY) 2023-2024 are based on the needs and strategies discussed in the Consolidated Plan’s Strategic Plan. Participating cities retain local control by designing and operating eligible CDBG projects based on local needs. The LACDA works with each individual Board Office to identify and develop viable projects in the unincorporated areas of the County.

Table ES.2 Census Designated Places Los Angeles Urban County 2023 LACDA Data				
Acton	East Pasadena	Lake Hughes	Rowland Heights	View Park-Windsor Hills
Agua Dulce	East Rancho Dominguez	Lake Los Angeles	San Pasqual	Vincent
Alondra Park	East San Gabriel	Lennox	South Monrovia Island	Walnut Park
Altadena	East Whittier	Leona Valley	South San Gabriel	West Athens
Avocado Heights	Elizabeth Lake	Littlerock	South San Jose Hills	West Carson
Castaic	Florence-Graham	Marina del Rey	South Whittier	West Puente Valley
Charter Oak	Green Valley	Mayflower Village	Stevenson Ranch	West Rancho Dominguez
Citrus	Hacienda Heights	North El Monte	Sun Village	West Whittier-Los Nietos
Del Aire	Hasley Canyon	Pepperdine University	Topanga	Westmont
Desert View Highlands	La Crescenta-Montrose	Quartz Hill	Val Verde	Willowbrook
East Los Angeles	Ladera Heights	Rose Hills	Valinda	

This Consolidated Plan was developed through a collaborative process to identify community needs with a primary focus on low- and moderate-income persons. The LACDA and its participating agencies strive to find areas for collaboration and alignment to effectively utilize all available funding resources to conduct housing and community development activities that will serve the residents and communities of the Urban County. By addressing needs and creating opportunities at the individual and neighborhood levels, the LACDA and the participating agencies hope to improve the quality of life for all residents of the Urban County.

The maps on the following pages detail the Urban County’s geography, including participating cities, CDPs, other unincorporated areas, and Supervisorial Districts.

Map ES.3
Los Angeles Urban County
 Los Angeles Urban County
 2023 LACDA Data

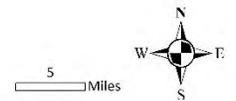


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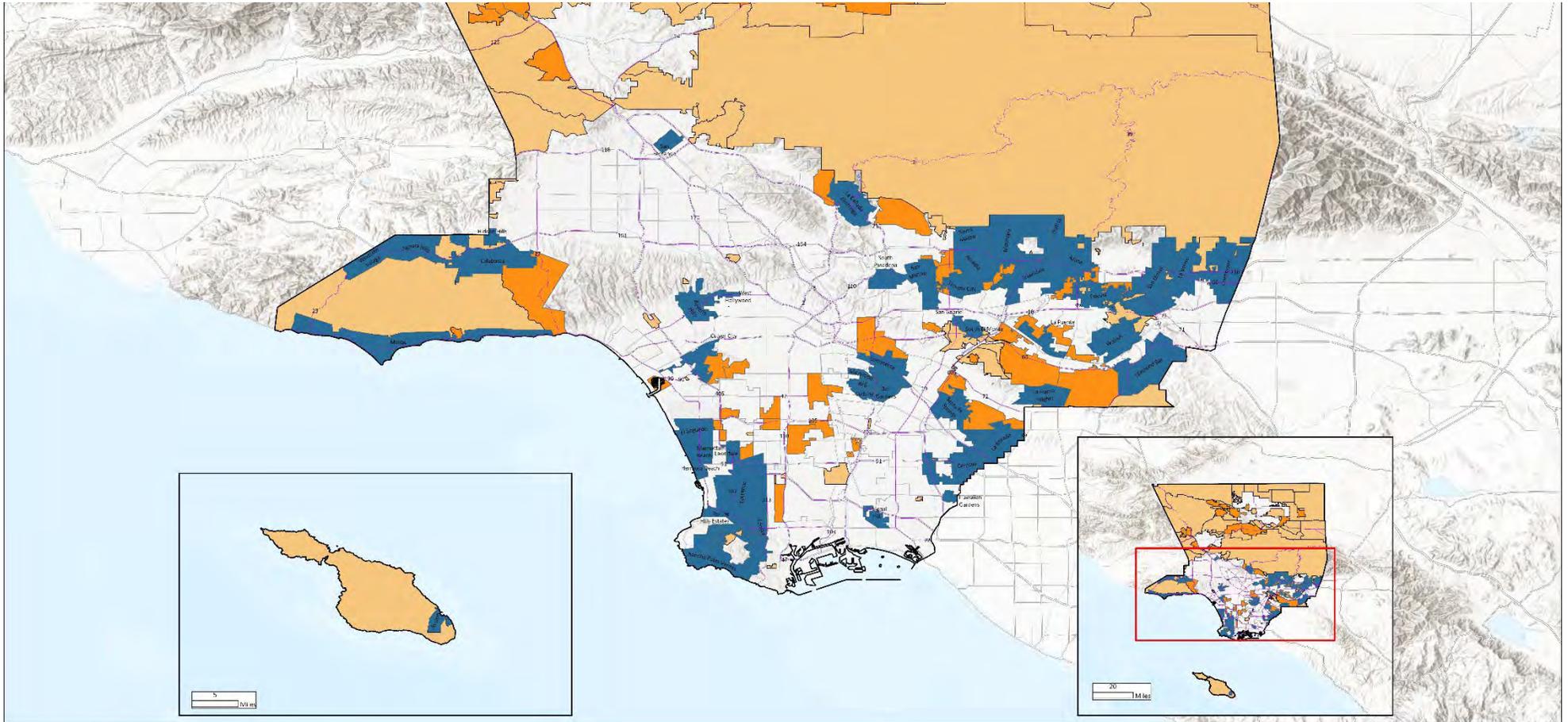
The Los Angeles Urban County

-  Los Angeles County Boundary
-  LACDA Jurisdiction
-  Non-Urban County

Esri, CGIAR, USGS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, USGS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, MFTI/NASA, USGS, USA, USGS, Bureau of Land Management, EPA, NPS, USDA



Map ES.4
Los Angeles Urban County with Participating Cities and Census Designated Places (CDPs)
 Los Angeles Urban County
 2023 LACDA Data

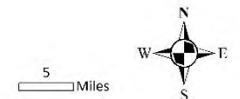


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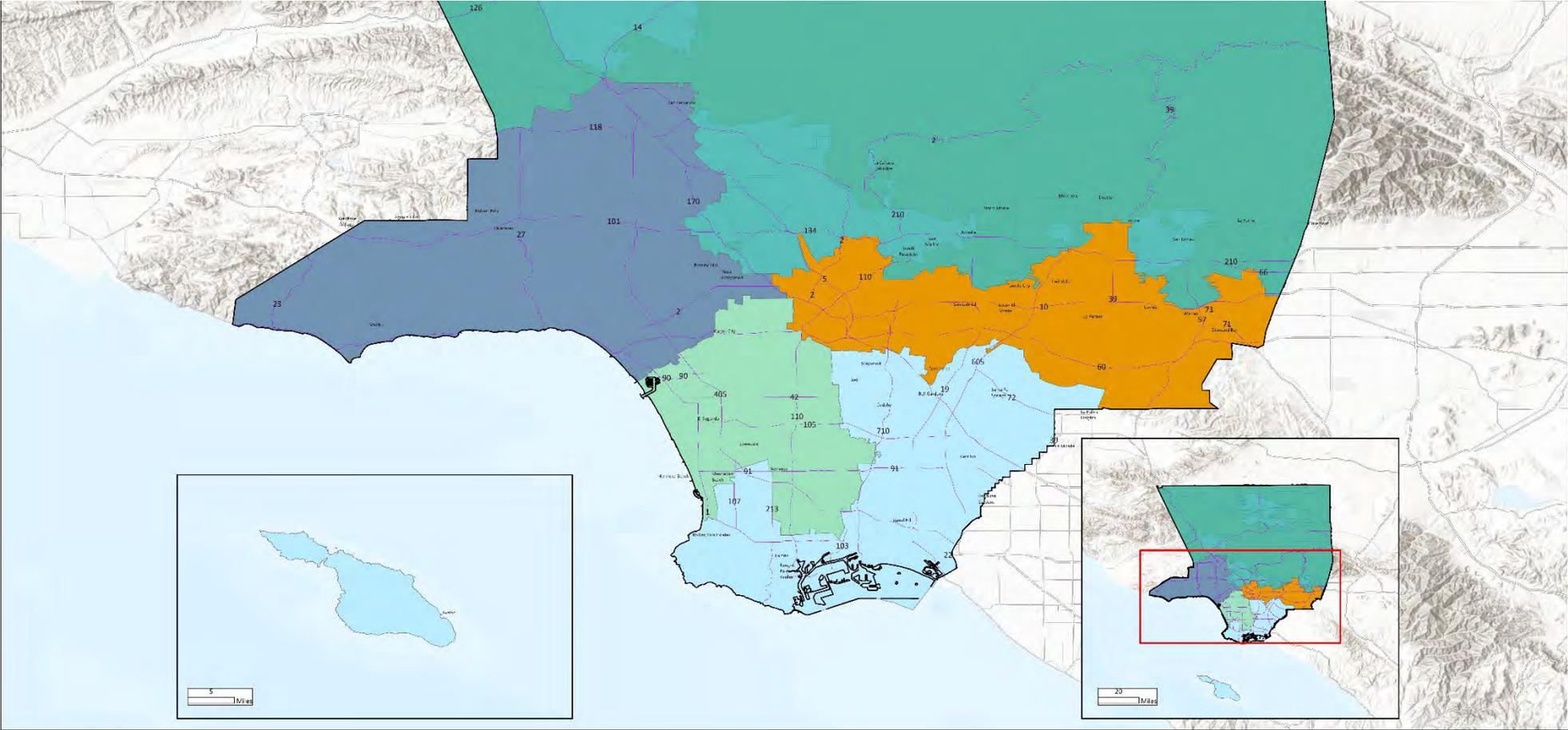
Geographical Designations used in this Plan

- | | | | |
|---|---------------------------------|---|-----------------------------|
|  | Participating Cities |  | Los Angeles County Boundary |
|  | Census Designated Places (CDPs) |  | Non-Urban County |
|  | Other Unincorporated Areas |  | Freeways |

Esri, CGIAR, USGS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/
 NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, USGS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



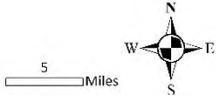
Map ES.5
Los Angeles County Supervisorial Districts
 Los Angeles County
 2023 Los Angeles County Data



LEGEND

- Supervisorial Districts
- District 1
 - District 2
 - District 3
 - District 4
 - District 5
 - Los Angeles County Boundary
 - Freeways

Esri, CGIAR, USGS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, Esri, USGS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



Summary of Objectives and Outcomes Identified in the Plan Needs Assessment

The Urban County used quantitative data collected via the Needs Assessment and Market Analysis, along with stakeholder consultations and community participation, to identify the priority needs for residents and the strategies that can be used to address those needs.

All priority needs and goals identified in the Consolidated Plan will meet a CDBG national performance measurement objective through:

- providing decent affordable housing,
- creating suitable living environments, and
- improving economic opportunity.

This Consolidated Plan prioritizes the most critical needs and goals identified through public engagement and data analysis.

- **Priority Need 1: Increase Affordable Housing Opportunities**
 - Associated Goal: Develop and Rehabilitate Affordable Housing Units
 - Associated Goal: Increase Access to Affordable Housing
- **Priority Need 2: Reduce Homelessness**
 - Associated Goal: Develop and Rehabilitate Housing and Shelter for Unhoused Persons
 - Associated Goal: Provide Services to Prevent and Reduce Homelessness
- **Priority Need 3: Strengthen an Inclusive Local Economy**
 - Associated Goal: Support Businesses
 - Associated Goal: Increase Access to Employment Opportunities
- **Priority Need 4: Resilient and Healthy Communities**
 - Associated Goal: Resilient Infrastructure and Public Facilities
 - Associated Goal: Thriving Neighborhoods and Healthy Residents

As these goals differ from the LACDA's current priority needs, they will be incorporated into the Integrated Disbursement and Information System (IDIS) reporting structure starting this program year, with a goal for full integration by 2025.

Evaluation of Past Performance

Los Angeles County's Consolidated Plan activities must meet one (1) of the three (3) national goals set by HUD for all but administrative activities. As the lead entity for the Consolidated Plan, the LACDA is responsible for ensuring the Consolidated Plan meets these goals. The LACDA must also ensure that its HUD-funded activities carried out under the Consolidated Plan meet its five-year priorities and strategies. The LACDA will measure the effectiveness of its programs through four (4) elements of its performance evaluation system.

1. **Five-Year Matrix:** This matrix quantifies and summarizes the LACDA's five-year planned accomplishments in relation to the national performance measurement objectives, outcomes, and Los Angeles Urban County's five-year priorities and strategies.
2. **Annual Plan Tables:** These tables contain measurable short-term objectives planned for the coming year along with the planned activities, unit of accomplishment, and the number of expected accomplishments upon completion of activities.

3. **Integrated Disbursement and Information System (IDIS):** This computer system reports accomplishments and other information to HUD. During the program year, the LACDA will enter its planned and actual accomplishments for each activity into IDIS. At the end of the program year, the LACDA will use IDIS to summarize its accomplishments, enter them into the Five-Year Matrix, and update the Annual Plan tables.
4. **Consolidated Annual Performance and Evaluation Report (CAPER):** The LACDA will publish the Matrix and Annual Plan Tables in each year's CAPER, which reports its accomplishment to HUD, to reflect its number of planned and actual accomplishments and how they relate to the long- and short-term objectives set in the Consolidated Plan and Annual Action Plan. Such updates will allow HUD, the LACDA's partners, Urban County residents, and others to track the LACDA's performance.

During the previous four-year planning period (2018-2022), the Urban County undertook a range of housing and community development activities to primarily benefit the extremely low-, very low-, low-, and moderate-income residents and those with special needs. This section only highlights some of the key accomplishments. For more detailed information, please refer to the recent CAPER available on the LACDA website at <https://www.lacda.org/community-development/cdbg/lists/listsProvider25/cdbg---plans-and-reports/caper>.

Affordable Housing: The Urban County utilized both CDBG and HOME funds to preserve and improve the County's affordable housing stock:

- About 5,680 rental units constructed or rehabilitated
- 1,314 households assisted with security/utility deposits
- 1,061 homes received rehabilitation loans
- 167 first-time homebuyers received down payment assistance
- Code Enforcement: 3,598,236 low- and moderate-income persons benefited from corrections of code violations

Public Services: The Urban County utilized CDBG funds and ESG funds to provide supportive services for the County's extremely low-, very low, low-, and moderate-income households, especially those with special needs:

- **Homeless Services:** 8,128 persons assisted with emergency shelters; 11,238 households assisted with Rapid Re-Housing; and 673,505 persons assisted with homeless prevention and outreach services
- **Youth Services:** 4,273 youths assisted with after-school and weekend recreation programs

Economic Development: The Urban County assisted 3,409 local neighborhood businesses with technical assistance services, including some businesses that received grants for exterior façade improvements under the Business Revitalization Program.

Public Facility and Infrastructure Improvements: The Urban County utilized CDBG and other local and private funds to provide an array of programs and services to improve our neighborhoods. A variety of activities, such as the improvement of 10 public facilities, sidewalk repairs, and tree planting, benefited approximately 233,961 low-and moderate-income persons.

Summary of Community Participation Process and Consultation Process

The LACDA conducted a combined community participation process for its Five-Year Consolidated Plan and Assessment of Fair Housing as outlined in the Community Participation Plan (Appendix A). The Urban County engaged in a multi-pronged approach to seek and obtain meaningful feedback from agencies and service providers, along with members of the public.

The six (6) methods of outreach were:

1. **Community Needs Assessment:** The survey was open to the public from October 25, 2022, through January 27, 2023, and was translated into 10 additional languages based on the populations present in the Urban County: Spanish, Simplified Chinese, Korean, Russian, Armenian, Arabic, Farsi, Japanese, Tagalog, and Vietnamese. The Urban County received 2,016 responses. A copy of the survey is included in Appendix B along with survey data.
2. **Community Meetings:** The LACDA held one (1) in-person and two (2) virtual community meetings on different days and times of the week to accommodate various audiences. Meeting materials were made available in Spanish, Chinese, Russian, Armenian, and Korean, and interpreters in these languages were available at each meeting. American Sign Language interpreters were also available at each meeting.
3. **One-on-One Stakeholder Consultations:** The Urban County conducted 17 consultations with local and regional service providers, representatives of various County departments, advocacy organizations, and local leaders during the months of November 2022 through February 2023.
4. **Focus Groups:** The LACDA hosted two (2) virtual focus group meetings focused on 1) housing and homelessness and 2) services for special needs populations. Fourteen service providers and community-based organizations attended and provided feedback during these focus groups.
5. **Participating Cities Needs Assessment:** The LACDA created a needs assessment for the participating cities based on the community needs assessment to identify investment priorities.
6. **Public Review and Public Hearing:** The Urban County, through the Los Angeles County Board of Supervisors, held a public hearing at the Kenneth Hahn Hall of Administration, to consider public comments regarding the Consolidated Plan and Annual Plan. This public hearing was held on June 6, 2023. The 30-day public comment period began on May 4, 2023 and concluded on June 6, 2023, at the public hearing.

Summary of Public Comments

The community meetings offered attendees an opportunity to provide feedback through polls, share their opinions on topics, and ask questions. Questions often centered around seeking assistance for specific concerns at one of LACDA's subsidized housing properties and their specific housing situation. The LACDA staff responded to participants' concerns during the meetings and referred the participants to the appropriate staff and additional resources.

The most common concerns voiced by community members were the rising rates of homelessness and cost of housing. Stakeholders cited rapidly rising rents and home sales prices, increasing utility costs, and the prevalence of low-wage jobs as the primary reason why far too many families are experiencing one (1) or more of the following: housing cost burdens, homelessness, and being priced out of the region entirely. The Urban County accepted all comments provided during the community engagement process.

PR-05 Lead and Responsible Agencies

Community Development Block Grant (CDBG) Program

In FY 2023–2024, the LACDA will receive **\$21,345,486** in CDBG funds on behalf of the Urban County. The LACDA targets its CDBG funding to benefit low- and moderate-income residents earning 80% or less of the Los Angeles County median family income. CDBG funds hundreds of activities each year to benefit residents in the Urban County.

HOME Investment Partnerships Program

In FY 2023–2024, the LACDA will receive **\$9,403,271** in HOME funds on behalf of the Urban County. The LACDA allocates HOME funding to programs available throughout the jurisdiction to maximize the program’s benefit. Cerritos and Torrance are not part of the HOME jurisdiction as they cede their funds to the State. A portion of HOME funds are allocated to the Home Ownership Program (HOP) loans for closing costs and down payment assistance, and to the production and rehabilitation of multifamily rental housing through a Notice of Funding Availability (NOFA).

Emergency Solutions Grant (ESG) Program

In FY 2023–2024, the LACDA will receive **\$1,778,502** in ESG funds. Both Los Angeles County and the City of Los Angeles provide their ESG funds to the Los Angeles Homeless Services Authority (LAHSA), which is the lead Continuum of Care (CoC) agency for the area. The ESG program ensures that persons who are homeless have access to safe and sanitary shelter, supportive services, and other kinds of assistance they need to improve their situations. ESG funding helps create emergency shelters, improve their quality, and fund some of their operating costs. It also funds social services essential to homeless individuals and homelessness prevention activities.

Consolidated Plan Public Contact Information

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PR-10 Consultation

Other public agencies, nonprofit organizations, for-profit entities, and service providers all play a part in the provision of affordable housing and community services in the Urban County. As part of the Consolidated Planning process, the LACDA consulted with a wide range of organizations to better understand the housing and community development conditions of neighborhoods in the Urban County. This includes organizations that advocate for persons with disabilities or other health conditions, focus on community development, and service the Urban County’s unhoused population, among other objectives. Many of these organizations were previous recipients of CDBG, HOME, or ESG funding and were purposefully consulted so that the LACDA could gain greater insight on their experiences utilizing these programs.

In addition, both Los Angeles County departments and partner public agencies were consulted to discuss their input on issues under their purview, as well as any relevant reports, plans, or data that could contribute to the Urban County’s Consolidated Plan. The LACDA consulted with the Los Angeles Homelessness Services Authority (LAHSA), the regional planning body that coordinates housing and services for homeless families and individuals in the City and County of Los Angeles, and the Continuum of Care lead agency.

Table PR.1	
Consulted Agencies, Groups, and Organizations	
Los Angeles County 2023 LACDA Data	
Community-Based Organizations	
Antelope Valley Partners for Health	Anti-Recidivism Coalition
Boys and Girls Club of Santa Clarita Valley	Boys and Girls Club of Whittier
Disability Rights CA	L.A. Conservation Corps
Just 4 Us Youth	Mamasafi Foundation
Project New Hope	Shelter Partnership
South Bay Workforce Investment Board	St. Joseph Center
Strategic Actions for a Just Economy	The People Concern
Union Station Homeless Services	United Way of Greater Los Angeles
West Angeles CDC	Whittier Area First Day Coalition
Los Angeles County Departments	
Chief Sustainability Office	Department of Economic Opportunity
Department of Public Health	Department of Public Works
Department of Regional Planning	
Other Public Agencies	
L.A. County Economic Development Corporation	Los Angeles Homeless Services Authority (LAHSA)
Los Angeles County Metropolitan Transportation Authority (Metro)	

In addition to those listed above, LACDA’s planning team also consulted with the LACDA divisions responsible for its public housing program, Section 8 voucher program, affordable housing rehabilitation and development, and its economic development initiatives. Partner agencies and offices were asked to provide specific input regarding needs assessment, housing market conditions, and strategic priorities that are included in this Consolidated Plan.

The LACDA also developed and disseminated a needs assessment, modeled after the community needs assessment, to the 48 participating cities, to identify investment priorities. The LACDA notified all 48

participating cities of the availability of the draft Consolidated and Action Plans, which were available at 28 public libraries throughout the County.

The LACDA invited 38 adjacent grantees, listed in Table PR.2, to provide comments on the draft Plans.

Table PR.2 Adjacent Grantees Los Angeles Region 2023 LACDA Data			
Alhambra	Glendora	Monterey Park	Santa Monica
Baldwin Park	Hawthorne	Norwalk	South Gate
Bellflower	Huntington Park	Palmdale	Thousand Oaks
Burbank	Inglewood	Paramount	West Covina
Carson	Lakewood	Pasadena	Whittier
Compton	Lancaster	Pico Rivera	San Bernardino County
Downey	Long Beach	Pomona	Orange County
El Monte	Los Angeles	Redondo Beach	Ventura County
Gardena	Lynwood	Rosemead	
Glendale	Montebello	Santa Clarita	

PR-15 Citizen Participation

The LACDA conducted a community participation process for its Five-Year Consolidated Plan as outlined in the Community Participation Plan (Appendix A). The Urban County engaged in a multi-pronged approach to seek and obtain meaningful feedback from agencies and service providers, along with members of the public.

The community outreach and community participation process started in October 2022 and included a mix of in-person and online community meetings, community and participating city surveys, focus groups, consultations, and a public hearing. The LACDA made specific efforts to include public housing residents and Section 8 recipients through direct mailing and physical flyers. While the majority of community meetings were held virtually, the LACDA also hosted an in-person option at their headquarters in the fall of 2022; however, the larger number of virtual meetings may have limited the LACDA's ability to engage members of the community without reliable access to reliable internet service.

After its initial drafting, the Consolidated and Annual Plan were released for a 30-day public comment period, in which the public can review and make suggestions based on their own knowledge and experiences. These comments are included in the Consolidated Plan's content and many of them were fully incorporated.

The six (6) methods of outreach were:

1. Community Needs Assessment

The Community Needs Assessment (survey) was disseminated via SurveyMonkey from October 25, 2022 through January 27, 2023. SurveyMonkey was selected as the online survey platform because it has a simple user interface for desktop, tablet, and mobile device users. Using a platform that functioned well on cell phones was important, since many low- and moderate-income individuals and families may not have access to a desktop computer.

Persons who live, work, own businesses, and study in the Urban County were invited to provide insight and feedback regarding housing, neighborhood, social services, and economic development needs. The survey was also translated into 10 additional languages based on the populations present in the Urban County: Spanish, Simplified Chinese, Korean, Russian, Arabic, Farsi, Japanese, Tagalog, Vietnamese, and Armenian.

The LACDA advertised the survey on its website, during community meetings, stakeholder conversations and focus groups, through an event announcement on the County cable channel, as well as through partner newsletters. Community meeting materials and flyers also included a Quick Response (QR) code, so that potential respondents could quickly navigate directly to the survey page. Printed copies of the survey were made available at the community meetings and mailed to low- and moderate-income communities in each Supervisorial District with prepaid return envelopes.

The Urban County received 2,016 responses to the survey. The resulting analysis is included in this Consolidated Plan and was also shared with the Los Angeles County Board of Supervisors for use during the funding of community development projects. A copy of the survey, along with its results, is found in Appendix B.

2. Community Meetings

The Urban County held three (3) community meetings on the following dates:

- a. Saturday, November 5, 2022, 11 a.m. – LACDA Headquarters, 700 W. Main St. Alhambra, CA 91801
- b. Wednesday, November 19, 2022, 6 p.m. – Virtual
- c. Saturday, November 19, 2022, 11 a.m. – Virtual

The meetings were held on different days and times of the week to accommodate various audiences. Meeting materials were made available in Spanish, Chinese, Russian, Armenian, and Korean, and interpreters in these languages were available at each meeting. American Sign Language interpreters were also available at each meeting.

The LACDA worked with a consultant who provided a web platform for users to obtain more information about the virtual meetings and register for them. The consultant provided analytics, which included the number of users who viewed the page, people registered for the event, and their contact information.

The meetings were posted regularly on all LACDA social media accounts, such as Facebook, Twitter, and LinkedIn. The LACDA also advertised the meetings through countywide public notices in six (6) languages, in stakeholder conversations, by engaging each District Board Office, and through its email lists and partner newsletters. English and Spanish flyers were shared electronically with local service providers and partners. LACDA's public housing residents in target geographic areas were also offered transportation to the in-person meeting.

To close the knowledge gap about the Consolidated Plan, the LACDA completed a short presentation at the beginning of every meeting to educate attendees on the uses of the CDBG, HOME, and ESG grants. The meeting presentation also included attendee polls, a short discussion of local data on housing, economic development, and homelessness, an overview of the survey, and an opportunity for questions and answers.

Meeting materials, the community needs assessment, and interactive data maps were made available to the public on the LACDA's website at yourvoicecounts.lacda.org.

3. One-on-One Stakeholder Consultations

The Urban County conducted 17 consultations with local and regional service providers, representatives of various County departments, other LACDA divisions, advocacy organizations, and local leaders during the months of November 2022 through February 2023.

4. Participating Cities Needs Assessment

The LACDA created a needs assessment for the participating cities based on the community needs assessment to identify their investment priorities.

5. Focus Groups with Additional Community Organizations and Service Providers

During the month of February 2023, the Urban County held two (2) virtual focus group meetings focused on 1) housing and homelessness and 2) services for special needs populations. Fourteen service providers and community-based organizations attended and provided feedback during these focus groups.

6. Public Review and Public Hearing to consider approval of the Consolidated and Action Plans

A 30-day public notice was published on May 3, 2023 in several local newspapers with daily or weekly circulation, advertising a public hearing on June 6, 2023, and the availability of draft versions of the Consolidated and Action Plan. The notice invites residents to review the draft Plans and to attend the public hearing to present oral and written comments to the Board of Supervisors for consideration in approving the document. Residents unable to attend the public hearing are invited to submit written comments to the offices of the LACDA up to and including the day of the public hearing.

The LACDA published draft versions of the Plans for public comment period between May 4 and June 6, 2023. The draft Plans were available for review online at www.lacda.org, at the LACDA office, 700 W. Main Street, Alhambra, CA 91801, and at 28 public libraries throughout the County.

Public Review in the Participating Cities: Each participating city offers its constituency the opportunity to provide input on housing and community development needs at a community meeting or public hearing by:

- Holding one (1) or more community meetings or conducting one (1) public hearing with a minimum 14-calendar day notification period,
- Soliciting community participation through an advertisement published in a local newspaper whose primary circulation is within the city, or
- Soliciting community participation through notices posted in public buildings within the city and at least 14-calendar days prior to the meeting date.

The LACDA, through the Los Angeles County Board of Supervisors, held the public hearing on June 6, 2023, at the Kenneth Hahn Hall of Administration, to consider public comments regarding the Plans.

Summary of Public Comments & Needs Assessment Results

The community meetings offered attendees an opportunity to provide feedback through polls, share their opinions on topics, and ask questions. Questions often centered around seeking assistance for specific concerns at one of LACDA's subsidized housing properties and their specific housing situation. The LACDA staff responded to concerns during the meetings and referred participants to the appropriate staff. Other common questions focused on resources for seniors, how the LACDA tracks the impact of these funds, or whether individuals were able to apply for funds. Staff responded to all questions and referred participants to additional resources on its and the Board of Supervisors' websites.

During the polls, attendees were asked to identify which of the previous priority needs (Housing, Homeless, Special Needs, Anti-crime, Economic Development, Infrastructure, Public Facilities, Senior Programs, and Youth Programs) were most in need of investment in their communities. Homelessness

routinely emerged as the top investment priority, with housing being the second-most cited priority. Other needs that were also noted as priorities for investment were anti-crime efforts and senior programs. These priorities align with the results of the Community Needs Assessment described below.

The most common concerns shared by community members in the community needs assessment were the rising rates of homelessness and cost of housing. Stakeholders cited rapidly rising rents and home sales prices, increasing utility costs, and the prevalence of low-wage jobs as the primary reason why far too many families are experiencing one (1) or more of the following: housing cost burdens, homelessness, and being priced out of the region entirely.

Other specific comments from the community meetings included:

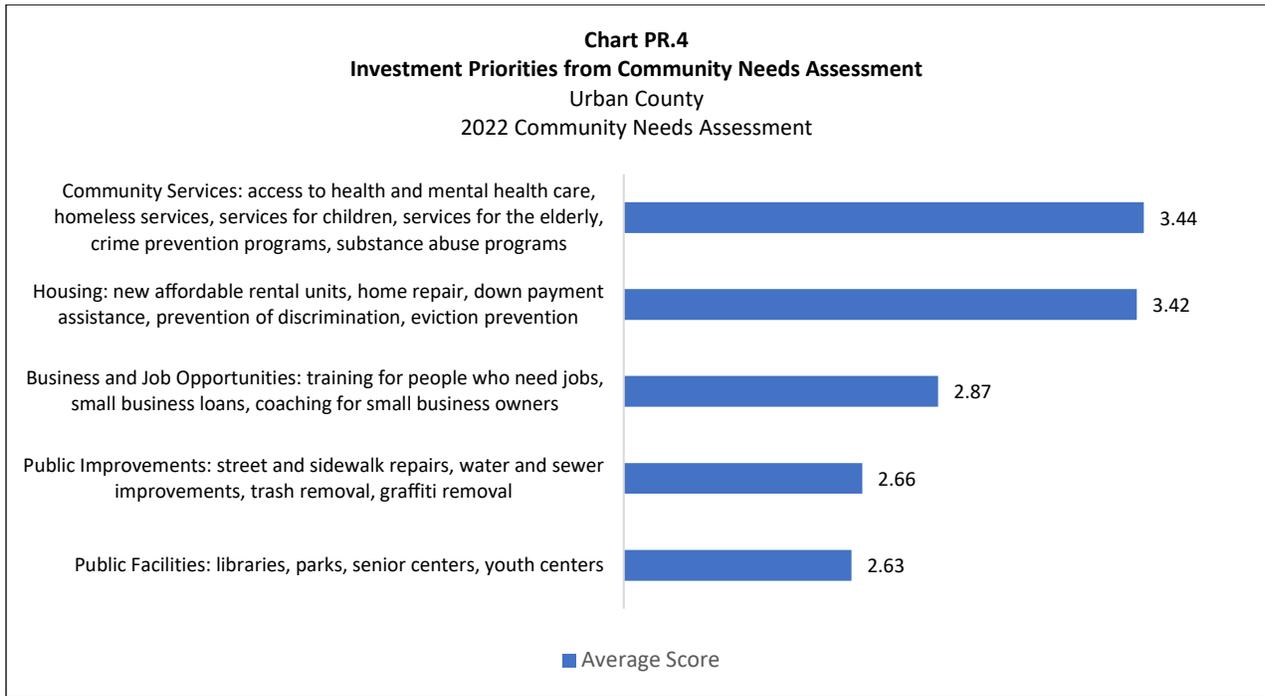
- Enforcing affordable housing development set-asides on developers to increase production
- Strategies to incentivize landlords to better maintain properties
- Concerns about undercounting the region’s homeless population during the annual Point-in-Time Count as many who do not have stable housing are living in their vehicles, couch surfing, etc.
- Need for more resources and services for special needs populations

The Urban County accepted all comments provided during the community engagement process.

The 2022 Community Needs Assessment received 2,016 responses. An estimated 43.02% of respondents were homeowners and 40.73% were renters. More than 60% of respondents reported being housing cost-burdened (67.30%) and nearly 40% identified as a low- or moderate-income person; 60.21% of respondents identified as female, and significantly, 40.28% identified as aged 65+ although the population of the County over 65 years old was estimated by the census to be 14.6% in 2021. Of the survey respondents, 30.31% identified as White, 26.80% identified as Asian or Asian American, 24.07% identified as Hispanic or Latino, and 16.94% identified as Black or African American. Approximately 23.76% of respondents identified as a person with a disability, more than 15% identified as a first-generation immigrant or refugee, nearly 9% identified as a LGBTQIA+ person, nearly 4% identified as a homeless or formerly homeless person, and 8.23% identified as a single parent or a grandparent raising grandchildren. Nearly 2% identified as a formerly incarcerated person.

Table PR.3 Respondent Demographics Urban County 2022 Community Needs Assessment	
Survey Data	Percent of Respondents
Housing Cost-Burdened Persons	67.30%
Females	60.21%
Homeowners	43.02%
Renters	40.73%
Persons Age 65+	40.28%
Low- to Moderate-Income Persons	40%
White	30.31%
Asian or Asian American	26.80%
Persons with a Disability	23.76%
First Generation Immigrants or Refugees	15%
LGBTQIA+ Persons	9%
Houseless or Formerly Houseless Persons	4%
Single Parents or Grandparents Raising Grandchildren	8.23%
Formerly Incarcerated Persons	2%

Respondents were asked to prioritize the importance of community services, housing, business and job opportunities, public improvements, and public facilities, with “1” being the highest priority and “5” being the lowest priority. Based on the survey response, “Community Services: access to health care, homeless services, services for children, services for the elderly, crime prevention programs, substance abuse programs” was ranked as the highest priority for investment. The housing category was ranked a very close second priority. (See Appendix B for the full survey results.)



The full range of comments and feedback received during the community engagement and consultation process shaped the revision of the LACDA’s priority needs and goals to better reflect the priorities and needs of its residents and other stakeholders and have been incorporated throughout this Plan.

NA-05 Housing Needs Assessment Overview

The following narrative provides information about the housing market in the Los Angeles Urban County from the 2020 Census, 2016-2020 five-year American Community Survey (ACS), 2013-2017 and 2015-2019 Comprehensive Housing Affordability Strategy (CHAS), and a variety of local data sources. As a general rule, the LACDA used the most recent and locally appropriate data to represent the conditions in the Urban County. This analysis identifies the supply and demand for housing, housing units by type and tenure of residents, the existing housing stock, and housing prices for both for-sale and rental housing. Unmet housing needs are measured and analyzed, including cost burden (paying more than 30% of your income on housing costs), incomplete facilities, and overcrowding, by type of household.

Public and assisted housing data from the LACDA are also presented, along with a discussion of the needs of public and assisted housing residents.

NA-10 Housing Needs Assessment

Summary of Housing Needs

There are numerous trends that stand out from the data, highlighting the strong demand for housing in the region and the importance of affordable housing. While the region has seen a decrease in population since 2020, the housing market remains strong with rising rental rates and vacancy rates projected to continue decreasing. Low-income renters in the region experience the highest rates of cost burden and are most likely to experience one (1) or more housing problems. While this analysis focused on low- and moderate-income residents of the Urban County, both owners and renters at all income levels experience cost burden and other problems. Substandard and older housing units present an opportunity for rehabilitation and continued use as affordable housing. Racial disparities exist across all types of housing problems. With a strong continued housing demand in the area, the LACDA plays an important role in creating programs and policies that help expand affordable housing across the region.

Demographics

Table NA.1 shows a comparison of the number of households by household size from 2010 to 2020, the most noticeable change is a 0.9% decline in total households across the Urban County. In 2010, there were 782,221 households, while in 2020, there were 775,489 households, which represents a decrease of 6,732. There are four (4) categories of household sizes derived from the censuses: One (1) Person, Two (2) Persons, Three (3) Persons, & Four (4) Persons or More. The first three (3) of these categories witnessed growth from 2010 to 2020: 3.4%, 6.9% and 3.5%, respectively. The category representing the largest household type, “Four Persons (4) or More,” declined by 11.1% (or approximately 30,000 households).

The decrease in population in the Los Angeles region has been widely reported in the media, with the largest contributing factors being the lack of affordable housing and the COVID-19 pandemic. This has created impacts at both ends of the economic spectrum: low- and moderate-income residents were forced to seek employment and housing options outside the region, and higher-income residents with the opportunity for remote employment could choose to leave the area.

Table NA.1 Number of Households & Household Size Trends Urban County 2010 & 2020 Census Data					
Size	2010 Census		2020 Census		% Change
	Households	% of Total	Households	% of Total	
One (1) Person	158,973	20.3%	164,455	21.2%	3.4%
Two (2) Persons	207,411	26.5%	221,706	28.6%	6.9%
Three (3) Persons	135,085	17.3%	139,830	18.0%	3.5%
Four (4) Persons or More	280,752	35.9%	249,498	32.2%	-11.1%

Looking at Map NA.3, there are several areas with high densities. The South Bay region has numerous places that have at least 2,500 people per mile. Most of the eastern gateway cities also have at least 2,500 people per square mile. The northern area of San Gabriel Valley, below the mountains, is also quite dense. Some areas that are well below average density are the westside cities like Malibu, bordering Ventura County and the area near Antelope Valley.

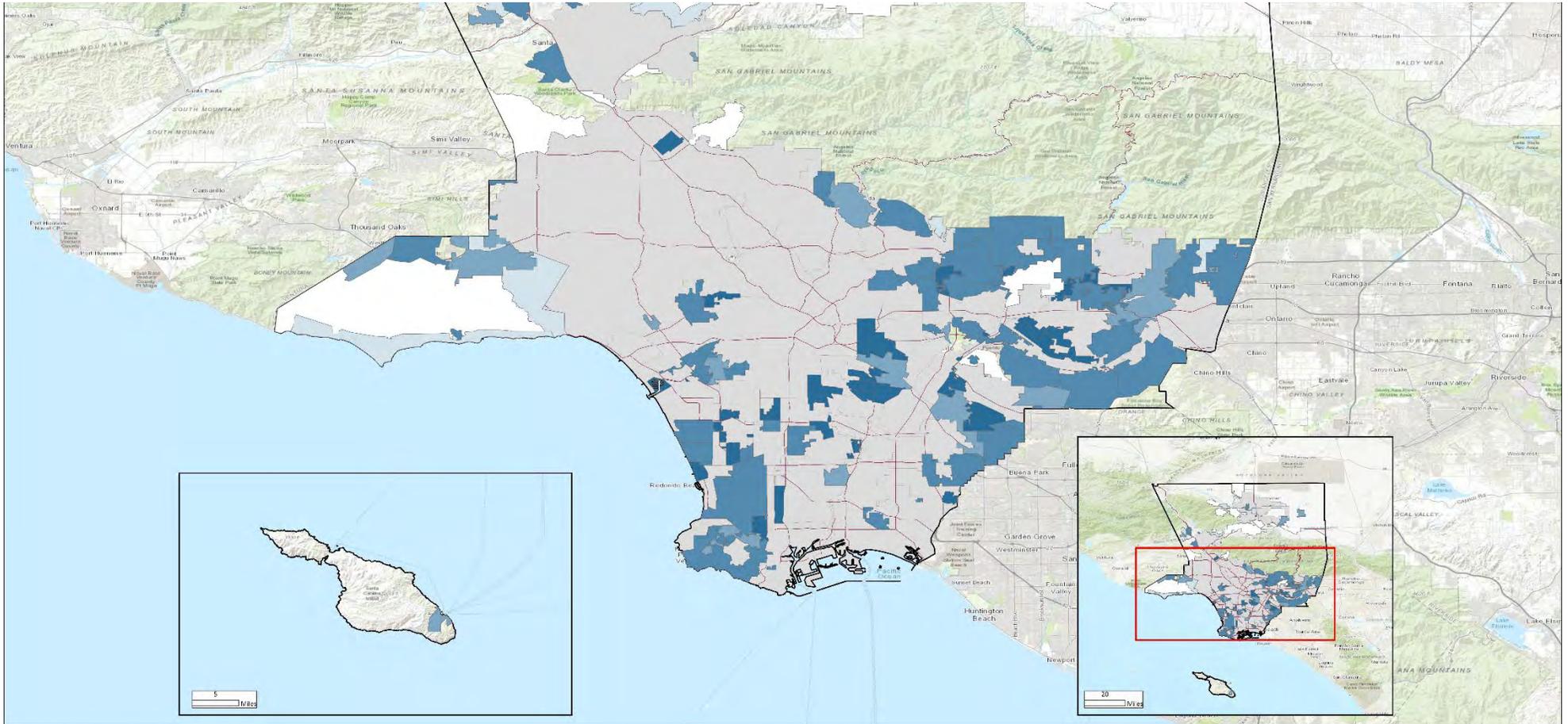
Table NA.2 indicates the breakdown of the population by race and ethnicity in the Urban County from the 2020 ACS Data. Comparing this to the 2016 data, there are several changes. The White population has dipped in total percentage, accounting for 52.8% in 2016 to 46.9% in 2020. The Asian population has risen slightly, going from 18.7% in 2016 to 20.4% in 2020. The highest increase for a population is the Native Hawaiian/Pacific Islander, which went from being 0.20% of the population with 5,540 in 2016 to now 1.23% with 29,475 people. The most notable change is the percentage of the Hispanic/Latinx population, which has fallen from being 54.5% with 1,367,472 people in 2016 to now 46.5% with 1,115,957 in 2020. That accounted for a change of 8% with a decrease of 251,515 people. The Hispanic Population now no longer represents the majority, with the White population now having the highest percent of the total. The American Indian population continues to be the smallest percentage of the population at 0.69%.

Table NA.2 Population by Race & Ethnicity Urban County 2020 Five-Year ACS Data		
Race	Population	% of Total
White	1,127,370	46.93%
Black	126,244	5.26%
American Indian	16,501	0.69%
Asian	489,730	20.39%
Native Hawaiian/Pacific Islander	29,475	1.23%
Other	440,874	18.35%
Two (2) or More Races	171,863	7.15%
Total	2,402,057	100.00%
Hispanic/Latinx	1,115,957	46.46%
Non-Hispanic/Latinx	1,286,100	53.54%

Map NA.6 looks at the predominant racial or ethnic group in certain areas across the Urban County. The predominantly Asian areas are located around the eastern part of the map that include the cities of Diamond Bar, Walnut, and Cerritos. The cities of Arcadia and San Marino are also predominantly Asian areas. There are few predominantly Black or African American communities, with two being Ladera Heights and Lawndale. There are multiple predominantly Hispanic or Latinx areas within the LACDA’s jurisdiction. The cities of Commerce, Maywood, Bell, Bell Gardens, and other areas near the central

County make up one predominantly Hispanic region. In the Southwest, the cities of La Mirada and Santa Fe Springs make up another predominantly Hispanic area. In the North, the cities of Monrovia, Duarte, Irwindale, and La Puente are all predominantly Hispanic. The city of San Fernando is another area that is also predominantly Hispanic. The predominantly White areas are the cities of Malibu, Beverly Hills, Rolling Hills Estates, Manhattan Beach, Hermosa Beach, and El Segundo. These are areas of higher income and housing prices compared to the rest of the Urban County, suggesting racial disparities. The northern part of the County is mostly predominantly White, with places like the cities of La Cañada Flintridge and Calabasas.

Map NA.3
Estimated Number of People per Square Mile
Urban County
2020 Census

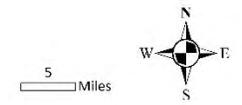


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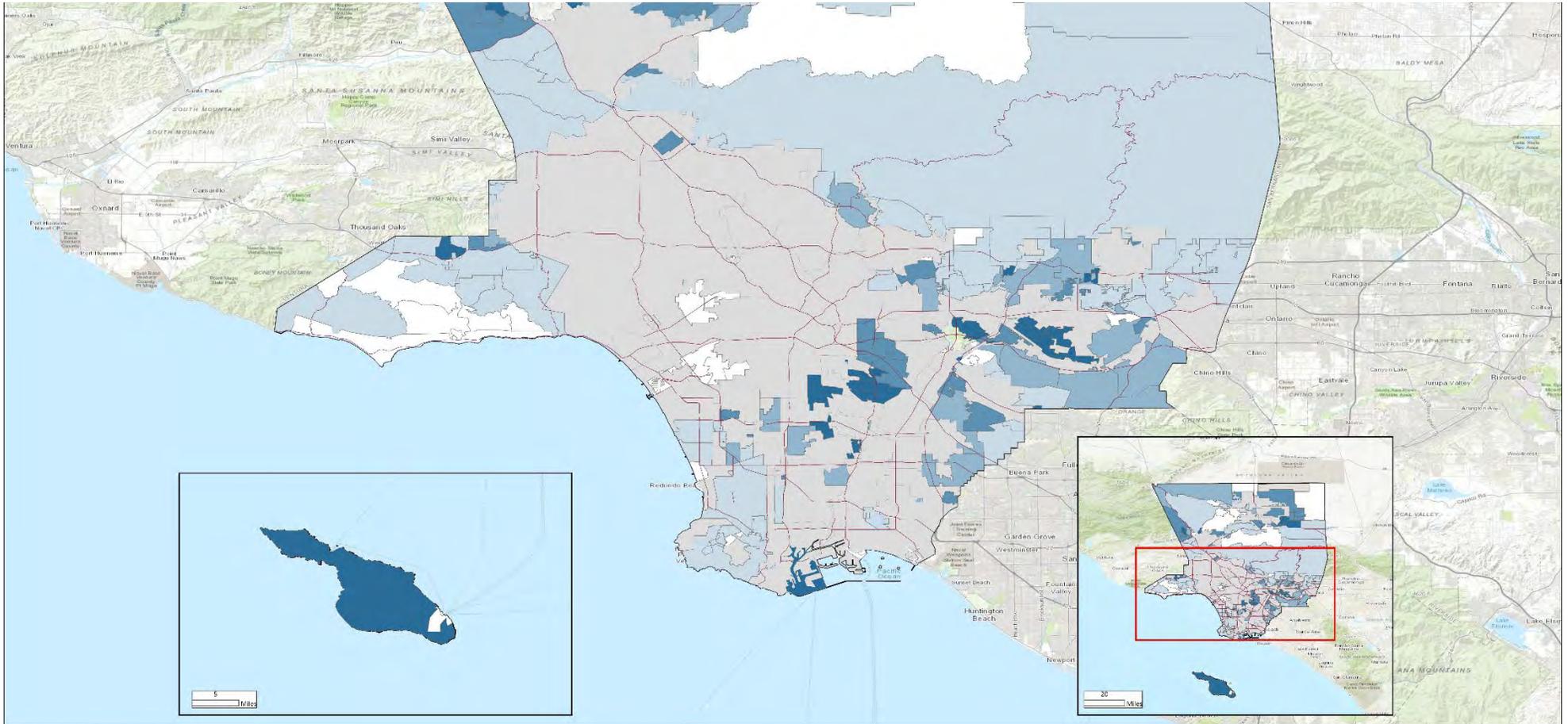
People per Square Mile

- 200 or fewer
- 201 to 830
- 831 to 912
- 913 to 2,500
- 2,501 to 10,000
- 10,001 or more
- Los Angeles County
- Non-Urban County
- Freeways

* The average number of people per square mile in the study area is 830. 913 represents a disproportionate share of people per square mile.
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Map NA.4
Estimated Average Household Size
Urban County
2020 Five-Year ACS



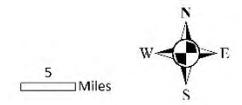
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Average Household Size

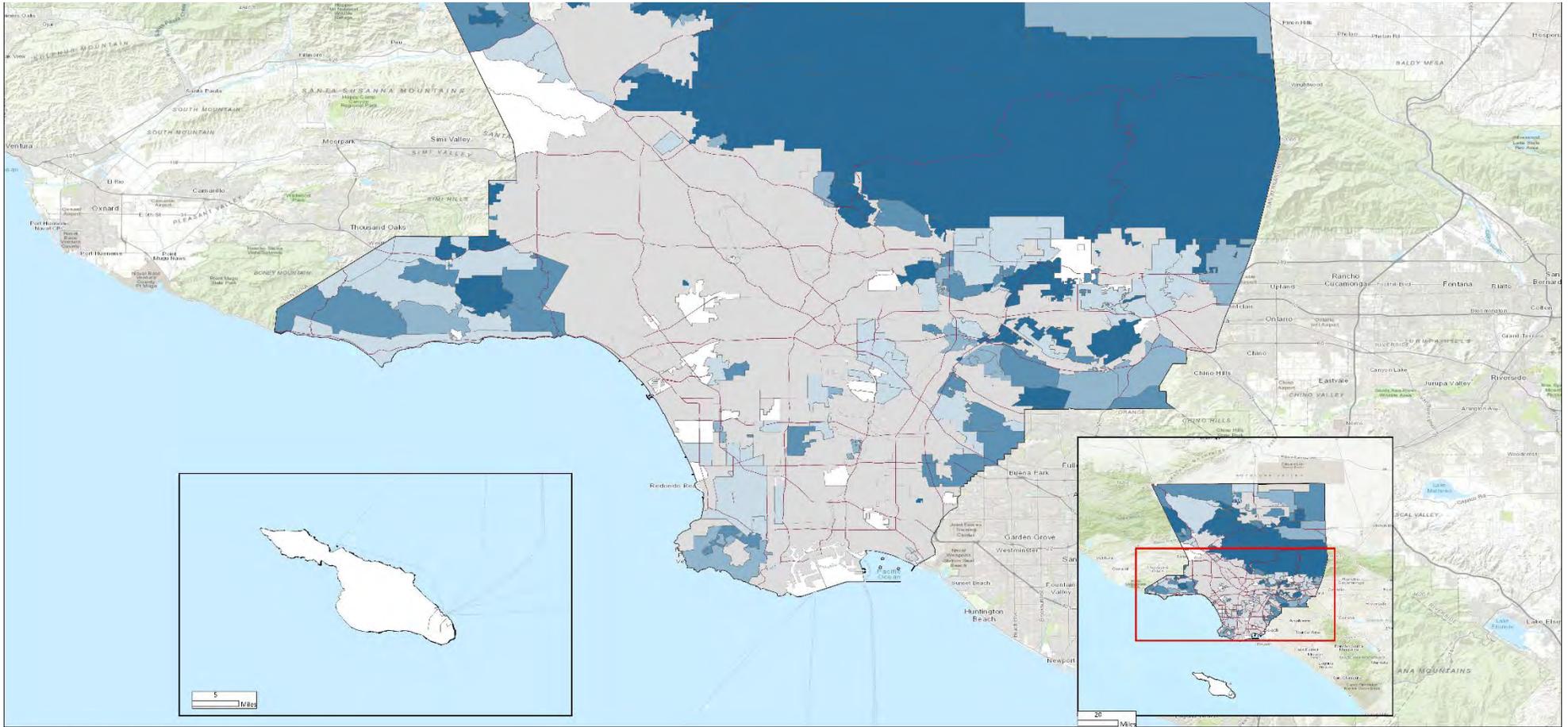
- 2.5 or less
- 2.51 to 3.17
- 3.18 to 3.49
- 3.5 to 4
- 4.1 or more
- Los Angeles County
- Non-Urban County
- Freeways

* The average household size in the study area is 3.18 people. 3.5 people represents a disproportionate share of average household size

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Map NA.5
Percent of Single Family, Detached Homes
Urban County
2020 Five-Year ACS

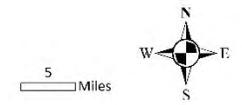


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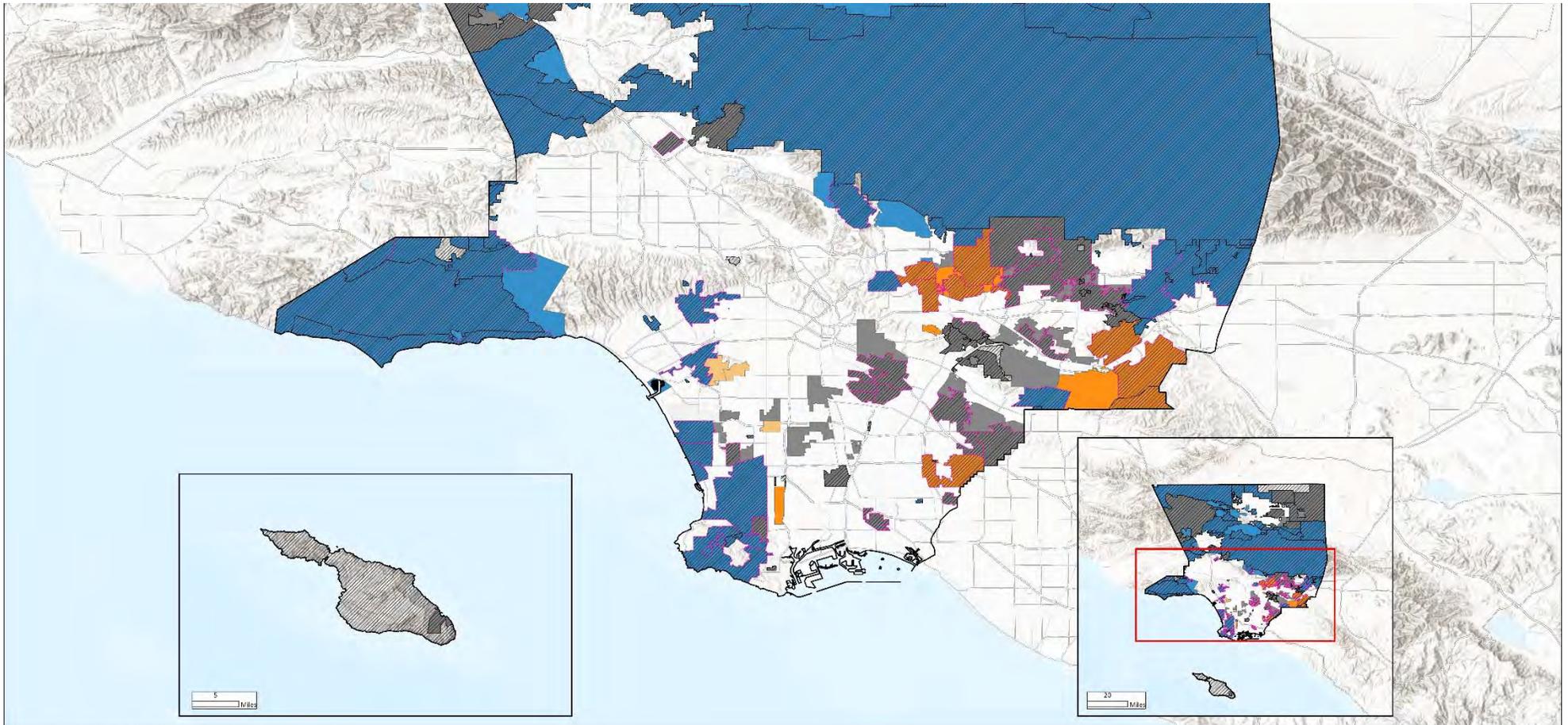
- 50.0 or less
- 50.1 to 69.7%
- 69.8 to 76.5%
- 76.6 to 90%
- 90.1% or more
- Los Angeles County
- Non-Urban County
- Freeways

* The average percentage of single-family, detached homes in the study area is 69.7 percent. 76.6 percent represents a disproportionate share of single-family, detached homes

Eri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS, County of Los Angeles, Bureau of Land Management, Eri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS



Map NA.6
Predominant Racial or Ethnic Group
 Urban County
 2020 Five-Year ACS



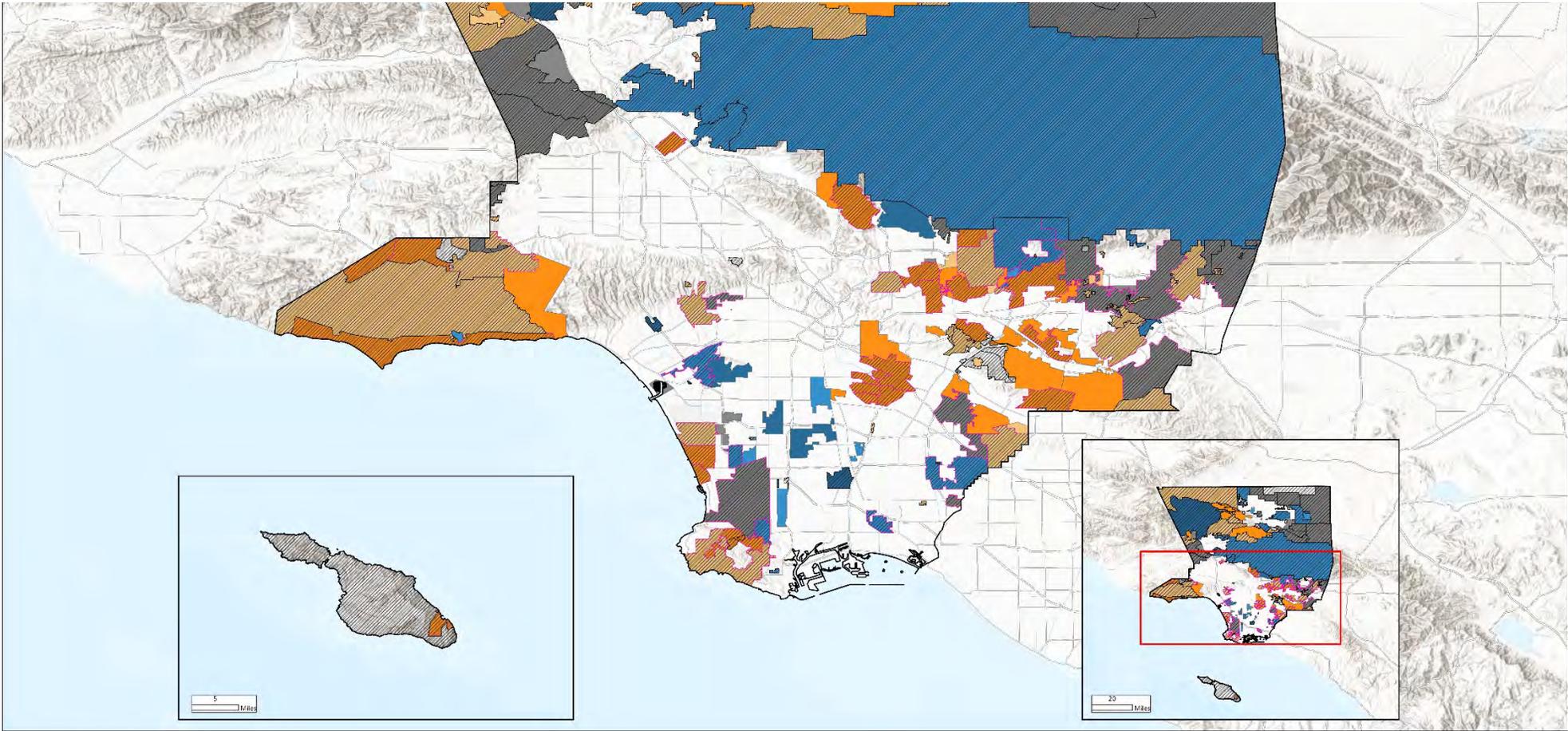
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- Predominant Racial or Ethnic Group
- Asian or Asian American
 - Black or African American
 - Hispanic or Latino
 - Non-Hispanic White
 - Los Angeles Urban County
 - Los Angeles County
 - Participating Cities
 - Non-Urban County
 - Freeways

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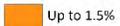
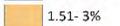
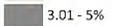
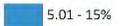
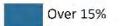
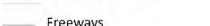


Map NA.7
Percent of Population that is Black or African American
 Urban County
 2020 Five-Year ACS

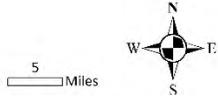


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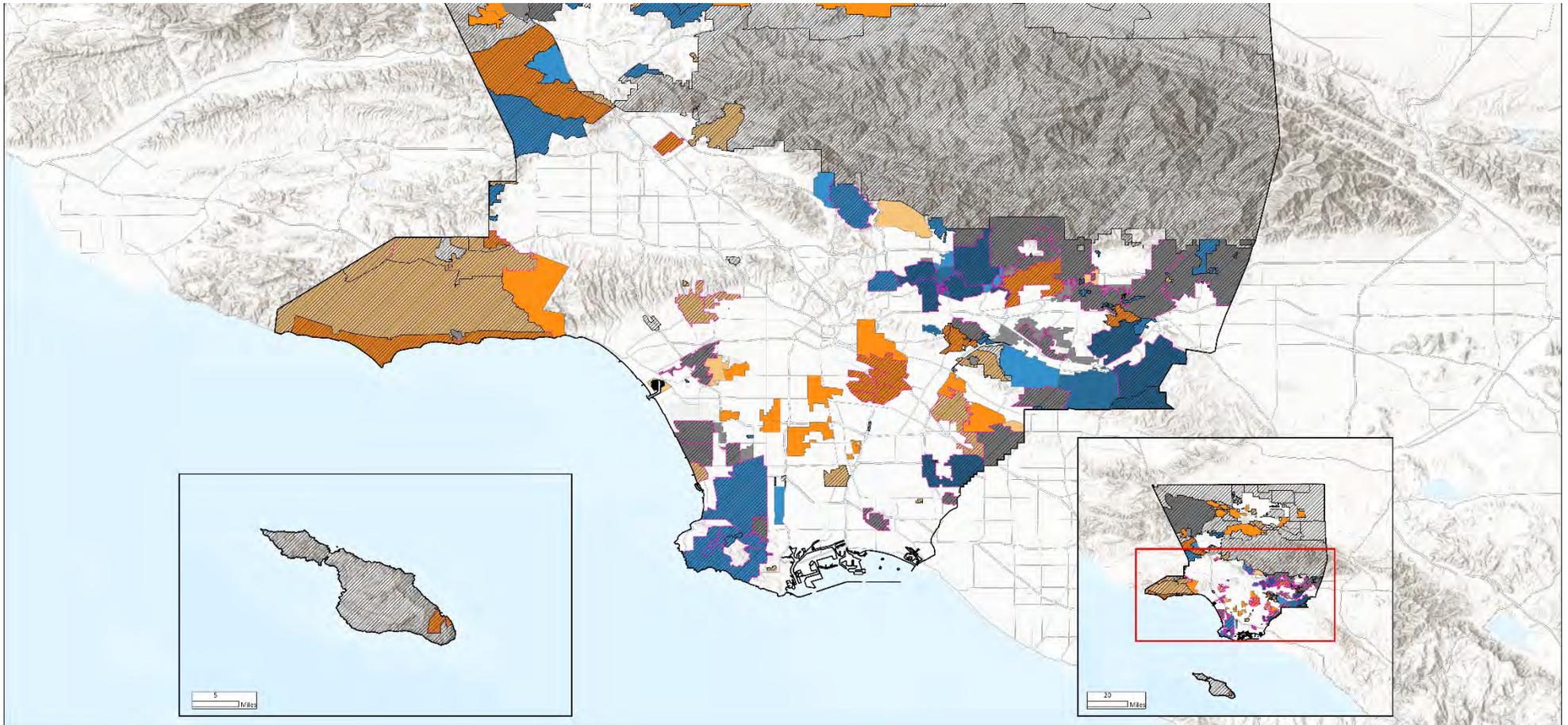
Percent of All People Who Are Black or African American

- | | | | |
|---|------------|---|--------------------------|
|  | Up to 1.5% |  | Los Angeles Urban County |
|  | 1.51 - 3% |  | Los Angeles County |
|  | 3.01 - 5% |  | Participating Cities |
|  | 5.01 - 15% |  | Non-Urban County |
|  | Over 15% |  | Freeways |

Esri, NASA, NGA, USGS, Esri, CGIAR, USGS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, eLands, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/
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Map NA.8
Percent of Population that is Asian or Asian American
 Urban County
 2020 Five-Year ACS

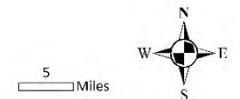


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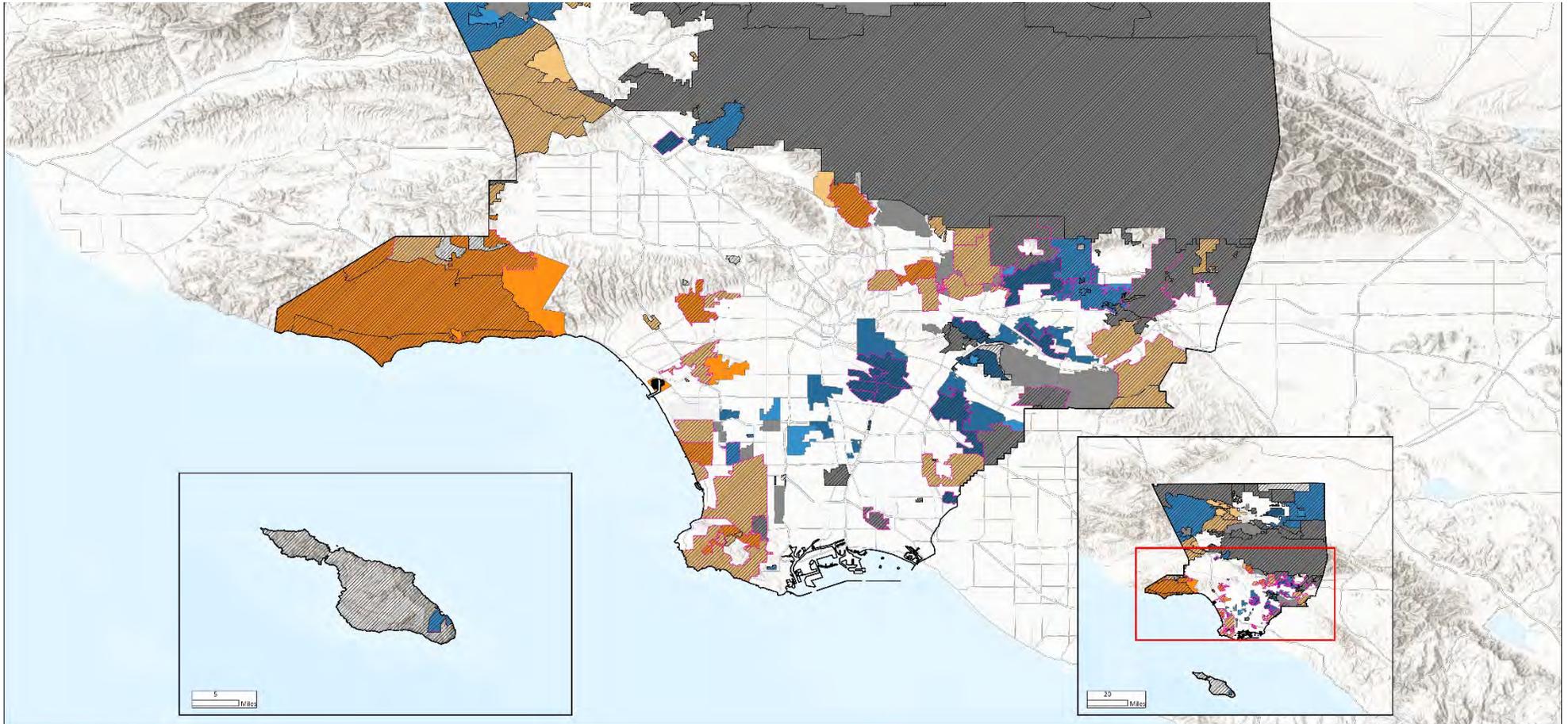
Percent of All People Who Are Asian or Asian American

- | | |
|---|--|
|  Up to 5% |  Los Angeles Urban County |
|  5.01- 10% |  Los Angeles County |
|  10.01 - 25% |  Participating Cities |
|  25.01 - 50% |  Non-Urban County |
|  Over 50% |  Freeways |

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Map NA.9
Percent of Population that is Hispanic or Latinx
 Urban County
 2020 Five-Year ACS



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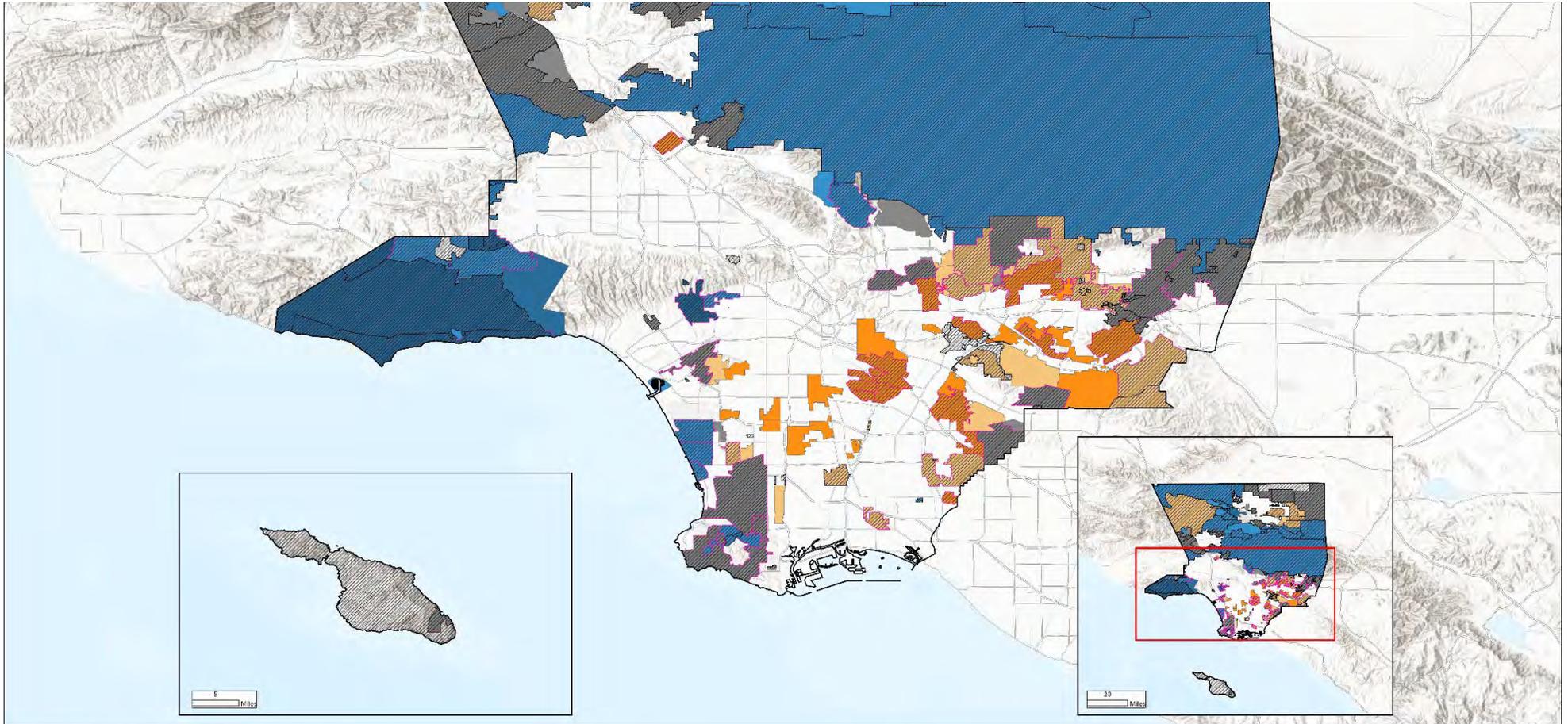
Percent of All People Who Are Hispanic or Latino

- | | |
|---|--|
|  Up to 10% |  Los Angeles Urban County |
|  10.01 - 25% |  Los Angeles County |
|  25.01 - 50% |  Participating Cities |
|  50.01 - 75% |  Non-Urban County |
|  Over 75% |  Freeways |

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Map NA.10
Percent of Population that is Non-Hispanic White
 Urban County
 2020 Five-Year ACS

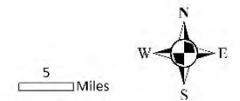


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Percent of All People Who Are Non-Hispanic White

- | | |
|---|--|
|  Up to 10% |  Los Angeles Urban County |
|  10.01 - 25% |  Los Angeles County |
|  25.01 - 50% |  Participating Cities |
|  50.01 - 75% |  Non-Urban County |
|  Over 75% |  Freeways |

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Cost Burden

A household is considered cost-burdened if over 30% of the household's income is devoted to housing costs. A household is severely cost-burdened if over 50% of the household's income is devoted to housing costs. Cost-burdened households experience higher rates of financial and housing instability. Severely cost-burdened renters and homeowners with a mortgage are at risk of homelessness because a single financial setback could result in a housing crisis.

For renters, housing costs reflect both monthly rent and utility costs incurred. For homeowners, this includes all utility costs, water and sewer charges, refuse collection, taxes, insurance, and principal and interest charges if a mortgage is held.

The following narrative analysis is based on the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data for the Los Angeles County Census County Division (CCD), which is available on HUD's website. This data was used instead of the 2013-2017 CHAS data available through HUD's Integrated Disbursement and Information System (IDIS) because it is more recent and represents an area most similar to the Urban County (a subcounty unit of geography that includes unincorporated areas).

Across the CCD, 42% of households have income that are at or below 50% of the HUD Area Median Family Income (HAMFI) (see Table NA.11). Across both renters and owners, 47% are paying more than 30% of their household incomes on housing costs, and 24% are paying more than 50% (see Table NA.12). The Los Angeles region faces the highest rates of severe cost burden across the country as of 2020.

Table NA.11				
Income Distribution				
Los Angeles Census County Division (CCD)				
2015-2019 CHAS				
Income Distribution	Owner	Renter	Total	% of Total
Household Income <= 30% HAMFI	34,980	215,880	250,860	26%
Household Income >30% to <=50% HAMFI	32,210	116,905	149,115	16%
Household Income >50% to <=80% HAMFI	46,165	118,465	164,630	17%
Household Income >80% to <=100% HAMFI	27,565	54,360	81,925	9%
Household Income >100% HAMFI	152,630	156,145	308,775	32%
Total	293,550	661,755	955,305	100%

Table NA.12					
Income by Cost Burden (Owners and Renters)					
Los Angeles Census County Division (CCD)					
2015-2019 CHAS					
Income Distribution	Cost burden > 30%	% of Total	Cost burden > 50%	% of Total	Total
Household Income <= 30% HAMFI	200,855	21%	161,225	17%	250,860
Household Income >30% to <=50% HAMFI	109,745	11%	48,770	5%	149,115
Household Income >50% to <=80% HAMFI	80,115	8%	23,525	2%	164,630
Household Income >80% to <=100% HAMFI	27,540	3%	5,680	.06%	81,925
Household Income >100% HAMFI	39,695	4%	6,020	.06%	308,775
Total	457,980	47%	245,225	24%	955,305

Cost-Burdened Renter Households: The CHAS data indicates that 349,510 rental households were cost-burdened (see Table NA.13). Of these households, 174,610 earned less than or equal to 30% HAMFI and 88,040 cost-burdened renter households earned between 30% and 50% HAMFI. An estimated 188,895

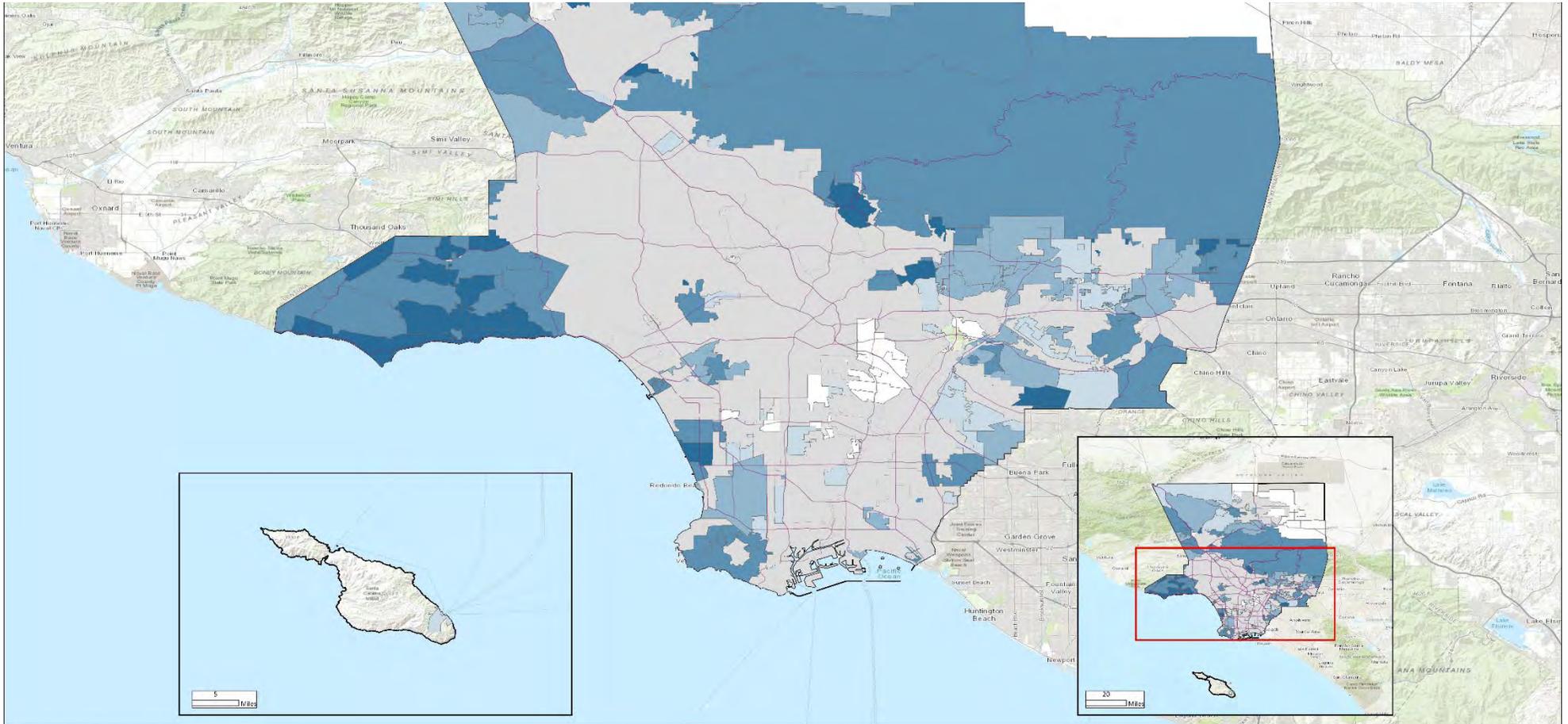
renter households were severely cost-burdened. Of these, 138,605 earned less than or equal to 30% HAMFI and 34,320 households earned between 30% and 50% HAMFI.

Table NA.13 Income by Cost Burden (Renters) Los Angeles Census County Division (CCD) 2015-2019 CHAS		
Income Distribution	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	174,610	138,605
Household Income >30% to <=50% HAMFI	88,040	34,320
Household Income >50% to <=80% HAMFI	56,035	13,300
Household Income >80% to <=100% HAMFI	16,500	2,165
Household Income >100% HAMFI	14,325	505
Total	349,510	188,895

Cost-Burdened Homeowner Households: The CHAS data indicates that 108,460 owner-occupied households were cost-burdened (see Table NA.14). Of these households, 26,275 earned less than or equal to 30% HAMFI and 21,705 earned between 30% and 50% HAMFI. The CHAS data indicates that 56,330 homeowner households were severely cost-burdened. Of these households, 22,620 earned less than or equal to 30% HAMFI, and 14,450 earned between 30% and 50% HAMFI.

Table NA.14 Income by Cost Burden (Owners) Los Angeles Census County Division (CCD) 2015-2019 CHAS		
Income Distribution	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	26,275	22,620
Household Income >30% to <=50% HAMFI	21,705	14,450
Household Income >50% to <=80% HAMFI	24,075	10,225
Household Income >80% to <=100% HAMFI	11,040	3,520
Household Income >100% HAMFI	25,365	5,515
Total	108,460	56,330

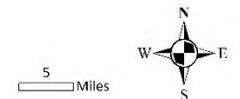
Map NA.15
Estimated Median Household Income
Urban County
2020 Census



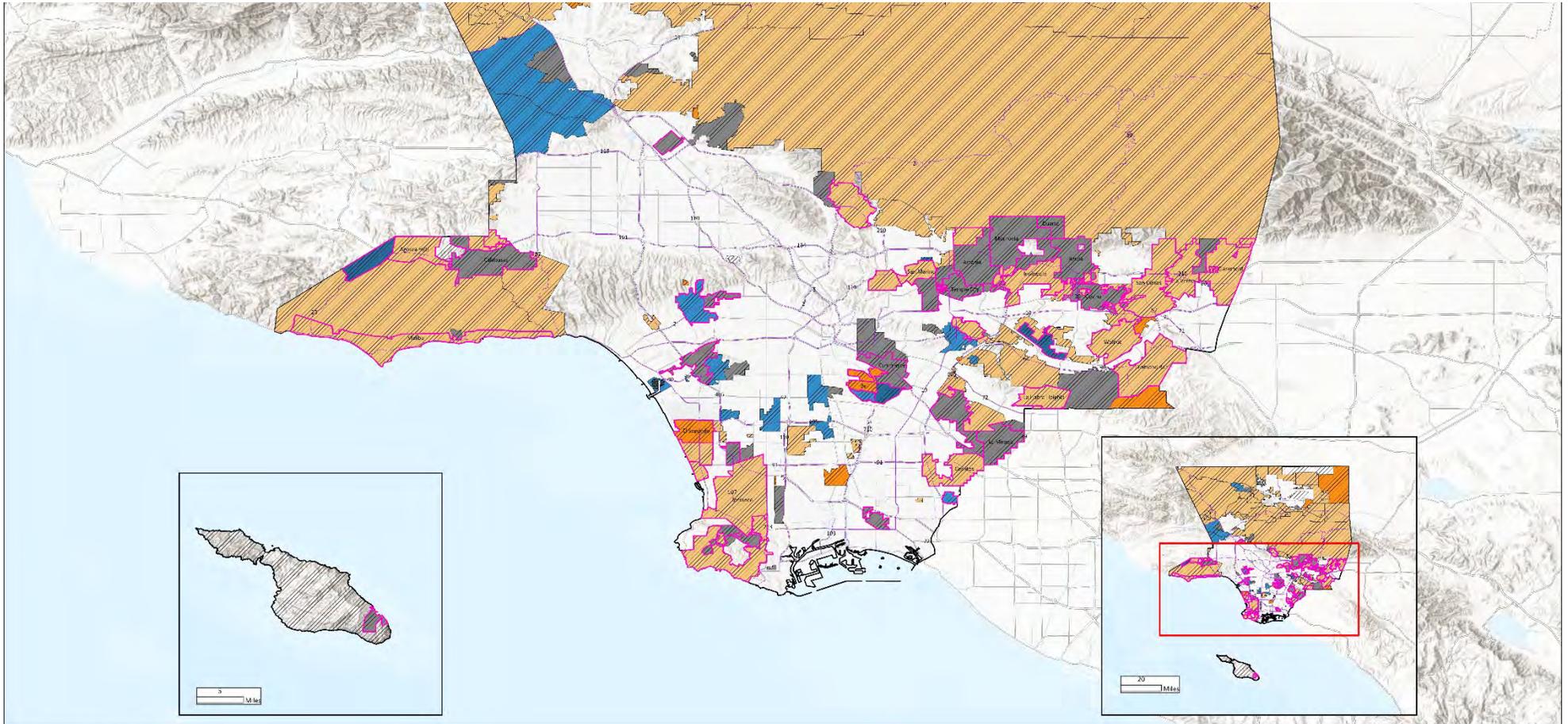
LEGEND

Median Household Income

- | | |
|---|--|
|  \$60,001 to \$80,000 |  Los Angeles County |
|  \$80,001 to \$100,000 |  Non-Urban County |
|  \$100,001 to \$150,000 |  Freeways |
|  \$150,001 or more | |

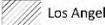
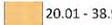
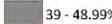
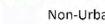
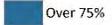


Map NA.16
Percent of Housing Units with Cost-Burdened Residents
 Urban County
 2020 Five-Year ACS

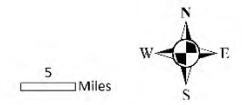


LEGEND

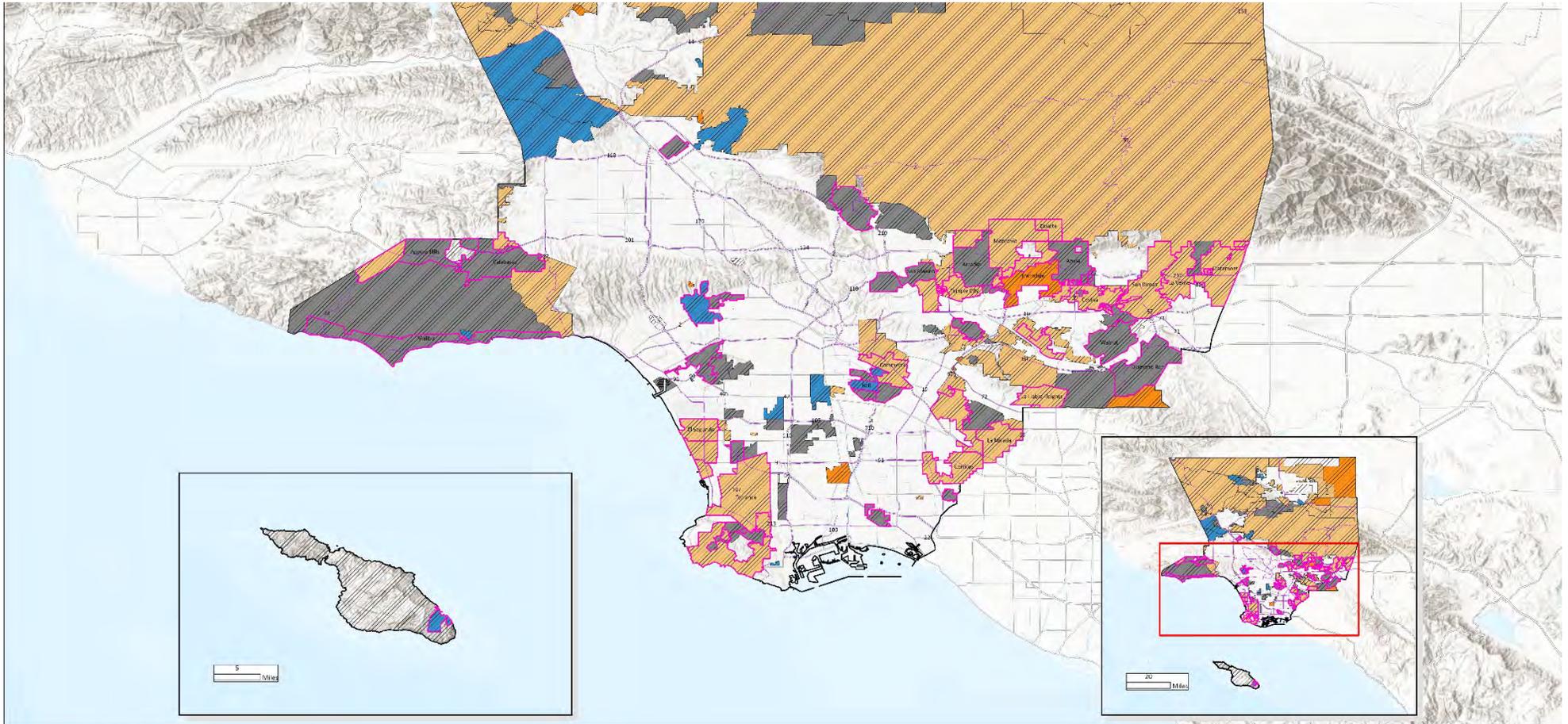
Percent of Housing Units with Cost Burdened Residents

- | | |
|--|--|
|  Up to 20% |  Los Angeles Urban County |
|  20.01 - 38.99% |  Los Angeles County |
|  39 - 48.99% |  Participating Cities |
|  49 - 75% |  Non-Urban County |
|  Over 75% |  Freeways |

*Cost burdened refers to housing units in which residents are spending more than 30% of their incomes on housing costs
 * Average share of cost burdened household units for the Urban County is 39%, 49% represents a disproportionate share of cost burdened household units
 Esri, NASA, NGA, USGS, Esri, CGIAR, USGS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FPO, MFTI/NASA, USGS, Bureau of Land Management, EPA, NPS, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, MFTI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



Map NA.17
Percent of Cost-Burdened Owner-Occupied Units
 Urban County
 2020 Five-Year ACS



LEGEND

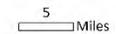
Percent of Cost Burdened Owner-Occupied Units



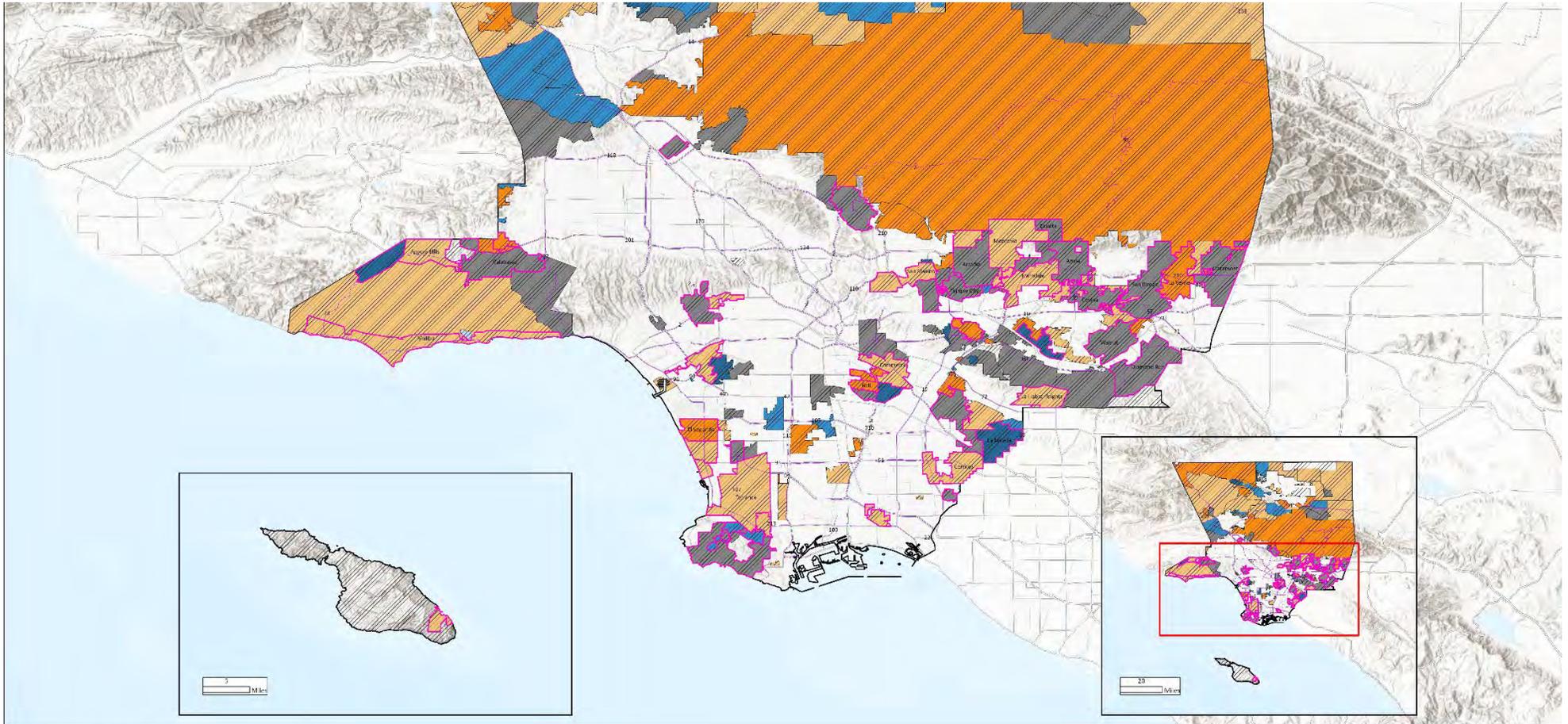
*Cost burdened refers to housing units in which residents are spending more than 30% of their incomes on housing costs

* The average share of cost-burdened owner-occupied units for the Urban County is 33%, 43% represents a disproportionate share of cost-burdened owner-occupied units

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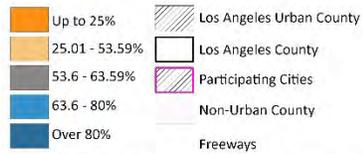


Map NA.18
Percent of Cost-Burdened Renter-Occupied Units
 Urban County
 2020 Five-Year ACS



LEGEND

Percent of Cost Burdened Renter-Occupied Units



*Cost burdened refers to housing units in which residents are spending more than 30% of their incomes on housing costs

* The average share of cost-burdened renter-occupied units for the Urban County is 53.6%, 63.6% represents a disproportionate share of cost-burdened renter-occupied units

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5 Miles



Overcrowding

Overcrowding is defined by the census as more than one (1) person per room. Any unit that has more than one (1) person to a room, excluding a bathroom and a kitchen, is overcrowded.

Map NA.22 indicates that many overcrowded units are rented, with most of the blue renter areas shaded darker to indicate overcrowding. This aligns with the HUD-provided CHAS data from 2013-2017, showing that 40,596 renter households were overcrowded, while 13,448 owner-occupied units were overcrowded. There are certain concentrations of overcrowded units, such as the central area of Maywood, Bell, Commerce, and Bell Gardens. Most of these areas have higher rates of rented units. This can also be observed in San Gabriel and Southern El Monte. There is another section in Hawaiian Gardens where the percentage of overcrowded households is extremely high. This higher percentage of overcrowded rented units can also be found in Sierra Madre, Azusa, and Walnut.

Owner-occupied units experience overcrowding, but to a lesser extent than rented units. There are overcrowded rental units in the southern part of the Rolling Hills Estates and near Lomita. Overcrowded owner units can also be found in the western part of the County, in communities like La Mirada. San Fernando has a combination of owner unit overcrowding and primarily renter unit overcrowding.

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	12,397	9,495	7,322	2,793	32,007	1,032	1,617	3,100	2,030	7,779
Multiple, unrelated family households	1,621	2,605	2,556	852	7,634	425	1,309	2,355	1,479	5,568
Other, non-family households	301	209	356	89	955	18	30	28	25	101
Total households by income	14,319	12,309	10,234	3,734	40,596	1,475	2,956	5,483	3,534	13,448

Substandard Housing

Substandard housing is defined as units that lack complete kitchen facilities, plumbing services, and/or telephone services. Substandard housing units present an opportunity for rehabilitation and continued use as affordable housing. Renters are more likely to reside in a substandard housing unit. Due to cost and ownership constraints, it is difficult for renters to upgrade their living situations without landlord intervention.

Map NA.23 looks at substandard housing in the lowest income grouping and shows clusters of substandard housing in the communities of Commerce and Bell. There are some concentrations in the south near Hawthorne and in the north near San Fernando Valley. Most of the substandard housing areas are predominantly Hispanic, especially in the Commerce and Bell areas.

Some of the areas with less amount of substandard housing are found in La Habra and Santa Fe Springs, near the gateway cities of Los Angeles County. There is only one (1) area with 30% or below HAMFI that

has a negligible amount of substandard housing. The area near El Monte has a very small amount of substandard housing, compared to the other areas.

Table NA.20										
Substandard Units by Income										
Urban County										
2013-2017 CHAS										
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,831	1,107	1,331	639	5,908	240	309	272	262	1,083

Housing Problems

Very low- and low-income renters and owners are more likely to have one (1) or more housing problems, but this trend is even more likely with renter households. An estimated 57,241 very low-income renters (52% of renters in this income category) experience one (1) or more housing problems, as compared to 23,089 of homeowners (34% of owners in this income category), per Table NA.21. As evidenced by the discussion on other housing problems, those at the lowest end of the income distribution tend to face more housing problems, with renter households experiencing housing problems at a greater rate.

Table NA.21										
Housing Problems by Income										
Urban County										
2013-2017 CHAS										
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having one (1) or more of four (4) housing problems	57,241	30,628	17,117	5,239	110,225	23,089	18,598	18,568	7,940	68,195
Having none of four (4) housing problems	12,377	22,463	39,666	22,517	97,023	9,971	22,312	44,445	30,979	107,707

In the Urban County, the most common housing problem is cost burden. There are 48% of all households across the Urban County that are paying more than 30% of their income in housing costs. Renter-households were more impacted by housing cost burden than owner households. Housing cost burden affected 37% percent of renter-households and 11% percent of owner-households.

Highlighted Populations

Single-person households are a category that may need specialized housing assistance. There are approximately 164,455 (21%) single-person households in the jurisdiction. According to the 2015-2019 ACS, a significant proportion of single-person households were also seniors aged 65 years and over (27%). Seniors living alone may have issues with cost burden and often require assistance with housing maintenance and other supportive services. For non-seniors, single-person households with one (1)

income could be especially at risk for housing instability if they face any job uncertainty, transportation, health, or challenges that could impact housing payments.

Another group that is also extremely susceptible to housing problems and has lower income is the disabled community. Los Angeles County has 10.1% (or 1,005,489) individuals with a disability, of which 23.9% live in poverty, a poverty rate more than double for the population without a disability. People with disabilities often require accessible housing. Accessible homes offer specific features or technologies, such as lowered kitchen counters and sinks, wider doorways, and showers with wheelchair access. The availability of affordable, accessible housing remains far below demand, resulting in many people with disabilities being institutionalized, homeless, or living in “worst-case” housing. (See Section NA-45 for more information on this population.)

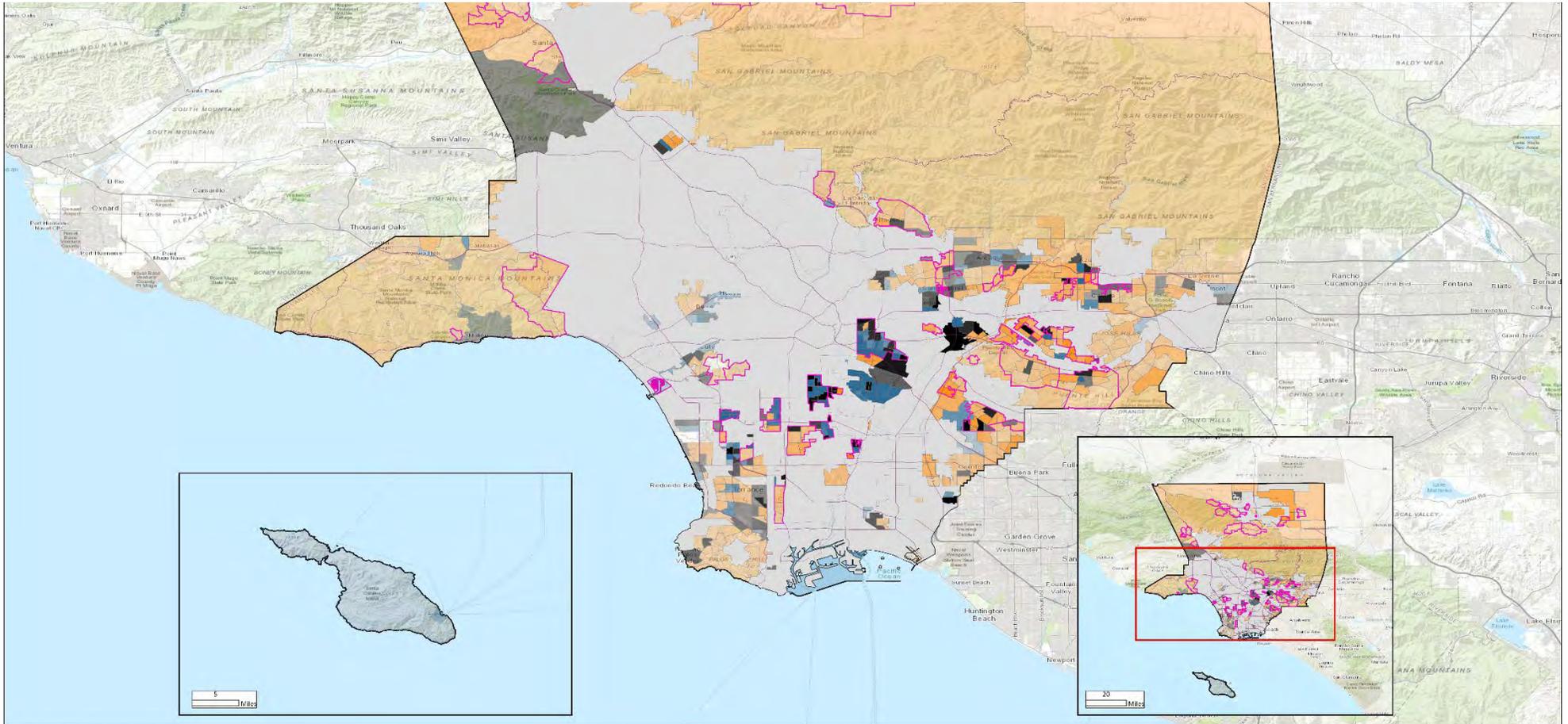
Since domestic and intimate partner violence often goes unreported, an accurate analysis of housing needs is difficult to estimate. One information source and indicator of domestic violence and homelessness is the 2022 Homeless Point-in-Time Count (2022 Count) conducted by the Los Angeles Homelessness Services Authority (LAHSA). The 2022 Count estimated that 3,808 homeless persons (about 9% of the total homeless population) had experienced domestic or intimate partner violence. A primary need for victims of domestic violence is emergency shelter in a safe and confidential location. Among the homeless victims of domestic violence, 22% were unsheltered. Affordable housing options are important because they provide victims with options for housing once they leave the shelter, to avoid having them return to an unsafe home.

Another population group that is at high risk of housing instability is formerly homeless individuals and families. Homeless service agencies and housing providers have well-established policies and partnerships for addressing the traditional needs of formerly homeless tenants to try to ensure this population remains stably housed and does not re-enter homelessness. Services that are typically provided include case management, housing navigation, financial literacy, health and mental health services, and referrals to workforce development programs.

While the Urban County does not have a formal definition of populations that are most at-risk of homelessness, the County and its partners generally see extremely low-income households that are severely cost-burdened as the most at-risk of becoming homeless. These households are the most likely to lose their homes in the event of loss of employment or other unexpected expenses. With the COVID-19 pandemic, unemployment and underemployment have been some of the primary reasons for families losing their homes.

Rapid re-housing assists households that are not chronically homeless with obtaining permanent housing immediately and achieving long-term housing stability as soon as possible, with temporary assistance for several months, rather than years. Through case management services, households are linked to mainstream resources to become increasingly self-sufficient via public assistance, employment and/or non-cash benefits, such as free or low-cost clothing, food, health care, household supplies, and transportation. Households nearing termination of assistance are those that have sufficiently increased their resources (via support networks, and/or employment, and/or non-employment non-cash sources) to maintain housing stability. LAHSA utilizes ESG funds to operate a Crisis Housing and Services Program that provides emergency housing and stabilization services while client needs are assessed to connect them with interim and permanent housing.

Map NA.22
Overcrowding by Renter- or Owner-Occupied
Urban County
2020 Five-Year ACS



LEGEND

Overcrowding by Renter- or Owner-Occupied

- Mostly Rented (60% or greater)
- About Even (each between 41-59%)
- Mostly Owned (60% or greater)
- 0
- 0 - 0.24
- 0.24
- Los Angeles County
- Participating Cities
- Non-Urban County
- Freeways

The census defines "overcrowding" as more than 1 person per room.
 The average percentage of "overcrowded" households in the study area is 12%. The upper limit of crowding on this map is 24%.
 The less overcrowded an area, the more transparent the coloring. The more overcrowded an area, the less transparent the coloring.

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NA-15 Disproportionately Greater Need: Housing Problems

Housing problem is defined as when a unit lacks complete kitchen and/or plumbing facilities, has over one (1) person per room, and the household is cost-burdened. A unit with any one of these conditions is experiencing a housing problem. Housing problems are not spread equally among the population, with certain racial and ethnic groups having a disproportionate burden of the housing problems in an area. HUD has defined disproportionate greater need as when households of a certain racial or ethnic group face housing problems at least 10% higher than the general jurisdiction. This percentage gap indicates that a certain racial or ethnic group is facing housing problems on a larger scale and is not due to chance.

Table NA.24 helps provide context for the trends of housing problems by race or ethnicity. Pacific Islanders consistently have the highest percentage of housing problems across all Area Median Income (AMI) groups. The high rates of housing problems for this population are attributable to the smaller sample size of this group, but it is notable that this trend seems to persist across most housing problems. In the lowest AMI group Hispanics and Pacific Islanders have the higher rates of one (1) or more housing problems, with 85% and 82% respectively, while the average for the total population is 80% at this income level. Conversely, the White population has the lowest rates of housing problems across income groups, with only 68% of White households experiencing housing problems at the 30-50% of AMI group, while the average for the total population is 77% at this income level.

Table NA.24			
Housing Problems by Race or Ethnicity			
Urban County			
2013-2017 CHAS			
	Has one (1) or more of four (4) housing problems	Has none of the four (4) housing problems	Has no or negative income, but no other housing problems
0%-30% of Area Median Income			
White	21,750	3,914	3,203
Black / African American	8,040	1,239	883
Asian	12,113	2,057	2,704
American Indian, Alaska Native	250	73	14
Pacific Islander	47	0	10
Hispanic	46,462	4,927	2,710
30%-50% of Area Median Income			
White	16,178	7,438	0
Black / African American	4,214	1,251	0
Asian	10,170	2,873	0
American Indian, Alaska Native	208	34	0
Pacific Islander	114	8	0
Hispanic	41,138	8,990	0
50%-80% of Area Median Income			
White	19,582	14,124	0
Black / African American	4,648	3,013	0
Asian	10,802	5,882	0
American Indian, Alaska Native	205	192	0
Pacific Islander	133	43	0
Hispanic	36,438	22,811	0

NA-20 Disproportionately Greater Need: Severe Housing Problems

Severe housing problem is defined as units that lack complete kitchen and/or plumbing facilities, have more than 1.5 persons per room, and/or have a cost burden of over 50%. A unit that has any one of these conditions would have a severe housing problem. A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following table identifies the extent of severe housing problems by race.

Table NA.25 helps provide context for the trends of severe housing problems by race or ethnicity. Once again, Pacific Islanders consistently have the highest percentage of housing problems across all AMI groups. In the lowest AMI group Hispanics and Pacific Islanders have the higher rates of one (1) or more severe housing problems, with 77% and 75% respectively, while the average for the total population is 72% at this income level. Conversely, the White and American Indian/Alaska Native population has the lowest rates of housing problems across income groups experiencing housing problems at the 30-50% of AMI group (46% and 43% respectively), while the average for the total population is 52% at this income level. This is an interesting finding for the American Indian/Alaska Native population that may be attributable to the smaller sample size of this group.

Table NA.25			
Severe Housing Problems by Race or Ethnicity			
Los Angeles Urban County			
2013-2017 CHAS			
	Has one (1) or more of four (4) housing problems	Has none of the four (4) housing problems	Has no or negative income, but no other housing problems
0%-30% of Area Median Income			
White	19,273	6,375	3,203
Black / African American	6,854	2,416	883
Asian	10,547	3,635	2,704
American Indian, Alaska Native	200	123	14
Pacific Islander	43	4	10
Hispanic	41,878	9,529	2,710
30%-50% of Area Median Income			
White	10,993	12,602	0
Black / African American	2,958	2,496	0
Asian	7,915	5,125	0
American Indian, Alaska Native	104	138	0
Pacific Islander	104	18	0
Hispanic	26,530	23,627	0
50%-80% of Area Median Income			
White	9,641	24,070	0
Black / African American	1,241	6,377	0
Asian	5,432	11,275	0
American Indian, Alaska Native	78	321	0
Pacific Islander	59	121	0
Hispanic	18,731	40,507	0

NA-25 Disproportionately Greater Need: Housing Cost Burdens

A household is considered cost-burdened if over 30% of the household's income is devoted to housing costs. A household is severely cost-burdened if more than 50% of the household's income is devoted to housing costs. A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following table identifies the extent of housing cost burden by race.

Households who are cost-burdened experience higher rates of financial and housing instability. Severely cost-burdened renters and homeowners with a mortgage are at risk of homelessness because a single financial setback could result in a housing crisis.

For renters, housing costs reflect both monthly rent and utility costs incurred. For homeowners, this includes all utility costs, water and sewer charges, refuse collection, taxes, insurance, and principal and interest charges if a mortgage is held.

Table NA.26				
Housing Cost Burden by Race or Ethnicity				
Los Angeles Urban County				
2013-2017 CHAS				
Income Distribution	<=30%	30-50%	>50%	No or negative income (not computed)
White	166,793	44,505	44,812	3,272
Black / African American	21,430	9,792	10,799	903
Asian	70,458	23,492	23,697	2,854
American Indian, Alaska Native	998	430	362	29
Pacific Islander	518	216	136	10
Hispanic	140,727	63,970	60,941	3,115

Table NA.26 helps provide context for the housing cost burden by race or ethnicity. In the lowest AMI group, the White population has the highest rate of cost burden at 64%, while the average for the total population is 57% at this income level; 59% of Asian and Pacific Islanders at this income level are cost-burdened. Pacific Islanders had the highest rates of cost burden at the 30-50% of AMI group at 25%, while the average for the total population is 21% at this income level. Approximately 24% of American Indian/Alaska Native and Hispanics at this income level are cost-burdened. In the over 50% AMI group, African Americans were the most cost-burdened at 25%, with 23% of Hispanics being cost-burdened at the same income level.

NA-30 Disproportionately Greater Need: Discussion

Among the various racial and ethnic groups, Pacific Islander households of all incomes were more impacted by housing problems and severe cost burden than other racial and ethnic groups. Extremely low- and low-income Hispanic households were particularly impacted by housing problems and severe cost burden. Pacific Islander populations are concentrated in or near the cities of Torrance and Gardena, southwest of LACDA's jurisdiction, and near Pomona to the east. Hispanic populations are concentrated in or near the cities of Commerce, Maywood, Bell, Bell Gardens, La Mirada, Santa Fe Springs, Monrovia, Duarte, Irwindale, La Puente, and in San Fernando.

NA-35 Public Housing

The LACDA serves Los Angeles County, administering both the Section 8 Housing Choice Voucher (HCV) and Public Housing programs. The HCV program currently assists over 24,000 families. The Public Housing program manages a little over 3,000 units of public housing throughout Los Angeles County. For the following tables, the “Disabled” category includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition, per HUD’s categorization.

Table NA.27 LACDA Subsidized Units by Program Type LACDA Jurisdiction 2023 LACDA Data								
	Certificate/ Mod Rehab	Public Housing	Vouchers					
			Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Units in use	0	3,121	24,512	1,538	22,493	1,707	353	213

The following tables show demographic data from the LACDA’s residents in each of its subsidized housing programs, as reported by the LACDA. These numbers differ from what is shown in the Integrated Disbursement and Information System (IDIS).

Table NA.28 Resident Characteristics by Program Type LACDA Jurisdiction 2023 LACDA Data							
	Public Housing	Vouchers					
		Total	Project - based	Tenant - based	Special Purpose Voucher		
					Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Average Annual Income	\$13,778	\$19,385	\$13,871	\$19,850	\$24,661	\$21,357	\$14,505
Average Length of Stay	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average Household Size	2	2	2	2	1	3	2
# Homeless at Admission	3,046	7,091	895	5,842	1,639	129	89
# of Elderly Program Participants	852	9,536	601	8,742	816	25	48
# of Disabled Families	3,097	12,026	787	10,871	786	85	213
# of HIV/AIDS Program Participants	41	N/A	N/A	N/A	N/A	N/A	N/A
# of Victims of Domestic Violence	Not tracked due to privacy concerns						

Table NA.29 Resident Race by Program Type							
LACDA Jurisdiction 2023 LACDA Data							
	Public Housing	Vouchers					
		Total	Project - based	Tenant - based	Special Purpose Voucher		
					Veterans Affairs Supportive Housing	Family Unification Program	Disabled
White	1,570	10,913	834	9,825	693	229	102
Black/African American	1,394	11,253	577	10,470	931	110	98
Asian	61	1,950	66	1,874	22	5	9
American Indian/Alaska Native	74	250	27	218	38	6	1
Pacific Islander	22	146	34	106	23	3	3
Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table NA.30 Resident Ethnicity by Program Type							
LACDA Jurisdiction 2023 LACDA Data							
	Public Housing	Vouchers					
		Total	Project - based	Tenant - based	Special Purpose Voucher		
					Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Hispanic	933	8,124	590	7,395	400	198	78
Not Hispanic	2,188	16,388	948	15,098	1,307	155	135

Long waiting periods are common for applicants to public and affordable housing developments, as the demand for affordable housing often exceeds the resources available. As reported in the LACDA’s Public Housing Agency (PHA) Plan for FY 2023-2024, the Public Housing program currently has a waiting list of 24,094 applicants, of which 42% are African American, 28% are White, 13% are Asian, less than 1% are American Indian or Alaska Native, less than 1% are Native Hawaiian or Pacific Islander, and 16% identified as “Other,” or declined to state. Approximately 40% of public housing applicants are elderly, and 16% are non-elderly disabled. The waiting period for public housing applicants is about three (3) to five (5) years, depending on household member size.

The Section 8 program currently has a waiting list of 33,002 applicants, of which 48% are Black, 28% are White, 4% are Asian, 1% are American Indian or Alaska Native, and 19% are listed as “Other.” Approximately 28% of applicants reported Hispanic ethnicity and 16% did not disclose an ethnicity. About 24% of those on the waiting list are elderly and 27% are disabled. The amount of time spent on the waiting list often varies and can be as long as 15 years.

Both waiting lists are closed for public registration; however, the LACDA continually accepts referrals from the Coordinated Entry System (CES) and/or other partnering agencies for families that are homeless. Current waitlisted families are also given the benefit of the homeless preference if they are experiencing homelessness. The LACDA’s HCV waiting list was last updated in April of 2013.

Admissions Preferences

First Preference: Homeless, Homeless Families, and Victims of Domestic Violence

Homeless families must be referred to the LACDA by a homeless service provider currently under contract with the LACDA. The family must consist of two (2) or more persons with one (1) member being under the age of 18, a single elderly, or a disabled person. This preference is limited to 30% of the number of vacant general occupancy units available on July 1 of each fiscal year. Victims of domestic violence, dating violence, sexual assault or stalking will receive the same admissions preference as homeless families. To qualify for the victim of domestic violence, dating violence, sexual assault or stalking preference, the applicant must be referred to the LACDA by a homeless service provider currently under contract with the LACDA. Additionally, for the family properties located in the South Los Angeles County area, the LACDA will first offer any unit that becomes available to a homeless family referred by a homeless service provider.

Transitional Aged Youth (TAY)

The LACDA provides a homeless preference to TAY. This preference is limited to three (3) households per LACDA-owned public housing development at Carmelitos, Harbor Hills, and Nueva Maravilla, where on-site services are available to ensure that case management will continue to be provided. In order to qualify for the TAY preference, the applicant must be referred to the LACDA by the Los Angeles Homeless Services Authority (LAHSA).

NA-40 Homeless Needs Assessment

This section discusses the characteristics and needs of the unhoused population in Los Angeles County, as well as the services, programs, and facilities available to them. HUD defines the term “homeless” according to the Stewart B. McKinney Act, which states that a person is considered homeless if the person lacks a fixed, regular, and adequate nighttime residence, or a person who has a primary nighttime residence that is: 1) a supervised publicly or privately operated shelter designed to provide temporary living accommodations; 2) an institution that provides a temporary residence for individuals intended to be institutionalized; or 3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The homeless population is difficult to measure due to its transitory nature. In 1994, HUD created the Continuum of Care (CoC) Program to promote communitywide commitment to the goal of ending homelessness. One of the responsibilities of the CoC is to help coordinate the annual Point-in-Time (PIT) Count, which is a count of sheltered and unsheltered people experiencing homelessness on a single night. Los Angeles County contains four (4) CoCs. The Los Angeles County Board of Supervisors and the Los Angeles Mayor and City Council created the Los Angeles Homeless Services Authority (LAHSA) as an independent, joint powers authority. LAHSA is the lead agency in the Los Angeles Continuum of Care, which is the regional planning body.

The 2022 Los Angeles County PIT Count includes results from the count of Greater Los Angeles and from the Glendale, Long Beach, and Pasadena Continuums of Care; however, the Los Angeles Continuum of Care PIT count does **not** include data from the Glendale, Long Beach, and Pasadena Continuums of Care. For the Urban County’s Consolidated Plan, data from the Los Angeles CoC will be used (excluding three (3) Continuums of Care). This represents 94% of the estimated unhoused population in Los Angeles County.

The 2022 PIT count indicated that on any given night in the Los Angeles CoC (excluding three (3) Continuums of Care), 65,111 people were homeless, with 45,878 unsheltered and 19,233 sheltered. For comparison, the PIT count for Los Angeles County indicated that 69,144 people were homeless, with 48,548 unsheltered and 20,596 sheltered (including three (3) Continuums of Care).

Table NA.31			
Countywide PIT Homeless Population			
Los Angeles County			
2022 LA CoC PIT Count			
	Shelter	Unsheltered	Total
LA County	20,596	48,548	69,144
LA CoC	19,233	45,878	65,111

HUD exempted the Los Angeles Continuum of Care from conducting a 2021 Unsheltered Count. While LAHSA typically conducts PIT counts annually (excluding three (3) Continuums of Care), HUD requires continuums of care to conduct these counts every other year. As a result, HUD would have expected 2021 PIT Count data from LAHSA. After listening to community partners, receiving guidance from the Los Angeles County Department of Public Health, and considering curfews and stay-at-home orders across the region due to the COVID-19 pandemic, LAHSA determined that there was no safe way to gather the

8,000 volunteers necessary to conduct the 2021 PIT Count and collect data as accurately as it had done in previous years.

Table NA.32				
Homeless Population Household Composition				
LA Continuum of Care*				
2022 LA CoC PIT Count				
<u>Household Composition</u>	<u>Sheltered</u>	<u>Unsheltered</u>	<u>Total</u>	<u>Prevalence in Homeless Population</u>
Individuals (those not in family units)	10,025	44,444	54,469	84%
All Family Members	9,208	1,434	10,642	16%
Chronically Homeless who are individuals	3,620	21,963	25,583	39%
Chronically Homeless Family Members	1,020	382	1,402	2%
Chronically Homeless Veterans	176	1,395	1,571	2%
Chronically Homeless Youth (24 & under)	256	387	643	1%

NOTE: Chronically homeless is defined as an individual(s) that has 1) a long-term disabling condition; and 2) been homeless for 12 months or more within the last three (3) years as specified by HUD.

* Excludes three (3) Continuum of Cares

The PIT Count in Table NA.32 indicates that within the Los Angeles CoC, single adults represented 84% of the homeless population. This equates to 54,469 individuals that were single adults. Of these individuals, 25,583 were considered chronically homeless. Family members accounted for the remaining 16% of the homeless population. Included in the homeless population were 1,571 chronically homeless veterans and 643 chronically homeless youth under 24 years old.

Table NA.33									
Homeless Household Composition (Family Type)									
LA Continuum of Care									
2022 LA CoC PIT Count									
	<u>Sheltered</u>				<u>Unsheltered</u>		<u>Total</u>		
	<u>Emergency Shelter</u>	<u>Transitional Housing</u>	<u>Total Sheltered</u>	<u>% Sheltered</u>	<u>Total Unsheltered</u>	<u>% Unsheltered</u>	<u>Total</u>	<u>% Total</u>	
Persons in households without children	8,017	1,892	9,909	51.5%	44,441	96.8%	54,350	83.5%	
Persons 18 to 24 years old	506	586	1,092	5.7%	20,422	44.5%	21,514	33.0%	
Persons over 24 years old	7,511	1,306	8,817	45.8%	43,452	94.7%	52,269	80.3%	
Persons in households with at least one (1) adult and one (1) child	8,270	1,054	9,324	48.5%	1,437	3.1%	10,761	16.5%	
Children under 18 years old	4,831	620	5,451	28.3%	776	1.7%	6,227	9.6%	
Persons 18 to 24 years old	570	85	655	3.4%	50	0.1%	705	1.1%	
Persons over 24 years old	2,758	344	3,102	16.1%	608	1.3%	3,710	5.7%	
Persons in households with only children	111	5	116	0.6%	3	0.0%	119	0.2%	
Total	16,287	2,946	19,233	100.0%	45,878	100.0%	65,111	100.0%	

Table NA.33, shows that the largest population of shelter homeless were persons in households without children. This represented 51.5% of the sheltered homeless population. The largest population of unsheltered homeless were persons in households without children. This represented 96.8% of unsheltered homeless. This population is also the largest of the entire homeless population (sheltered and unsheltered), representing 83.5%. When separated by gender, as shown below in Table NA.34, the 2022 count found that men comprised 65.6% of the homeless population, compared to 31.8 % of women and 1.1% who were either gender non-conforming or gender questioning.

Table NA.34										
Homeless Population Composition by Gender										
LA Continuum of Care										
2022 LA CoC PIT Count										
	Sheltered				Unsheltered		Total			
	Emergency Shelter	Transitional Housing	Total Sheltered	% Sheltered	Total Unsheltered	% Unsheltered	Total	% Total		
Female	8,138	1,184	9,322	48.5%	11,402	24.9%	20,724	31.8%		
Male	8,021	1,652	9,673	50.3%	33,067	72.1%	42,740	65.6%		
Transgender	98	71	169	0.9%	748	1.6%	917	1.4%		
Gender Non-Conforming	24	39	63	0.3%	536	1.2%	599	0.9%		
Questioning	6	0	6	0.0%	125	0.3%	131	0.2%		
Total	16,287	2,946	19,233	100.0%	45,878	100.0%	65,111	100.0%		

In the study of homeless subpopulations, as shown below in Table NA.35, the racial and ethnic make-up of the population that was homeless within the Los Angeles CoC service area included 29,814 Black or African American persons, or 45.8% of the entire population that was homeless; however, 2020 ACS data indicated that Black persons or African American persons comprised only 9.3% of the total population of the Los Angeles Urban County, suggesting a disproportionately high rate of homelessness for this race. White individuals make up 44.7% of the population that was homeless within the Los Angeles CoC service. This equated to 29,095 individuals. Based on the 2020 ACS, White persons comprised 54.1 % of the total population of the Los Angeles Urban County, suggesting a lower percentage of representation in the homeless population relative to the representation in total population of Los Angeles County. As shown in Table NA.36 below, of the 65,111 homeless individuals in Los Angeles County, 28,940 (44.4%) identified as Hispanic or Latino and 36,171 (55.6%) identified as Non-Hispanic/Non-Latino.

Table NA.35										
Homeless Population Composition by Race										
LA Continuum of Care										
2022 LA CoC PIT Count										
	Sheltered				Unsheltered		Total			
	Emergency Shelter	Transitional Housing	Total Sheltered	% Sheltered	Total Unsheltered	% Unsheltered	Total	% Total		
Black or African American	7,836	1,509	9,345	48.6%	20,469	44.6%	29,814	45.8%		
White	7,459	1,214	8,673	45.1%	20,422	44.5%	29,095	44.7%		
Asian or Asian-American	188	43	231	1.2%	761	1.7%	992	1.5%		
American Indian/Alaska Native	294	66	360	1.9%	1,101	2.4%	1,461	2.2%		
Native Hawaiian/Other Pacific Islander	100	26	126	0.7%	524	1.1%	650	1.0%		
Multiple Races	410	88	498	2.6%	2,601	5.7%	3,099	4.8%		
Total	16,287	2,946	19,233	100.0%	45,878	100.0%	65,111	100.0%		

Table NA.36										
Homeless Population Composition by Ethnicity										
LA Continuum of Care										
2022 LA CoC PIT Count										
	Sheltered				Unsheltered		Total			
	Emergency Shelter	Transitional Housing	Total Sheltered	% Sheltered	Total Unsheltered	% Unsheltered	Total	% Total		
Hispanic / Latino	6,563	1,107	7,670	39.9%	21,270	46.4%	28,940	44.4%		
Non-Hispanic / Non-Latino	9,724	1,839	11,563	60.1%	24,608	53.6%	36,171	55.6%		
Total	16,287	2,946	19,233	100.0%	45,878	100.0%	65,111	100.0%		

In the study of homeless subpopulations, as shown below in Table NA.37, 14,067 (31.4%) of individuals in these subpopulations suffered from severe mental illness. There were 3,456 veterans and 1,337 persons with HIV or AIDS. There are 15,353 homeless individuals who had substance use disorder problems. This represents 34% of the homeless population. There are 2,042 unaccompanied youth, 351 parenting youth, 429 children of parenting youth, and 3,808 persons that are homeless that have experienced domestic violence/intimate partner violence.

Table NA.37									
Homeless Population Composition (Subpopulations)									
LA Continuum of Care									
2022 LA CoC PIT Count									
	Sheltered				Unsheltered		Total		
	Emergency Shelter	Transitional Housing	Total Sheltered	% Sheltered	Total Unsheltered	% Unsheltered	Total	% Total	
Severely Mentally Ill	2,932	557	3,489	27.6%	10,578	83.8%	14,067	31.4%	
Chronic Substance Abuse	1,331	215	1,546	12%	13,807	109%	15,353	34%	
Veterans	214	521	735	6%	2,721	22%	3,456	8%	
HIV/AIDS	231	50	281	2%	1,056	8%	1,337	3%	
Victims of Domestic Violence	962	125	1,087	9%	2,721	22%	3,808	9%	
Unaccompanied Youth	522	533	1,055	8%	987	8%	2,042	5%	
Unaccompanied Youth < 18	111	5	116	1%	3	0%	119	0%	
Unaccompanied Youth 18-24	411	528	939	7%	984	8%	1,923	4%	
Parenting Youth	262	63	325	3%	26	0%	351	1%	
Parenting Youth Under 18	0	0	0	0%	0	0%	0	0%	
Parenting Youth 18-24	262	63	325	3%	26	0%	351	1%	
Children of Parenting Youth	334	80	414	3%	15	0%	429	1%	

NA-45 Non-Homeless Special Needs Assessment

The main categories of individuals with special needs include the elderly and frail elderly, people with disabilities (mental, physical, developmental), those who have mental health issues, the formerly homeless, and people with alcohol or other drug addictions. The needs of these populations, as well as other special needs populations, is identified through an annual telephone survey conducted by the Los Angeles County Department of Public Health, several hotlines, and County community service agencies. The survey collects information on topics such as health conditions, health behaviors, and attributes of the physical and social environment.

Elderly and Frail Elderly

In 2021, the Los Angeles County Board of Supervisors created a new County department, the Los Angeles County Aging and Disabilities Department (AD), to support citizens who are elderly and those individuals who experience disabilities. Almost 22% of the Urban County’s residents are aged 60 years or over, and 6.6% are aged 75 and over.

Age Categories	Population	Percentage
Under 5 years	135,671	5.48%
5 to 9 years	137,270	5.74%
10 to 14 years	158,181	6.65%
15 to 19 years	152,265	6.39%
20 to 24 years	152,295	6.29%
25 to 34 years	328,246	13.61%
35 to 44 years	303,239	12.77%
45 to 54 years	325,648	14.05%
55 to 59 years	169,927	7.08%
60 to 64 years	144,198	6.24%
65 to 74 years	206,905	8.92%
75 to 84 years	104,099	4.53%
85 years and over	50,145	2.09%
Median Age (Years)		39.63

The California Department on Aging predicts that the County will see a 171.3% increase in the number of elderly residents aged 60 and over from 2010 to 2060. These facts indicate that the Urban County will see an increase in the need for both affordable housing for its elderly residents, who predominantly have fixed incomes as they reach retirement, as well as services to keep them stably and independently housed. This need was supported in multiple stakeholder interviews, as both housing and service organizations and the LACDA’s housing development team cited a growing elderly population as an area with additional need. Stakeholders also identified the low-income elderly as a population particularly at-risk of homelessness due to their fixed-income and the region’s increasing housing costs.

Mental health problems are increasingly common among older adults, most commonly anxiety, severe cognitive impairment, and mood disorders (such as depression or bipolar disorder). Depression is the most prevalent of all mental health problems among older adults. Decreased mobility, lack of transportation options, and increased single-individual households contributed to the prevalence of isolation among the senior population, which was also exacerbated by the COVID-19 pandemic.

People with Disabilities

Being involved in the community and living as independently as possible is one of the most important values and goals shared by people with disabilities, their families, and advocates; however, people with disabilities, including those with intellectual and developmental disabilities, face a severe housing crisis in the Urban County and across the United States. Without affordable, accessible housing in the community, many people are at risk of being institutionalized or homeless.

People with disabilities often require accessible housing. Accessible homes offer specific features or technologies, such as lowered kitchen counters and sinks, wider doorways, and showers with wheelchair access. The availability of affordable, accessible housing remains far below demand, resulting in many people with disabilities being institutionalized, homeless, or living in “worst-case” housing. Many people with disabilities may also require living with a caregiver, yet many caregivers are also elderly. As this generation of caregivers ages, many disabled adults may be at risk of institutionalization or homelessness.

Los Angeles County has 10.1% (or 1,005,489) individuals with a disability. An estimated 23.9% of people with disabilities in the County live in poverty, a poverty rate more than double for the population without a disability.

Hearing difficulty	25.15%
Vision difficulty	19.62%
Cognitive difficulty	38.8%
Ambulatory difficulty	53.87%
Self-care difficulty	27.68%
Independent living difficulty	43.42%

The largest population with disabilities in the County is comprised of individuals with ambulatory difficulties, followed by independent living difficulties. Special needs are often compounded or related. Therefore, an individual with one (1) difficulty (i.e., ambulatory difficulties) may find that it creates another difficulty (i.e., self-care difficulty). There is no direct correlative data, but the sum of the total difficulties listed here add up to more than 100%, suggesting that many individuals have multiple disability types.

The need for dedicated funding for housing rehabilitation was raised multiple times during stakeholder interviews and focus groups. Some affordable housing providers would like to see additional funding set aside for housing rehabilitation, specifically for making accessibility modifications, in addition to funding for new construction.

People with Mental Health issues

Based on data of patients aged 18 years and older reported to the Department of Mental Health (DMH) between January 2023 and March 2023, most of the mental health issues in the County is due to depression or other mood disorders, which represents 43% of cases (see Table NA.40). Because depression is underrecognized, underdiagnosed, and undertreated in older populations, it can contribute to housing and economic instability. Anxiety/stress follows with 24%, and schizophrenia and psychotic

disorder represent 18% of cases. As of March 2023, there have been 159,287 distinct clients, with 11.61% having co-occurring substance use disorder.

Table NA.40 Mental Health Issues Los Angeles County Department of Mental Health	
Issue	%
Depression or other mood disorder	43.0%
Anxiety/stress	24.0%
Schizophrenia/psychotic disorders	18.0%
ADHD and childhood disorders	7.0%
No diagnosis	3.0%
Other	5.0%

When looking at mental health issues by age, most cases are in the zero to 15-year age range. This represents 67% of total cases. The large increase in mental health issues in this age group, primarily attributed to the isolation required by the COVID-19 pandemic, has been widely reported in the media.

Table NA.41 Presence of Mental Health Issues by Age Los Angeles County Department of Mental Health	
Age Group	%
0-5 years old	43.0%
Child (6-15 years old)	24.0%
Transitional Age Youth (16-25 years old)	18.0%
Adult (26-59 years old)	7.0%
Older Adult (60+ years old)	3.0%

People with Alcohol or Other Drug Use Issues

Stable housing plays a vital role in people’s recovery from substance use disorders (SUDs). An inability to pay rent and the threat of losing housing can lead to stress, which triggers substance misuse and relapse. People experiencing homelessness who also have SUDs typically find it difficult to address their substance use without a safe place to live, because they often use alcohol or drugs to cope with the dangers of life on the streets. People with substance use disorders face unique barriers to affordable housing assistance. While anyone who needs affordable housing assistance faces long waiting lists due to scarce resources and challenges finding available homes that meet the family’s needs, low-income people with SUDs face additional barriers to affordable housing. Some policy requirements impose time-limited bans against living in HUD-assisted housing for people evicted for drug-related activities. Other policies also allow housing agencies to prohibit people who have histories of past drug use or are considered at risk of engaging in illegal drug use from receiving assistance. These policies can unfairly deny access to housing, which causes homelessness and other poor outcomes. Some substance use recovery programs are housing-oriented, requiring residents to live in a shared environment and to pay rent and other bills to remain in the program.

In the July 2022 County Public Health Department Substance Abuse and Prevention Control Data Brief, alcohol use disorder was the largest issue observed in the County, particularly in the young adult age group (18-25 years old). This group also represented the largest overall substance use disorder

representing 14.1% of the population. Substance use disorder not only impacts individuals and families; it is also a tremendous burden on the state budget. The State of California spends 19.5% of its budget on addiction and substance use issues, as well as related costs. There are 2,579 alcohol and other drug (AOD) related deaths and 134,531 AOD related emergency room visits in the County annually. There are also 23,973 Driving Under the Influence (DUI) arrests, 19,899 DUI convictions, 7,478 DUI injuries, and 268 DUI fatalities annually.

Table NA.42 Alcohol and Drug Misuse/Abuse Los Angeles County Department of Public Health				
Age Group	Alcohol	Rx Opioid	Illicit Drug	Overall
Youth (12-17)	1.9%	2.8%	3.2%	4.0%
Young Adult (18-25)	9.6%	5.6%	7.2%	14.1%
Adult (26+)	5.5%	3.5%	2.3%	6.9%
Total (12+)	5.7%	3.7%	3.0%	7.6%

People with HIV/AIDS and their Families

Stable and affordable housing is very important to people with HIV/AIDS and their families. Moving from place to place often entails losing the connection to health services that are critical for treating chronic disease. Instability and HIV/AIDS have a complex relationship. People with HIV/AIDS also experience a greater risk of inadequate care and treatment due to unstable housing and housing loss. Lack of housing is often an overarching barrier, with many other housing-related issues, like nutrition security, impacting stability. When housing is addressed, people with HIV/AIDS have improved viral loads, medication adherence, mental health, and an overall better quality of life. When people with HIV/AIDS feel safe and supported, their self-efficacy to manage their disease increases.

Based on the LA County Integrated HIV Prevention and Care Plan (2022-2026), in 2020, an estimated 59,400 persons aged 13 years and older were living with HIV and an estimated 6,800 persons were unaware of their infection. In 2020, 1,401 persons aged 13 years and older were newly diagnosed with HIV, down from 1,560 persons in 2019. There are disparities in HIV diagnosis by population and location. Rates of new HIV diagnosis are higher among males than females. In 2020, across age groups, young males aged 20-29 years and females aged 30-39 years had the highest rates of new HIV diagnosis. Black males and females had higher rates of HIV diagnosis compared with other race/ethnicity groups. Nearly nine (9) out of 10 persons living with diagnosed HIV (PLWDH) in the County are male. Within the male population, Black males are disproportionately impacted by HIV compared with males in other race/ethnicity groups. For example, Black males represent approximately 4% of the County population, but 17% of PLWDH. In contrast, Latinx males represent 24% of the County population and 41% of PLWDH; White males represent 14% of the County population and 24% of PLWDH.

NA-50 Non-Housing Community Development Needs

CDBG, HOME, and ESG funds can be used for a variety of supportive services and community development activities. These include both public and infrastructure improvements, community facilities, and community services. As an older community with a wide range of urbanization and density, the Urban County is confronted with a variety of community development issues, particularly in older neighborhoods where the housing stock, public improvements, and community facilities are deteriorating, and businesses are declining. As part of the Consolidated Plan development, the Urban County conducted a Community Needs Assessment survey. This section discusses the results of the survey in identifying public facility, improvements, and service needs.

Public Facilities

A primary goal of the Consolidated Plan is to develop viable communities through a suitable living environment. A suitable living environment includes public facilities that add to the quality of life for residents. Respondents to the community needs assessment were asked to prioritize the following public facility types for investment. They are presented below based on the need rankings they received in the survey:

1. Parks, Playgrounds, and Recreational Areas
2. Healthcare Centers
3. Senior Centers
4. Youth/Childcare Centers
5. Public Schools
6. Libraries

The use of funds to construct, expand, and renovate public facilities contributes to the quality of life for community households, especially those that face difficulty in meeting everyday needs and maintaining a safe, healthy, and suitable standard of living in the Urban County. Such facilities play an important role by serving as places from which to administer programs for the most vulnerable residents in the community. Most of the development and rehabilitation of these facilities is directed by a variety of County departments and the Los Angeles County Board of Supervisors, with the Department of Public Works (DPW) often playing a project management role.

Public Improvements

In a widely varied jurisdiction such as the Urban County, infrastructure improvements are largely a function of public sector investments and activities. The Urban County is not alone among California regions, which are not only constantly constrained by limited or diminishing funding, but are also increasing in the need for capital improvements. The poorest areas of the Urban County are usually the oldest areas that require major, as opposed to routine, infrastructure improvements. The high population density of these areas places a high demand on the deteriorating infrastructure, which further exacerbates the need for improvements. The high cost of making these improvements in low- and moderate-income areas often warrants the use of CDBG funds.

The following actions are presented in an order based on the rankings in the Community Needs survey:

1. Cleanup of Trash and Illegal Dumping
2. Improving Water, Sewer, and Drainage Infrastructure
3. Improving Sidewalks, including Access for Disabled People
4. Improving Streets/Alleys
5. Improving Public Transportation
6. Improving Street Lighting
7. Tree Planting
8. Graffiti Removal

Many of these services are provided by DPW, in addition to local public works departments in the County's jurisdictions. DPW provides neighborhood infrastructure features that contribute to the safety and ease of use of the County's streets and blocks. It is responsible for the design, construction, operation, and maintenance of roads, traffic signals, bridges, airports, sewers, flood control, water supply, water quality, and water conservation facilities. Its diverse operations fall within six (6) core service areas: 1) Transportation, 2) Water Resources, 3) Environmental Services, 4) Public Buildings, 5) Development Services, and 6) Emergency Management. Public Works also maintains a 24-hour dispatch center and an on-call Department Emergency Operations Center. In addition, it provides project management services for the design and construction of the County Capital Projects Program and plays a leadership role in the countywide transportation system, traffic mitigation efforts, and solid and hazardous waste management.

DPW works with County departments and the Supervisorial Board District offices to prioritize needed infrastructure improvements throughout the Urban County. Water and sewer improvements are provided using funding sources other than CDBG. Some street and sidewalk improvements, particularly those related to improving accessibility, are funded under the CDBG program and are in fact one of the most common uses of CDBG funds in the previous few years.

Public Services

Public services include many activities that help individuals and households throughout the Urban County. Public services focus on serving a variety of needs in the community, through activities ranging from age-specific assistance to substance abuse and mental health programs. The activities below are presented in an order based on the need rankings in the Community Needs survey:

1. Senior Services
2. Healthcare Services
3. Crime Prevention and Awareness Programs
4. Mental Health Services
5. Homeless Services
6. Children's/Youth Services
7. Financial Crisis Services
8. Substance Abuse Services
9. Services for Disabled People
10. Services for Victims of Domestic Violence and Neglect
11. Services for Immigrants, Refugees, and/or Non-English Speakers

It is not surprising that “Senior Services” was ranked as the top investment priority in this category as 40.28% of survey respondents identified as aged 65+, although the population of the County over 65 was estimated by the Census to be 14.6% in 2021. Similar to public facilities and improvements, these services are provided to Urban County residents through a wide network of County departments and social service organizations. The findings of this survey will help this network prioritize potential areas for additional focus.

Together, these public investments seek to strengthen the Urban County and its communities, especially its most vulnerable members. This comprehensive set of services speaks to the broader need for public improvement in the County, ranging from domains such as public space and institutions, to personal health and neighborhood safety.

MA-05 Market Analysis Overview

The following narrative provides information about the housing market in the Los Angeles Urban County from the 2020 Census, 2016-2020 five-year American Community Survey (ACS), 2015-2019 Comprehensive Housing Affordability Strategy (CHAS), Moody’s Analytics, and multiple listing service (MLS) data to examine the composition of the Los Angeles Urban County’s housing stock, in terms of housing types and tenure. The analysis also includes details related to multifamily and owner-occupied housing distribution within the jurisdiction.

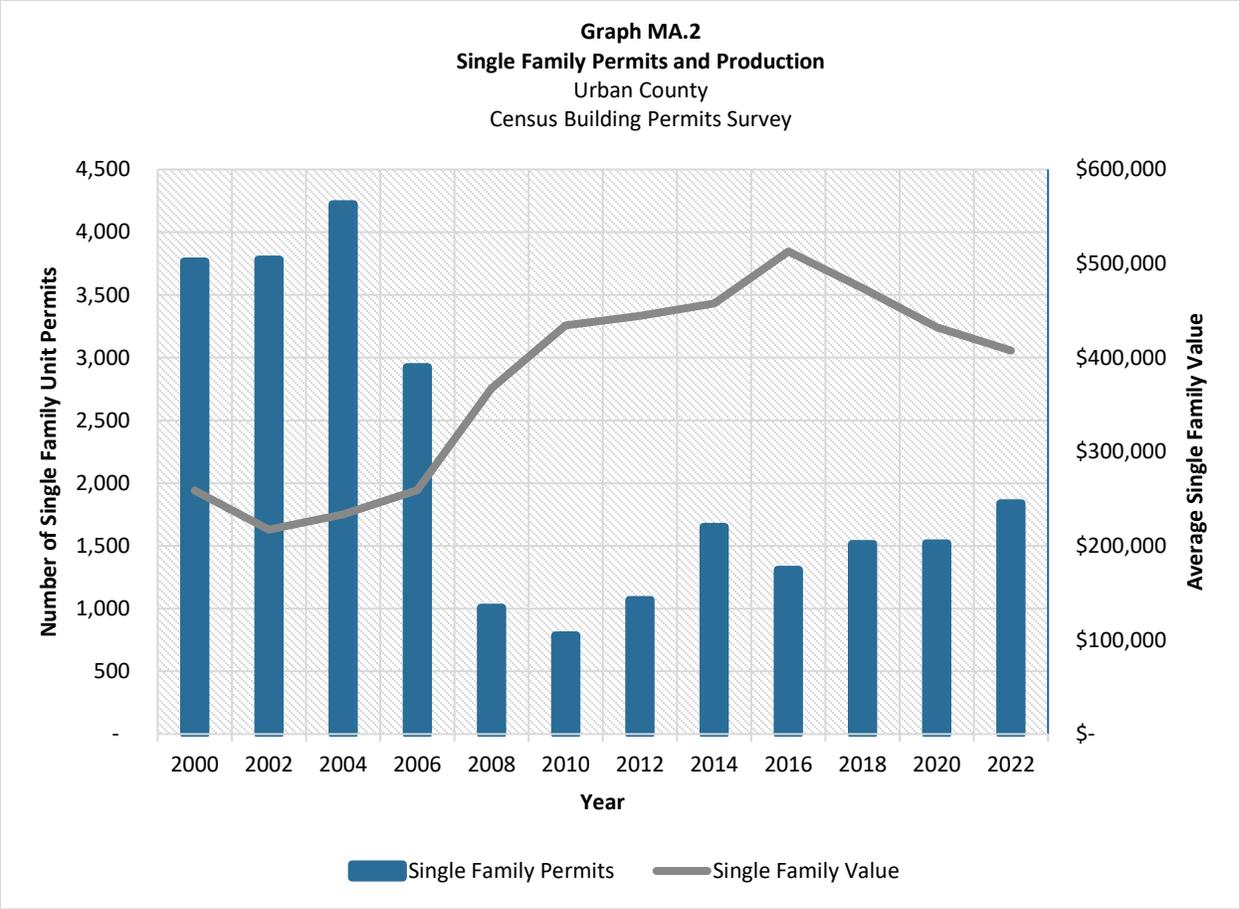
The Los Angeles Urban County’s principal housing-related issues include affordability of housing, overcrowding, and the incidence of incomplete facilities. Securing the affordability of existing housing units, while encouraging and incentivizing the production of new housing units will be key in maintaining or improving affordability and ensuring that the housing stock remains adequate to house the population of the Urban County.

MA-10 Number of Housing Units

Data from the American Community Survey (ACS) shows that there are approximately 826,063 housing units in the Urban County. The most prevalent housing unit type is 1-unit detached structures, which account for 63.33% of the housing stock. The next most common housing unit type is multifamily structures with 20 or more units, which comprise 10.47% of the housing stock, followed by 1-unit attached structures, which accounts for 7.53% of the Urban County housing units.

Table MA.1 Housing Units by Type Los Angeles Urban County 2020 Census		
Unit Type	Units	% of Total
1-unit, detached	523,147	63.33%
1-unit, attached	62,212	7.53%
2 units	18,942	2.29%
3 or 4 units	37,798	4.58%
5 to 9 units	41,025	4.97%
10 to 19 units	35,882	4.34%
20 or more units	86,507	10.47%
Mobile home	19,894	2.41%
Boat, RV, van, etc.	656	0.08%
Total housing units	826,063	100.00%

The number of single-family homes built has been rising slowly after a sharp decrease resulting from the Great Recession. Building permits for single-family homes continue to have a slow but steady increase since 2008. At the same time, the value of single-family homes in the Urban County seems to have fallen since 2016, sitting just above \$400,000 as of 2022, as shown in Graph MA.2. The values reported in the census are based on respondent estimates of what their properties would sell for, which differs from the average sales price. This figure is also lower than the census estimate for the County as a whole, where the median owner-occupied home value is \$647,000. In addition to the discrepancy between owner-estimated value and sales price, the graph below shows that production has still not recovered to pre-Great Recession rates and continues to impact the region’s affordability crisis.



There is a fair mix of unit type, with the most prominent being single-family detached homes. Single-family homes (attached and detached) make up roughly 70% of the housing stock in the Urban County. Another roughly 10% is made up of multifamily structures of 20 or more units. Therefore, structures with 2-19 units only account for about 20% of the housing stock. Some units may require significant upkeep and maintenance, providing an opportunity for redevelopment as such units require attention.

Larger units are in unincorporated areas; this is expected as these areas tend to be further from the City of Los Angeles and thus have more land area. In many cases, they also offer more affordable housing options.

Table MA.3
Housing Units by Number of Bedrooms
Urban County
2020 Five-Year ACS

	Total Units	Number of Bedrooms					
		None	One	Two	Three	Four	Five +
Participating Cities Total	513,846	3.9%	3.9%	26.9%	31.6%	18.6%	5.4%
Unincorporated	312,218	3.3%	11.4%	25.1%	38.0%	17.7%	4.6%
Urban County Total	826,064	3.7%	12.8%	26.2%	34.0%	18.2%	5.1%
Los Angeles County Total	3,620,201	7.4%	18.9%	29.6%	28.2%	12.5%	3.5%

About 9% of units in the Urban County are technically overcrowded, meaning that there is more than one (1) person per room in the housing unit, with about 3.3% of those units being severely overcrowded. A

low vacancy rate and relatively high rate of overcrowding point to the need for more housing units, noting that overcrowding can be impacted by cost, location, and family preference.

The LACDA administers a total of 2,962 public housing units and 26,012 Housing Choice Vouchers in its jurisdiction. According to the County's Chief Executive Office, there is a projected loss of 7,937 affordable housing units. This is due to the units being in areas with potential gentrification or displacement and expiring HUD contracts.

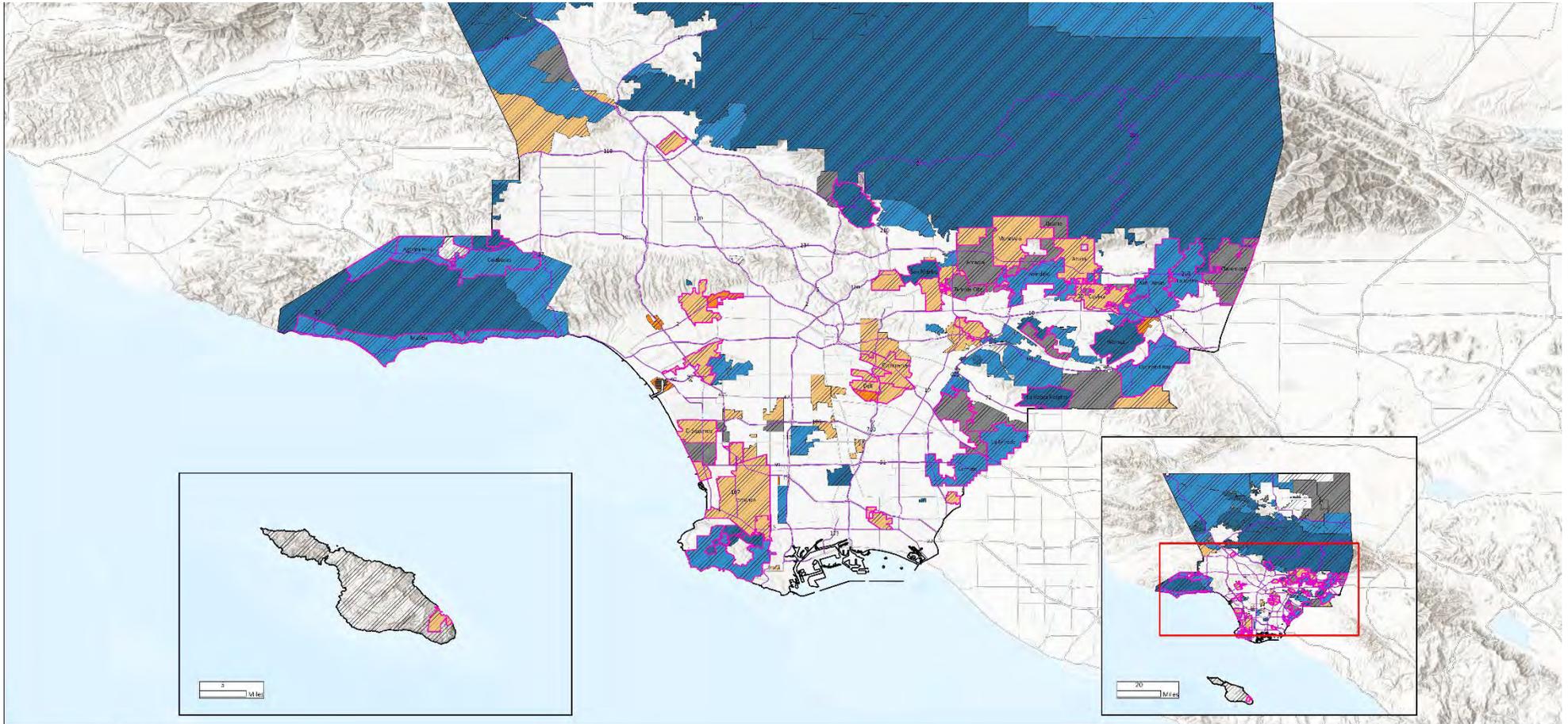
The Regional Housing Needs Allocation (RHNA) provides a housing unit development goal for each jurisdiction at four (4) Area Median Income (AMI) groups: 1) Extremely Low-/Very Low-Income (less than 50% AMI), 2) Lower-Income (50%-80% AMI), 3) Moderate-Income (80%-120% AMI), and 4) Above Moderate-Income (Greater than 120% AMI). The unincorporated County is required to develop 25,648 units for the Extremely Low-Income population, 13,691 units for Lower-Income households, 14,810 for Moderate-Income households, and 36,533 units for Above Moderate-Income households.

Census data shows that the availability of housing units barely appears to meet the needs of the population. The Urban County has 826,064 units for 775,490 households; this is down from the 834,544 units available for 782,957 households (the estimates in the 2018-2023 Consolidated Plan use the 2016 ACS five-year data). Population fluctuations have clearly impacted the population trends within and near the County jurisdiction. Regardless of these changes, the ratio of units to households remains the same. Vacancy rates in the apartment rental market hover near 5%. The rental vacancy rate, using estimates available for all Census Designated Places (CDP) in the Urban County, is between 3% and 4%, indicating a relatively tight housing market in need of more units.

Encouraging the development of more 1-unit, attached structures or 2-19-unit structures may help with the tightness of the market, housing affordability, and perhaps overcrowding (as families in different households could choose to live near one another). The LACDA's Housing Finance and Development Division shared that they are concerned about the vacancy rates in their zero and 1-bedroom portfolio, supporting a greater need for larger-sized units.

The following maps are used to supplement the analysis of the number of housing units and tenure of occupants.

Map MA.4
Owner-Occupied Housing Units
 Urban County
 2020 Five-Year ACS

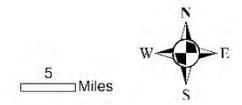


LEGEND

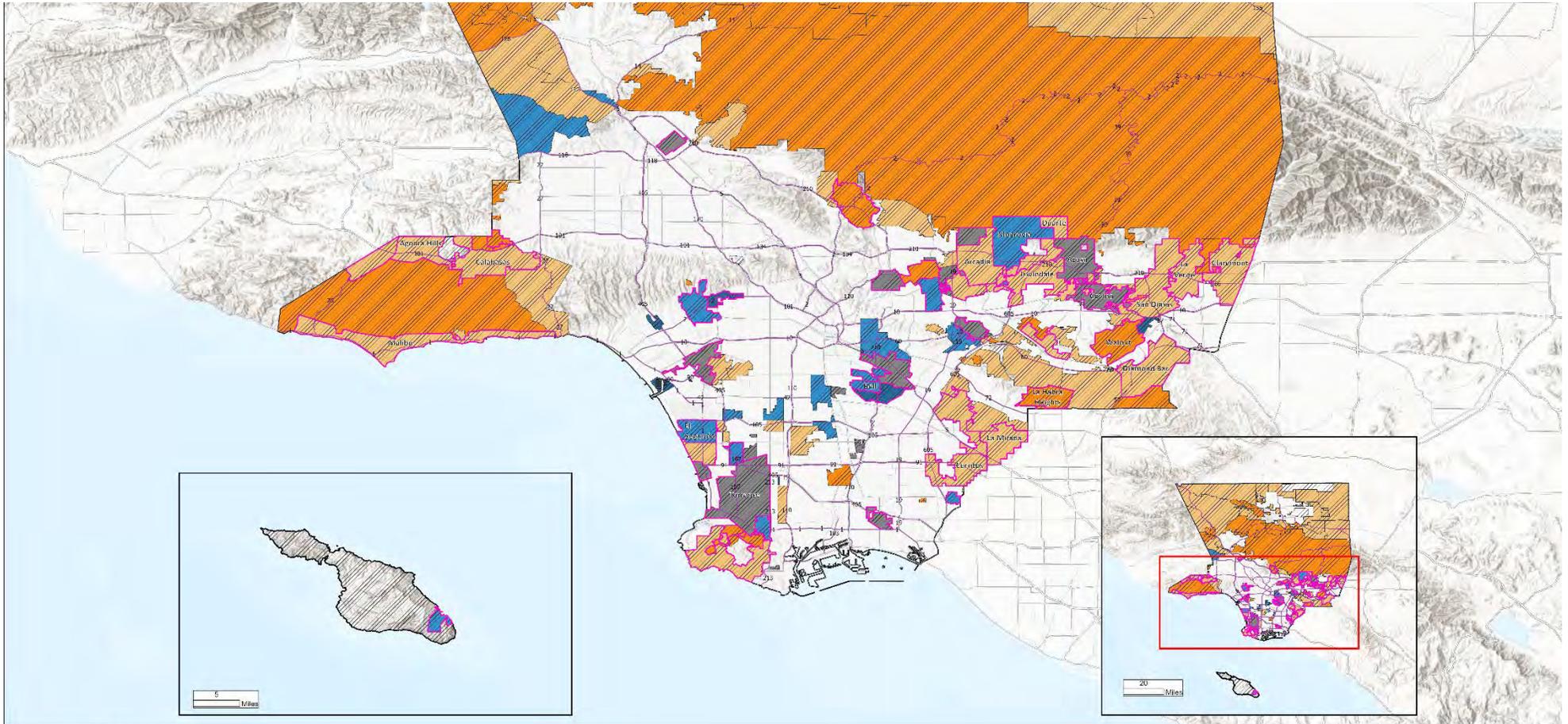


* The average share of owner-occupied units for the Urban County is 58.6%. 68.6% represents a disproportionate share of owner-occupied units

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Map MA.5
Renter-Occupied Housing Units
 Urban County
 2020 Five-Year ACS



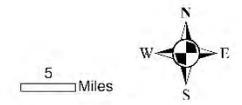
LEGEND

Percent Renter-Occupied Units

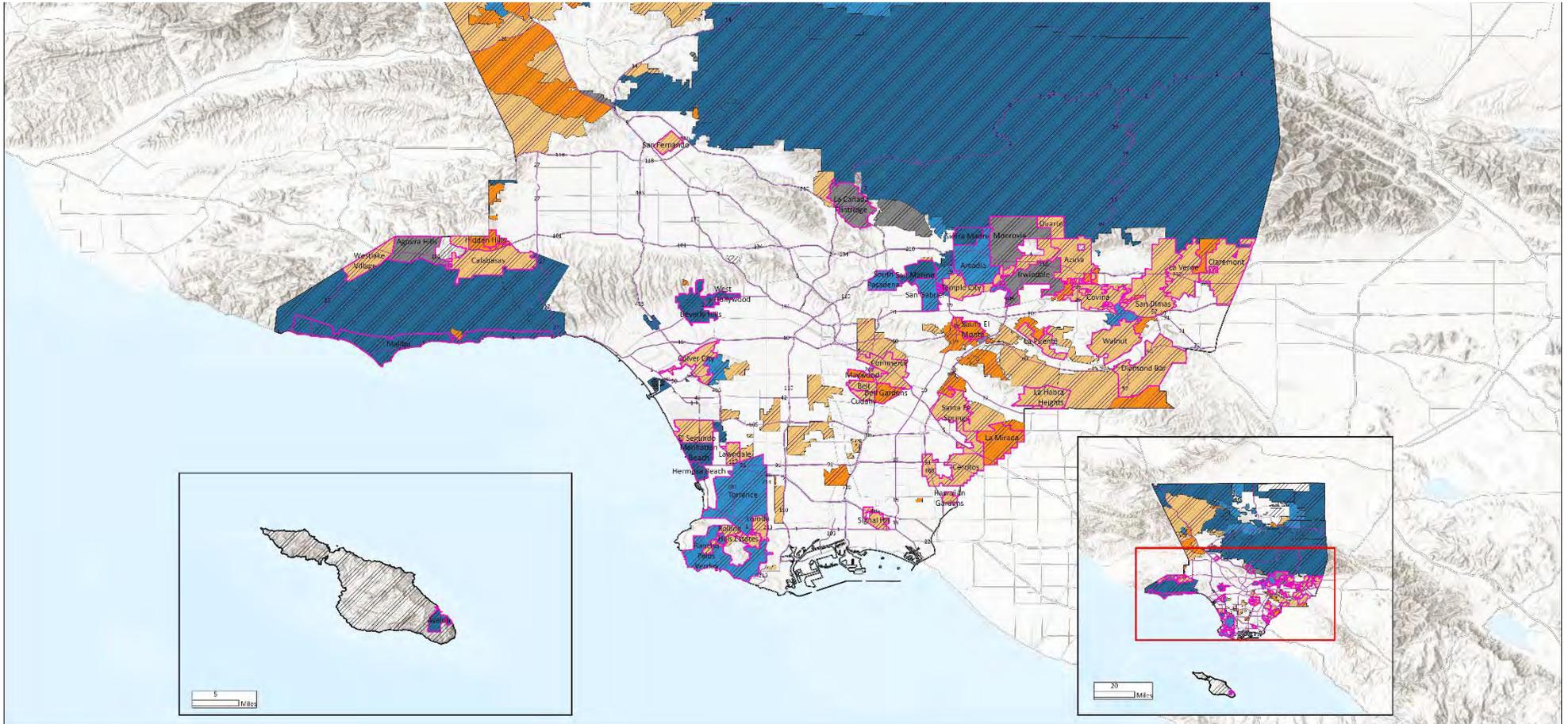
- Up to 20%
- 20.01 - 41.39%
- 41.4 - 51.39%
- 51.4 - 75%
- Over 75%
- Los Angeles Urban County
- Los Angeles County
- Participating Cities
- Non-Urban County
- Freeways

* The average share of renter-occupied housing units for the Urban County is 41.4%. 51.4% represents a disproportionate share of renter-occupied housing units

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Map MA.6
Vacant Housing Units
 Urban County
 2020 Five-Year ACS



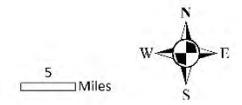
LEGEND

Percent Vacant Units

- Up to 2.5%
- 2.51- 6.09%
- 6.1- 7.09%
- 7.1 - 10%
- Over 10%
- Los Angeles Urban County
- Los Angeles County
- Participating Cities
- Non-Urban County
- Freeways

* The average share of vacant housing units for the Urban County is 6.1%, 7.1% represents a disproportionate share of vacant housing units

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MA-15 Housing Market Analysis: Cost of Housing

The Los Angeles housing market appears to be slowing down, but it is still more unaffordable than other U.S. markets. Los Angeles is still considered a strong market with home values that are higher than most other U.S. home markets.

Low- and moderate-income households, and to some degree many other households, continue to struggle with finding housing that is affordable as housing prices remain prohibitively expensive to individuals and families. HUD defines cost-burdened households as those who pay more than 30% of their income for housing. Using this definition, the share of cost-burdened households in the Urban County is 39%.

The Urban County has substantially more owner-occupied units (58.6%) than renter occupied units (41.4%); however, renter cost burden (53.6%) is much more prevalent than owner cost burden (33%). This indicates a need for more rental properties, subsidized or otherwise.

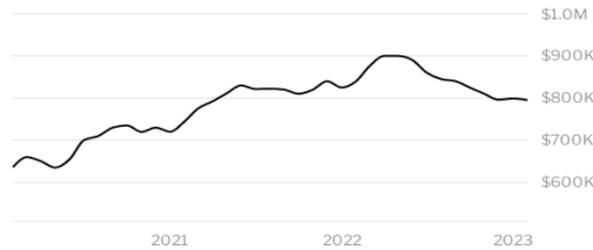
Affordability of housing is likely to be a persistent issue in the LACDA area. Rents and development costs are rising, and they are outpacing wages in most areas. Projected low vacancy rates indicate a tight housing market, especially for affordable units. Demand for housing in the LACDA jurisdiction is steady, though seemingly not as strong as it previously was, as indicated by a lower population and falling single-family home values. Regardless of these trends, housing affordability is very unlikely to occur naturally and will require strategic planning and/or investment on the part of local governments and community partners.

Table MA.7 Los Angeles Market Historical and Projected Asking Residential Rents and Vacancy Rates 2023 Moody's Analytics				
Year	Market Rate (January 2023)		Affordable (2022 Q4)	
	Asking Rent	Vacancy Rate	Asking Rent	Vacancy Rate
2018	\$2,011	3.8%	\$1,034	1.3%
2019	\$2,085	3.9%	\$1,074	1.4%
2020	\$1,990	4.6%	\$1,082	1.5%
2021	\$2,140	4.0%	\$1,119	1.5%
2022	\$2,458	3.6%	\$1,177	1.4%
2023	\$2,532	3.7%	\$1,218	1.4%
2024	\$2,601	3.6%	\$1,246	1.4%
2025	\$2,677	3.8%	\$1,270	1.6%
2026	\$2,766	3.8%	\$1,299	1.5%
2027	\$2,865	3.9%	\$1,332	1.5%
2028	\$2,971	3.9%	\$1,365	1.4%
2029	\$3,079	3.8%	\$1,400	1.5%
2030	\$3,189	3.7%	\$1,437	1.5%
2031	\$3,303	3.5%	\$1,474	1.5%
2032	\$3,431	3.5%	\$1,514	1.5%

Rent projections from Moody's Analytics show a large difference between the rents generated in the affordable market and those generated in the broader apartment market. For instance, the 2023 median affordable rent in the Los Angeles market is less than half that of the general apartment market. These gaps are projected to widen as rents in the apartment market rise faster than the affordable rents.

Table MA.8 Los Angeles Market Rent Distribution 2023 Moody's Analytics					
	Minimum Rent	Lower Quartile	Median Rent	Upper Quartile	Maximum Rent
Affordable Market (2022 Q4)	\$429	\$926	\$1,091	\$1,288	\$2,878
Market Rate (January 2023)	\$788	\$2,046	\$2,476	\$3,066	\$14,880

Graph MA.9
Median Home Sales Price, All Home Types
 Los Angeles County
 2023 Redfin



HOME/fair market rents (FMRs) determined by HUD are aligned with asking rents for efficiency units in the region, but are not adequate to cover the asking rents for the Los Angeles market. For example, the 2023 FMR for a one-bedroom unit is \$1,747, while the median asking rent for a one-bedroom unit is \$2,220. This misalignment can result in residents being unable to locate adequate housing, particularly in high opportunity areas. It also disproportionately impacts families that are generally in need of larger units as these are both more difficult to find and whose FMR and asking rents are more misaligned. This can lead to overcrowding as residents try to reduce housing costs by “doubling up.”

Table MA.10 Fair Market Rents by Unit Bedrooms Los Angeles MSA 2023 HUD					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2023 FMR	\$1,534	\$1,747	\$2,222	\$2,888	\$3,170
FY 2022 FMR	\$1,384	\$1,604	\$2,044	\$2,693	\$2,933

Table MA.11 Residential Rent Asked Los Angeles County 2020 Five-Year ACS	
Rent Asked	%
Less than \$500	3.2%
\$500 to \$999	9.8%
\$1,000 to \$1,499	24.7%
\$1,500 to \$1,999	24.5%
\$2,000 to \$2,499	15.5%
\$2,500 to \$2,999	9.8%
\$3,000 to \$3,499	6.1%
\$3,500 or more	6.4%

Table MA.12
Unit Mix: Inventory and Current Rent
 Los Angeles Market
 2023 Moody's Analytics

Area	Inventory %	Avg. Unit Size in SF	Current Asking Rent/Unit	Current Asking Rent/SF
				Studio
Los Angeles	12.32%	512	\$1,576	\$3.08
Western Region	7.81%	539	\$1,626	\$3.02
United States	5.67%	569	\$1,575	\$2.77
				1 Bedroom
Los Angeles	44.11%	736	\$2,220	\$3.01
Western Region	42.69%	780	\$1,939	\$2.49
United States	43.71%	816	\$1,611	\$1.97
				2 Bedroom
Los Angeles	38.65%	1,049	\$2,949	\$2.81
Western Region	43.73%	1,093	\$2,375	\$2.17
United States	44.04%	1,151	\$1,927	\$1.67
				3 Bedroom
Los Angeles	4.93%	1,359	\$3,219	\$2.37
Western Region	5.77%	1,378	\$2,755	\$2.00
United States	6.58%	1,463	\$2,321	\$1.59

MA-20 Housing Market Analysis: Condition of Housing

Assessing housing conditions in the Urban County can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. Unit conditions are classified in two (2) ways: “standard condition” and “substandard condition but suitable for rehabilitation.” HUD defines standard condition as when a unit fulfills requirements in 13 areas, which include: sanitary facilities, food preparation and refuse disposal, space and security, thermal environment, illumination and electricity, structure and materials, interior air quality, water supply, lead-based paint, access, site and neighborhood, sanitary condition, and smoke detectors. Standard units do not require any upgrades or major changes to be ready to house people, while substandard units would require significant improvements to be ready for occupancy. These units lack complete kitchen facilities, plumbing services, and/or telephone services.

Across the Urban County, there are 5,900 vacant units for sale and 19,495 vacant rental units that are classified as substandard. These approximately 25,000 substandard units present an opportunity for rehabilitation and to be preserved as affordable housing. The need for dedicated funding for rehabilitation was raised multiple times during stakeholder interviews and focus groups. Some affordable housing providers would like to see additional funding set aside for housing rehabilitation, in addition to funding for new construction.

Table MA.13			
Year Structure Built			
Urban County			
2020 Five-Year ACS			
Year Built	Participating Cities	Unincorporated	Urban County
Built 2014 or later	1.1%	0.7%	1.0%
Built 2010 to 2019	0.8%	0.8%	0.8%
Built 2000 to 2009	4.3%	5.6%	4.8%
Built 1990 to 1999	5.6%	6.6%	6.0%
Built 1980 to 1989	12.8%	10.8%	12.0%
Built 1970 to 1979	17.2%	12.8%	15.6%
Built 1960 to 1969	18.2%	14.5%	16.8%
Built 1950 to 1959	22.5%	23.2%	22.8%
Built 1940 to 1949	8.3%	13.6%	10.3%
Built 1939 or before	9.0%	11.4%	9.9%
Total	513,846	312,218	826,064

Table MA.14			
Vacancy and Asking Rent by Year Built			
Los Angeles Market			
2023 Moody's Analytics			
Year Built	Asking Rent (\$ per SF)	% Vacant	Inventory %
Before 1970	13.78	3.1	18
1970-1979	14.54	1.7	20
1980-1989	14.33	1.5	27
1990-1999	15.18	0.6	10
2000-2009	15.12	1	11
2010-2019	15.83	3.1	9
After 2019	17.23	8.6	4
All	14.71	1.2	100

Most of the Urban County housing stock (59.8%) was built before 1970, reinforcing the need for dedicated rehabilitation funds as these older units are likely in need of more repairs. Some of these units may even be coming to the end of their useful life. Table MA.14 shows vacancy rates by year built in the Los Angeles

housing market and still shows relatively high demand even for older units. Units built after 2019 have the highest vacancy rate in the market, possibly related to their higher asking rents.

Lead-based paint was banned in 1978, so units built before this time have a higher risk of lead-based paint hazards. Lead-based paint is very toxic and even dust from lead-based paint can be extremely harmful when consumed. It was banned due to the concerning effects it had on children's health. Older homes, built before 1940, are even more likely to contain lead-based paint hazards. HUD uses a construction year as an indicator of the likelihood of the presence of lead-based paint. An estimated 87% of housing units in the Urban County were built before 1980. Although lead poisoning has become less common in recent years, as of 2019 roughly 2,000 children in Los Angeles County were diagnosed annually with unsafe levels of lead in their blood, according to state data. South Los Angeles is one of the most affected areas.

The Urban County's older housing units would benefit from additional rehabilitation efforts to fully maximize the available housing stock and preserve additional units as affordable housing.

MA-25 Public & Assisted Housing

The LACDA administers its Public Housing program across 63 sites and its Project-Based Vouchers (PBV) program across 54 properties. The LACDA has 1,988 additional PBVs in the pipeline across 43 projects, which are expected to become operational over the next three (3) years. Four hundred seventy-seven of these PBVs were committed in 2022 through the LACDA’s Notice of Funding Availability (NOFA) 27 and outside of the NOFA by way of a previous competition that allows the LACDA to issue PBVs in accordance with 24 CFR 983.51. The LACDA is planning to convert up to 400 additional tenant-based vouchers to PBVs through NOFA 27-A that is scheduled to be released in mid-December and to projects that were previously selected through a competitive process. The LACDA does not currently have any plans to expand its Public Housing program.

	Certificate/ Mod Rehab	Public Housing	Vouchers					
			Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Units in use	0	3,121	24,512	1,538	22,493	1,707	353	213

In August 2013, HUD approved LACDA’s submittal to designate seven (7) public housing senior developments as housing for elderly families. The census projects that the elderly in California will have an overall increase of 112% from 1990 to 2020. Los Angeles County is also projected to mirror this trend and the rise of the elderly population was mentioned repeatedly during stakeholder consultations. Through its senior designation, the LACDA addresses the specific and growing housing needs of the elderly. Additionally, the LACDA offers senior support services at various senior housing developments. On September 1, 2020, the LACDA received a two-year extension for this senior designation.

The LACDA is in the process of analyzing options for converting Public Housing to Rental Assistance Demonstration (RAD) in order to leverage assets to maintain sites. Currently, the LACDA is reviewing the RAD conversion at a site-based level and preparing to meet with residents for the proposed RAD conversion. Applications for RAD will be submitted to HUD in FY 2023-2024.

Physical Condition of Units

The LACDA inspects units annually in accordance with the HUD Uniform Physical Condition Standards (UPCS). The LACDA also conducts periodic quality control inspections to determine the condition of the unit and to identify problems or issues in which the LACDA can be of service to the family and to assure that repairs were completed at an acceptable level of craftsmanship and within an acceptable time frame. The LACDA conducts quality control inspections of not less than 5% of all units.

The HUD Real Estate Assessment Center (REAC) physical inspection is a visual inspection of the interior and exterior for all public housing, multifamily, and Section 8 properties. HUD requires a physical inspection of the property, to identify its current condition. The LACDA housing unit inspections are generally done annually, but if the property scores over 90, it will not be re-inspected for two (2) years,

and for a score over 80, it will be one (1) year before re-inspection. This inspection is a primary source of information for evaluating the condition of the property, including the structure, building systems, and unit conditions. It also measures compliance and helps to ensure the property manager and owner are following HUD's inspection standards.

In 2023, HUD is converting the REAC inspection model to the new NSPIRE inspection, to merge both REAC in public housing and Housing Quality Standards (HQS) standards in Section 8, to one standard and model. The new NSPIRE inspections are set to roll out in July 2023 for public housing, and October 2023 for Section 8. For the past three (3) years, HUD has been working on testing the inspection process and new software, and asked public housing agencies to volunteer for their NSPIRE demonstration. The LACDA volunteered and had all its properties inspected through the demonstration. The inspections were not scored, as it was voluntary. The last REAC inspections conducted prior to the NSPIRE demonstration resulted in an average of 94 for all sites, with a lease-up rate of 99% for occupancy. This is part of the reason that LACDA's Public Housing Program has been rated High Performer for the last 13 years.

The LACDA's Housing Operations Capital Improvements Unit is responsible for the rehabilitation of 2,962 units of public housing and 267 units of non-conventional housing located at 68 sites across the County of Los Angeles. Since 2000, LACDA's Housing Operations Division has expended \$210 million in federal funds from the Capital Fund Program (CFP), Capital Fund Emergency & Security Grant (CFES), and CDBG for modernization and rehabilitation activities to provide modest, affordable housing for families, seniors and persons with disabilities. The Capital Fund Grant will also fund non-construction projects, such as the termite abatement projects, security camera installation, and site improvements throughout the sites. The LACDA has also applied for awards and has received recognition for its sustainability efforts and solar projects in its efforts to go green.

Capital Fund Program for Public Housing

The LACDA uses the Capital Fund Program (CFP) to provide for rehabilitation, repair, and physical improvements of County-owned public housing developments, as well as for management improvements. The program operates on a fiscal year beginning July 1 to June 30. Through CFP, housing authorities across the country receive a formula allocation amount based on unit count, size, and need. The LACDA received \$9,185,170 in CFP funds for FY 2023-2024.

The CFP program requires that a physical and management needs assessment is done every sixth year, in which work items are identified and prioritized. It is not unusual to have more needs than can be reasonably funded over the next 10–20 years.

A Five-Year Plan is then developed to identify which projects, across the County, will be funded in years one through five. Emergency work items and those required by statute take priority over other needs and are funded in the first year, provided funding is available. The remaining work items are identified based on need and available funding. Any remaining work items that are not included in the Five-Year Plan are carried over for consideration in the next needs assessment. Major work items may require funding for multiple years.

LACDA rehabilitated many of its 63 Public Housing sites with CFP funds during FY 2022-2023 including, but not limited to, the following projects:

- Carmelitos Kitchen Rehab
- Harbor Hills Irrigation
- Nueva Maravilla Roof Replacement
- West Knoll Re-Pipe & Plumbing
- Palm Window Replacement
- Marina Manor Boiler
- Orchard Arms Solar Design
- Whittier Manor Unit Flooring
- South Bay Gardens Window Replacement
- Unit Rehabilitation at Various Sites

In FY 2022-2023, various Americans with Disabilities Act (ADA) improvements were completed at various sites. The ADA improvements that were completed include, but were not limited to, various sidewalks and parking lots at Harbor Hills, South Bay Gardens, and Nueva Maravilla. The LACDA will resume the completion of rehabilitated kitchens at Carmelitos (Phase IV) and Marina Manor now that COVID-19 restrictions have been lifted.

For FY 2023-2024, the LACDA will utilize CFP funds to complete accessibility upgrades, kitchen rehabilitation, roof repair, flooring, exterior painting, and broadband installation at various housing developments.

Resident Initiatives

The LACDA, through the Resident Services Program (RSP), assists individual residents to achieve self-sufficiency through literacy, job training, job placement, and various supportive services. Many of these support the economies of public housing developments, as well as the surrounding communities. The RSP also provides youth in public housing developments with literacy and recreational programs to promote the values of teamwork, personal development, and achievement.

The following activities are provided year-round:

Educational Partnerships: The LACDA fosters new partnerships that are committed to providing educational resources, program delivery, and needs-based solutions to housing communities. Students are able to receive services and experience in a variety of fields, including after-school education, social services, criminal justice, the arts, human resources, information technology, and various fields of research.

Family Learning Centers: In 1988, the LACDA established the first Family Learning Center (FLC) to address the need for education, literacy, and after-school programming in public housing. This commitment to education and accessibility for youth and adults helped establish a variety of learning centers across the County's large family housing developments, including Carmelitos, Harbor Hills, and Nueva Maravilla.

Resident Opportunities and Self-Sufficiency Service Coordinators (ROSS-SC) Program: This program funds staff to coordinate and expand social and human services to all public housing residents residing at various conventional public housing sites. Coordinators provide supportive services including youth

development, education and literacy, resident empowerment, senior services, and workforce development to youth, families, seniors, and residents with disabilities within the public housing communities.

Family Self-Sufficiency (FSS) program: LACDA has an effective FSS program that assists Housing Choice Voucher (HCV) and Public Housing (PH) participants to move towards self-sufficiency and homeownership. The FSS program requires public housing agencies (PHAs) to develop strategies, such as job training, homeownership programs, scholarships, tuition reimbursement, childcare, and transportation, to help public housing residents obtain employment that will lead to economic independence and self-sufficiency.

The FSS program currently has 315 HCV program participants and 55 Public Housing program participants for a total of 370 HCV and PH total families enrolled in the FSS program. Out of the 370 HCV and PH total families, there are 241 HCV and PH families with escrow accounts. For Fiscal Year 2022-2023, the FSS program has graduated 20 participants (13 HCV and 7 PH) with a total of \$310,213 (\$205,717 HCV and \$104,496 PH) in escrow funds disbursed. This year, no FSS participants have bought a home.

FSS program participants receive career development, life skills training, job training, and homeownership and financial literacy counseling as they continue the path to financial self-reliance. The LACDA looks forward to seeing all families graduate successfully, reach their goals, and realize their dreams of homeownership.

To support this effort, marketing materials have been developed to outreach and further promote the program's requirements and benefits to all participating families. New participating families are asked to sign a five-year Contract of Participation (COP) that governs the terms and conditions of their participation, and an Individual Training Service Plan (ITSP) is created that outlines referral services for supportive services, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP may be extended under extenuating circumstances to allow the family to meet their ITSP goals.

Once the COP is established and the family's tenant rent increases because of earned income, an escrow account is established. The escrow account is disbursed to the participant if all ITSP goals are met by the end date of their COP. For HCV participants, the escrow may be disbursed once they reach 30% of the Fair Market Rent (FMR) for the unit the family qualifies. In the event the family terminates its participation in the FSS program or their housing assistance is terminated before successful completion of the program, their escrow account is forfeited.

MA-30 Homeless Facilities & Services

The 2022 Housing Inventory Chart (HIC) showed that there was a total of 34,979 beds throughout Los Angeles Continuum of Care (CoC). Most of these units are emergency shelters. As of November 2022, there were 494 sites countywide available for people experiencing homelessness to have a safe, warm place to sleep at night, and receive services to help them secure housing.

Table MA.17 Homeless Housing Inventory Count LA Continuum of Care 2022 LA CoC PIT Count						
	Total Year Round	Household with Children		Adults Only	Dedicated Veteran	Dedicated Youth
	Beds	Beds	Units	Beds	Beds	Beds
Emergency Shelter	20,070	8,902	3,060	11,068	14	434
Transitional Housing	3,963	1,463	504	2,500	686	859
Safe Haven	432	0	0	432	407	0
Rapid Re-housing	10,514	816	225	9,698	409	271

To address the need for increasing the amount of emergency shelters, the LACDA created a flexible \$20,000,000 fund to focus on the expansion of emergency shelters or transitional housing beds throughout the County. The funding can be used to construct new year-round homeless shelters, expand the number of beds in existing homeless shelters, and provide services and ongoing operational costs for year-round homeless shelters.

The Los Angeles Homeless Services Authority (LAHSA) funds four (4) programs that provide facilities and services to those experiencing homelessness. More information on these programs is available in section AP-90.

1. The Crisis Housing and Services Program provides interim housing (crisis and bridge housing) with supportive services that are integrated with the Coordinated Entry System (CES) for homeless individuals and youth;
2. The Winter Shelter Program offers emergency shelter, two (2) meals a day, showers, security, case management and referrals to supportive services to the most vulnerable persons experiencing homelessness during inclement weather;
3. Access Centers carry out initial screenings/assessments, service referrals, diversion/problem-solving, and case management. Access Centers may deliver also basic services such as showers, charging stations, or storage bins, and may co-locate other services on site, such as workforce development or public social services; and
4. Homeless Engagement Teams (HET) are comprised of outreach workers who respond to requests for assistance for homeless persons from a variety of stakeholders, including residents, businesses, neighborhood groups, government offices, and people experiencing homelessness themselves. HET members build relationships with communities to connect unhoused persons to the appropriate shelter and supportive services.

In addition to the housing facilities, the County provides supportive services in several critical areas including employment programs for participants who are homeless or at risk of homelessness, housing, welfare, and meals programs.

Examples of the employment program offerings include the following:

1. LA:RISE builds a pathway from unemployment to transitional employment to permanent work for youth or individuals who have been previously homeless or incarcerated.
2. The HireUP program is open to those individuals who are work-ready and experiencing housing insecurity or homelessness in Los Angeles County. The program provides individuals with paid employment skills training and wrap-around services through multi-agency collaboration. Once participants complete the program, they are placed into full-time, unsubsidized employment with program partners, which is life changing.
3. Alternate Staffing Organizations provides subsidized temporary employment positions to assist those affected by homelessness in Los Angeles County. The long-term goal of the program is to enable financial stability through stable employment in high-growth industries.
4. Careers for a Cause is designed to train individuals who are interested in serving the homeless population. The program prepares students for a career in social services and once the program is completed, participants are matched with employment at a homeless service provider.

Examples of housing, welfare, and meals programs offerings include:

1. Home2Work, a collaborative effort between the Los Angeles County Department of Economic Opportunity (DEO) and LAHSA, streamlines the process of connecting rapid re-housing participants to services offered by DEO through the local America's Job Centers of California (AJCC). An important criterion and sometimes a barrier to rapid re-housing programs is participant income. The Home2Work program provides a formal process to refer participants to the AJCC with the goal of increasing income and the economic self-sufficiency.
2. There are a series of Measure H-funded homeless efforts related to workforce development. Measure H funding is derived from a ¼ cent sales tax to address and prevent homelessness. Measure H funding is distributed by the DEO to the other Workforce Development Boards, the City of Los Angeles, the County Departments of Public Health, Health Services, and Mental Health, as well as other key federal partners, to promote effective hygiene, prevent and address potential COVID-19 infections, and instruct those experiencing homelessness on how to keep safe.
3. The Emergency Food Assistance Program serves people in need, including individuals who are homeless or at risk of homelessness.
4. The Adult Protective Services Home Safe Program provides clients who are at risk of becoming homeless with homelessness prevention services necessary to maintain their current housing, or with assistance in finding new housing to avoid becoming homeless and entering the homeless emergency shelter system.

In addition to these other efforts, the LACDA was also a partner in the region's Project Homekey (PHK) efforts. PHK is a partnership between the County, City of Los Angeles, other cities, and the State of California to purchase and rehabilitate hotels and motels, and convert them into permanent, long-term housing for people experiencing homelessness. PHK builds upon Project Roomkey, a temporary initiative to bring seniors and other medically vulnerable people experiencing homelessness indoors to prevent the spread of COVID-19 through leasing hotel rooms. PHK has provided three (3) rounds of funding for the

County and cities to buy hotels and motels and will create permanent supportive housing to bring the most vulnerable residents indoors and provide them critical services. PHK sites began opening on a rolling basis starting in early 2021. Most of these sites are currently providing interim housing, but some are already providing supportive housing. As of November 2022, there are 76 total PHK sites with a total of 4,513 units in Los Angeles County: 64 supportive housing sites with 595 units and 12 interim housing sites with 3,918 units that will be converted to supportive housing.

MA-35 Special Needs Facilities and Services

The County recognizes the need to meet the diversity of housing needs, particularly for persons with special needs, through a variety of housing types. Persons with special needs may have a variety of mental and physical disabilities or circumstances that require a wide range of supportive services. These special needs populations can also include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with mental health issues, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and other categories.

The LACDA works as a member of the County's Special Needs Housing Alliance to continually improve the quantity and quality of special needs housing. The LACDA has a strong commitment to helping people with special needs or disabilities by providing funding to developers and nonprofit organizations to build special needs housing with supportive services. Through the Affordable Housing Trust Fund, the LACDA has assisted in the development of assisted living options for persons with developmental disabilities, in collaboration with nonprofit agencies and developers. HOME funds can also be used to assist in the development and renovation of special needs housing in partnership with developers and service providers.

Elderly and Frail Elderly

For the elderly, poor health is a more significant contributor to housing instability, compared to other age groups. Seniors often need help, not only with making monthly housing payments, but also with costs for utilities, maintenance, repairs, and accessibility upgrades. Some are also not physically able to handle the repairs. Chronic health conditions present a serious barrier towards independence for seniors. Often, frail elderly (those that are aged 75 years and above) may be able to remain living independently in their homes with the help of special services. The increased prevalence of health issues and disability among the senior population is exacerbated by limited access to health care that many low- to moderate-income elderly face.

There are many supportive services for the elderly/frail, including those that help pay for services that allow individuals in these populations to remain safely in their own homes, meals and nutritional programs for older adults and families, supportive service programs to promote and maintain independent living, family caregiver support to aid unpaid caregivers in caring for elderly relatives, and 14 community senior centers operated by the Los Angeles County Department on Aging and Disabilities that provide a wide range of in-person services. In addition, the LACDA operates 14 of its public housing sites as elderly-only developments serving residents aged 62 and over.

Persons with Disabilities

Persons with disabilities in the County are twice as likely to experience poverty than those without disabilities. They also face more frequent discrimination from landlords refusing to rent to them and must rely on the advocacy of fair housing services or accommodating owners/managers to secure housing. While this population often has limited incomes, those with disabilities often require the need for a range of supportive services, independent living assistance, accessibility modifications, adaptive equipment, or other features in their home. Furthermore, as much of the housing stock in the County was constructed prior to 1990 (before the passage of the Americans with Disabilities Act), accessible housing is also limited in supply.

LACDA provides units with accessible features throughout its public housing program and plans to evaluate its 504 Compliance for all public housing senior/disabled developments in FY 2023-2024. The LACDA works to foster independence, personal growth, and promote community integration based on the individual needs of adults with disabilities in collaboration with nonprofit agencies and developers.

People with Mental Health Issues

The Los Angeles County Department of Mental Health (DMH) provides mental health and supportive services for residents with mental health issues. DMH directly operates more than 85 programs and contracts with providers to provide a spectrum of mental health services to people of all ages. These services provide hope, support with recovery, and aid in their well-being. Mental health services typically provided are assessment, therapy, medication, case management/brokerage, crisis intervention, and other supportive services related to housing and employment. These services are intended to reduce psychiatric symptoms and increase independent functioning and self-reliance, so that individuals can achieve the fullest and most productive life. The strategy of these programs is to create a full continuum of care for the client's specific level of mental health needs and recovery goals. Some of the program offerings include prevention and early intervention services, clinical services, recovery-focused wellness centers, path and client-run services that are designed to support clients who are in later stages of recovery, and specialty services to support veterans.

The LACDA has supported the development of over 500 affordable housing units for people with mental health disabilities. LACDA understands that a variety of housing options is needed to address individual needs and has assisted nonprofit developers with building transitional and supportive housing for residents with mental illness. These housing developments include shared living programs, assisted living, and independent living apartments. All residents receive supportive services from private mental health agencies or DMH.

There are two (2) main housing programs operated by County Health Services for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

1. **Interim housing** provides clients with a safe indoor environment to sleep, receive services and assessments, and are matched to permanent housing resources. Housing for Health specializes in providing interim housing for individuals with complex medical and behavioral health conditions who need a higher level of support services than what is available in most settings through:
 - a. **Recuperative Care:** Short-term housing for individuals recovering from an acute illness or injury, or who have conditions that would be exacerbated if they are not in stable housing with medical care.
 - b. **Stabilization Housing:** Immediate housing solution for individuals who are medically vulnerable if not placed into a stable living environment.
2. **Permanent Supportive Housing (PSH)** is an evidence-based practice that is critical in ending the cycle of homelessness for vulnerable people who have multiple complexities in securing and maintaining long-term housing. The housing may be specifically designed for this use in a "project-based" model or procured in the private rental market where a person may utilize a "tenant-

based” rental subsidy they can use in the community. Each person is provided Intensive Case Management Services (ICMS) which ensure housing stability, often starting with crisis intervention and referrals to mental and physical healthcare services.

People with Alcohol or Other Drug Use Issues

People who suffer from substance abuse often require special housing services while they are being treated and recovering. The continuum of care for persons with substance abuse problems consists of four (4) levels of assistance. Public inebriate reception centers, detoxification recovery facilities, recovery homes, and outpatient support networks offer varying levels of care to those with substance abuse issues who are willing to receive treatment. A public inebriate reception center is a 24-hour facility allowing people to undergo immediate help without being jailed. A detoxification recovery facility allows persons to stay up to 30 days. Persons who need extended assistance may require a stay in a recovery home for 30 to 90 days. Outpatient support networks, such as Alcoholics and Narcotics Anonymous, provide support groups, counseling, and other programs on an ongoing basis.

The Department of Public Health has the primary responsibility of administering the County's alcohol and drug programs. Substance Abuse Prevention and Control (SAPC) provides a wide array of alcohol and other drug prevention, treatment, and recovery programs and services for individuals through contracts with community-based organizations. The primary recipients of County-funded alcohol and drug treatment, recovery, and intervention services are County residents, particularly those who are uninsured and/or underinsured.

People with HIV/AIDS and their Families

Stable, affordable housing offers the best opportunity for persons living with HIV/AIDS to access drug therapies, treatments, and supportive services that will enhance the quality of life for themselves and their families. For many of those living with HIV/AIDS, short-term assistance with rent, mortgage, or utility costs alone will provide the necessary support to remain healthy and in stable housing. Additionally, a large majority of persons living with HIV/AIDS in the County may have low incomes and need support in the form of financial assistance for medical care, transportation, legal services, and other general support services.

Through the Affordable Housing Trust Fund, the LACDA has assisted in the development of affordable housing units for people living with HIV/AIDS. The LACDA encourages the coordination of housing-related resources and services for people living with HIV/AIDS in Los Angeles County. The LACDA also partners with the HIV Housing Collaborative to increase housing opportunities linked with services for people living with HIV/AIDS in Los Angeles County.

Foster Youth and Transitional Housing

About 1,500 foster youth age out of the Los Angeles County child welfare system each year. Most have difficulties with looking for jobs, housing, higher education, or support. The Emancipated Foster Youth

Transitional Housing program promotes the individual achievement of former foster youth by providing housing and support services. To help promote individual achievement for emancipated foster youth, the LACDA has joined with the County Departments of Children and Family Services, Probation, Department of Mental Health, Los Angeles Homeless Services Authority (LAHSA), and community nonprofit organizations.

The goals of the transitional housing programs for former foster youth are to develop affordable apartments, transitional housing, and emergency shelters in Los Angeles County, in conjunction with supportive services to help youth become independent adults. In addition to housing, the programs offer job training, computer training, educational assistance, and other social services. Youth are allowed to stay in transitional housing for up to two (2) years. The housing units are located in LACDA-developed properties, as well as privately-owned houses and apartments.

The LACDA has also partnered with LAHSA to work with community nonprofit agencies to administer the housing portion of the Foster Care Independence Act (Independent Living Program). Through this program, over 166 new transitional housing beds have been created. In addition to a wide range of supportive services, youth are also given assistance in locating and maintaining permanent housing through this program.

MA-40 Barriers to Affordable Housing

Common barriers to affordable housing include public policies (such as property taxes, zoning ordinances, building codes, growth limits, etc.) that affect the cost of housing or the incentives to develop, maintain, or improve affordable housing. Additional barriers include environmental and private sector market factors that increase the cost of developing and maintaining housing. The last few years have also seen a dramatic rise in construction costs and interest rates, further constraining the development and affordability of housing. The Los Angeles region also contends with some of the highest land prices in the country, which is yet another factor that contributes to higher housing costs.

Governmental Constraints

The intent of land use controls is to promote the orderly development and the public health, safety, and welfare of the unincorporated areas. Overly restrictive standards and procedures in the General Plan and the zoning and subdivision codes can add to the cost of housing; however, the land use controls that apply to the unincorporated areas are not considered unreasonable or substantial constraints on development. The County's regulations are generally comparable to land use controls utilized in other local jurisdictions in California.

Environmental and Safety Constraints

The unincorporated areas consist of a highly diverse topography, with a variety of hazards and invaluable natural resources that may constrain the development of affordable housing. In general, the terrain in the County can be classified in broad terms as being 25% mountainous, 15% coastal plains, and 60% hills, valleys, or deserts. Physically hazardous constraints include very high fire severity. Environmentally sensitive areas like the Santa Monica Mountains and Angeles National Forest, have endangered species inhabiting these places, or lack of sufficient water infrastructure.

Infrastructure Constraints

Adequate infrastructure and public services are necessary to accommodate future housing development. Existing and projected deficiencies in infrastructure and public services in the County are primarily a result of growth and development pressures, although increased consumption by existing customers is also a factor. The availability of fire protection, water, sewer, street, educational facilities, and library services can assist with accommodating new development in the unincorporated areas. Existing urban areas, where infrastructure is already in place, can be developed more quickly and for less cost than rural areas that require an extension of infrastructure and public services. Infrastructure elements considered by the County in the context of affordable housing are water, sewer services, streets, education, and libraries.

Land Costs

High land costs are one of the major contributing factors to housing prices and rents in the County. Developable portions of the unincorporated areas are substantially built out, with little or no vacant land available for development of any kind. Much of the hillsides and nearly all the valley areas south of the San Gabriel Mountains are densely populated and have been converted into urban and suburban uses. Nearly all the vacant land remaining in the unincorporated areas is mountainous and within physically hazardous areas, environmentally sensitive areas, and/or lacking in basic sewer and water infrastructure.

The shortage of developable land further drives up the demand and cost of housing construction. The high cost of development in these types of terrain and under such conditions renders lower cost housing to be infeasible within most of the County's vacant land. To address this problem the County is increasing the residential densities allowed on flatter urban land near transit stations. This offers opportunities for affordable housing development, with greater access to transit and jobs. Even with this infill development solution, the high cost of land in the County makes developing affordable housing costly.

Construction & Financing Costs

Construction labor costs are higher in the Los Angeles County area due to a loss of construction workers in the early 1990s following an economic recession; however, labor costs are set on a regional basis and do not usually constrain housing development in specific locations. On the other hand, the statewide prevailing wage requirement substantially increases the cost of affordable housing construction. In January 2002, Senate Bill (SB) 975 applied prevailing wage requirements to public works and other projects (such as housing) that involve public-private partnerships. SB 975 requires the payment of prevailing wages for most private projects constructed under an agreement with a public agency that is providing funding to the project.

Debt capital was readily available for market-rate housing developments until recently. It is now less accessible for affordable housing developments due to the difficulty in layering various funding sources. Low Income Housing Tax Credits (LIHTC) have become a critical source of capital for affordable housing developments; however, competition for tax credits is often fierce. To obtain debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. The County utilizes a variety of funding sources to provide supplemental financing for affordable housing development, including the Home Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG).

Mortgage Costs

In 2017, interest rates on a 30-year mortgage were above 4%. Mortgage rates have risen, averaging 6.8% for a 30-year fixed loan in April of 2023, along with the median home prices in the County, which averaged \$849,000 in February 2023, according to the National Association of Realtors. Housing prices have continued to rise in recent years, making it more unaffordable for many households in the County. Current Los Angeles housing market trends are directly correlated to the introduction of COVID-19. Due to foreclosure moratoriums, 2020 resulted in less foreclosures than in recent years; however, there have been a significant number of foreclosures initiated in the third quarter of 2022. Over the course of the third quarter (Q3), a total of 3,434 homes in California were the subject of a foreclosure filing. Los Angeles was the largest contributor of new filings (1,102 foreclosure initiated in Q3). It is predicted that the Los Angeles County housing market will continue to see filings increase, as the expiration of government assistance will foster an increase in delinquencies.

MA-45 Non-Housing Community Development Assets

Out of the 1,163,572 civilian employed population (aged over 16) in the Urban County, the most prevalent employment sector is educational services, health care, and social assistance, representing approximately 21.8% of the workforce. This sector is comprised of schoolteachers, registered nurses, and other roles supporting education and wellness in schools and healthcare institutions. The second-leading employment sector is professional, scientific, administrative, waste management services, which represents approximately 12.8% of the workforce. This sector is home to lawyers, accountants, consultants, and similar higher earning “white collar” roles. Finally, manufacturing represents approximately 10.2% of the workforce, a sector that has historically provided a solid base of jobs, reduced in recent decades by deindustrialization patterns. Most Urban County workers are occupied in management, business, science, and arts. The second largest occupation category is sales and office.

Industry	Urban County	%	LA County	%
Civilian employed population 16 years and over	1,163,572	100.0%	4,666,042	100.0%
Construction	67,889	5.8%	297,145	6.4%
Manufacturing	118,683	10.2%	398,552	8.5%
Wholesale trade	50,710	4.4%	144,763	3.1%
Retail trade	116,343	10.0%	472,346	10.1%
Transportation and warehousing, and utilities	77,127	6.6%	310,395	6.7%
Information	36,751	3.2%	201,749	4.3%
Finance/insurance and real estate	75,789	6.5%	272,034	5.8%
Professional, scientific, administrative, waste management services	149,041	12.8%	649,121	13.9%
Educational services, health care, social assistance	253,358	21.8%	1,037,724	22.2%
Arts, entertainment, recreation, accommodation, food services	110,926	9.5%	446,284	9.6%
Other services, except public administration	56,737	4.9%	238,403	5.1%
Public administration	44,376	3.8%	174,648	3.7%

Occupation	Urban County	%	LA County	%
Civilian employed population 16 years and over	1,163,572	100.0%	466,6042	100.0%
Management, business, science, and arts occupations	474,023	40.7%	192,9818	41.4%
Service occupations	184,756	15.9%	811,281	17.4%
Sales and office occupations	267,778	23.0%	958,767	20.5%
Natural resources, construction, and maintenance occupations	82,573	7.1%	367,162	7.9%
Production, transportation, and material moving occupations	154,443	13.3%	599,014	12.8%

Table MA.20 provides commute information for the Urban County. While the Los Angeles region is famous for its web of freeways and traffic, the mean commute time for Urban County residents is about 30 minutes. Many area residents would find this fact surprising since hour-long or 90-minute commutes are not uncommon. Urban County residents have a strong preference for commuting alone in a car (43%), while only 5.5% report carpooling and less than 2% report taking transit. While the regional transit agency, Los Angeles County Metropolitan Transportation Authority (Metro), is in the midst of a multi-year rail expansion project, the public transit system in the Urban County does not appear to sufficiently meet the needs of many of its workers.

Table MA.20				
Employment Status and Manner of Commute				
Urban County				
2020 Five-Year ACS				
EMPLOYMENT STATUS	Urban County	%	LA County	%
Population 16 years and over	1,970,564	100.0%	8,002,494	100.0%
Civilian labor force	1,237,080	62.8%	5,142,826	64.3%
Employed	1,163,572	59.0%	4,666,042	58.3%
Unemployed	73,508	3.7%	476,784	6.0%
COMMUTING TO WORK				
Workers 16 years and over	1,133,698	57.5%	4,535,263	56.7%
Car, truck, or van -- drove alone	852,684	43.3%	2,836,759	35.4%
Car, truck, or van -- carpooled	107,474	5.5%	386,508	4.8%
Public transportation (excluding taxicab)	36,607	1.9%	157,360	2.0%
Walked	24,063	1.2%	97,492	1.2%
Other means	23,376	1.2%	110,528	1.4%
Worked from home	89,494	4.5%	946,616	11.8%
Mean travel time to work for Urban County (minutes)	29.2			
Mean travel time to work for Participating Cities (minutes)	30.7			
Mean travel time to work Unincorporated Areas (minutes)	34.1			

According to the 2022 Community Needs Survey, the workforce and infrastructure needs of the business community are the following, presented in the order based on the responses received:

1. Job Readiness and Retention
2. Support for Businesses that Serve Community Needs
3. Increase Access to Small Business Grants or Loans
4. Coaching and Technical Advice for Small Businesses
5. Commercial Building Rehabilitation

The issue that most resonated with respondents was job readiness and retention, which includes subtopics such as training and referral programs, ESL classes/adult literacy, high school equivalency and college prep, and prison discharge counseling. These issues speak to the broader concept of transitioning into (or back into) the workforce. The result signals the community’s desire to provide recent immigrants an opportunity to learn the English language, affirm the rehabilitative aspect of the justice system by helping recent detainees transition into the workforce, and provide more educational opportunities for young people to prepare for the workforce. Additionally, support for businesses that serve community needs is the second-most selected workforce/infrastructure need. This result indicates a desire for support for local businesses that are attuned to community needs, like a local affordable grocery store or a fitness center. The third most popular issue was increased access to small business grants or loans. A new, small business is typically in need of funding and in a vulnerable financial situation by nature. Without a reliable, stable cash flow or perfected business model, many small businesses rely on support from their relevant economic development office or public agency for loans and grants. Grants serve as an injection of cash without repayment obligations. Small business loans are another useful public financing option since they may be harder to obtain at traditional banks. Federal dollars can enable local agencies to provide grants and loans to the underserved small business market. These financial instruments provide extra “runway” for small businesses which otherwise have a more difficult time proving creditworthiness as a new business.

The pandemic has triggered long lasting changes within industries and has accelerated changes that have been taking place over time. The 2022 Economic Forecast produced by the Los Angeles County Economic

Development Corporation (LAEDC) explores multiple economy-wide shifts that were taking place prior to COVID-19 and have been accelerated, including remote work effects and their associated economy-wide consequences, increased digitization of service provision, labor market supply shifts, and the shift towards e-commerce. Due to structural distortions that existed long before the pandemic, low-income workers, small businesses, people of color, and women have continued to be disproportionately impacted by the virus in terms of cases, deaths, jobs lost, and business insolvencies.

As a result, there are several planned investments and initiatives that will affect job and business growth opportunities during the Consolidated five-year planning period as the local and regional economy continues to transition into longer term recovery including:

- **Economic Opportunity Grant Program (EOG):** EOG will award more than \$54 million in federal American Rescue Plan Act (ARPA) funds across 6,800 grants to County small and micro businesses, as well as nonprofits.
- **LAEDC Community Economic Resilience Fund (CERF) grant:** The CERF was created by the Governor’s Office of Planning and Research to promote a sustainable and equitable recovery from the economic distress of COVID-19 by supporting new plans and strategies to diversify local economies and develop sustainable industries that create high-quality, broadly accessible jobs for all Californians. Specifically, CERF will support communities and regional groups in producing regional roadmaps for economic recovery and transition that prioritize creating accessible, high-quality jobs in sustainable industries. The coalition selected the LAEDC to serve as the Regional Convener and the California Community Foundation as the fiscal agent for the High Road Transition Collaborative (HRTC) for the region and awarded a \$5 million grant to perform the planning for the region.
- **Results for America’s Good Jobs & Equity Project:** In February 2022, the County Department of Economic Opportunity (DEO) was chosen to move forward in the Results for America’s Good Jobs & Equity Project, which may help establish a job strategy framework to attract and grow higher-wage jobs with higher economic multipliers. If the County is ultimately selected to participate with this national nonprofit organization, this program would be slated to run through late 2024.

In addition, public infrastructure projects, such as the transit expansion project, may usher in business growth opportunities during the Consolidated five-year planning period. According to Metro, its ongoing expansion project is expected to add new stations and merge existing routes to better serve a variety of communities and increase access to business districts. The latest wave of construction will bear improvements as early as 2023 and into the late-2020s.

Stakeholder interviews with staff at both the DEO and LAEDC highlighted a lack of commercial real estate in high growth sectors like advanced manufacturing and bioscience, with a shortage of wet lab space that results in developers being hesitant to invest in this sector. Attracting and retaining skilled workers in these sectors is hampered by high cost of housing, low incentives, and the difficulty of doing business in the region. This makes growing the ecosystem around these sectors more difficult as companies move out of state.

The County Workforce Development Board (WDB) provides policy and oversight to the second largest Local Workforce Development Area (LWDA) in California, which serves approximately four (4) million

residents, 57 of the 88 cities, and approximately 150 unincorporated communities within Los Angeles County. The DEO, through their network of partners in America's Job Center of California, prepares residents of the County to succeed in the job market. This is done through a combination of education, training, career counseling, and support services provided through our funding from the Workforce Innovation and Opportunity Act (WIOA). Population-specific placement services include programs for veterans, justice-involved individuals, individuals experiencing homelessness, aging adults (ages 55+), individuals with disabilities, individuals affected by disaster, and Youth@Work (ages 14-24).

Additionally, the WDB and DEO partner with community-based organizations, adult schools, the 21 community colleges and five (5) California State Universities in the region, as well as seven (7) other Workforce Investment Boards, to achieve the workforce objective of building a more equitable economy by creating family-sustaining wages, career pathways, and economic mobility for the County's residents. Examples of current workforce training initiatives are below.

- **Pandemic Rapid Relief Re-Employment (PRRR):** Small businesses in the County can connect to immediate post-pandemic support (including streamlined hiring, reduced payroll costs, and more) and quickly hire qualified new talent with 100% of wages covered.
- **Fair Chance Hiring Campaign:** The County is relaunching the campaign to advise businesses of the benefits of adopting Fair Chance hiring practices and empower justice-involved individuals throughout the hiring process. The renewed campaign expands one-on-one services to businesses to encourage justice-involved hiring including incentives and technical assistance.
- **Careers for a Cause:** Individuals with lived homelessness or justice system experience can get hands-on, paid training to kick-start a meaningful career in the homeless services sector. Careers for a Cause (C4C) is an eight (8) week hybrid training program designed to train and employ potential participants by providing weekly stipends, case management support, job placements services, and more.
- **Mentor. Train. Hire. Elevate!:** County youth aged 17-24 can explore new diverse career pathways, partner with mentors, and earn paid work experience and training through Youth@Work Elevate. Eligible youth participants will earn \$16 per hour and will be matched with high-growth, in-demand businesses with potential future job placement. The youths' wages will be covered in full for up to 400 hours.

Comprehensive Economic Development Strategy (CEDS)

The Los Angeles County Development Authority (LACDA) completed its CEDS in October 2020 amid tremendous social and economic challenges. The COVID-19 pandemic has transformed the way that the LACDA must accomplish its goals internally and throughout Los Angeles County. Despite the challenges across the County that many departments faced, there were instances of successful collaboration that the LACDA will continue to draw on moving forward. For example, the County worked in partnership with the City of Los Angeles to establish the Los Angeles Regional COVID-19 Recovery Fund. Through the Recovery Fund, over \$105 million was provided to 7,722 small businesses. Of those awards, 50% were made in two (2) of the highest need districts, primarily to Latinos and African Americans. Most of the awards also went to microentrepreneurs and very small businesses with revenues under \$1 million. Eighty percent of grantees self-identified as being owned by people of color. This was just one of the programs that was developed to meet the immediate needs of the region.

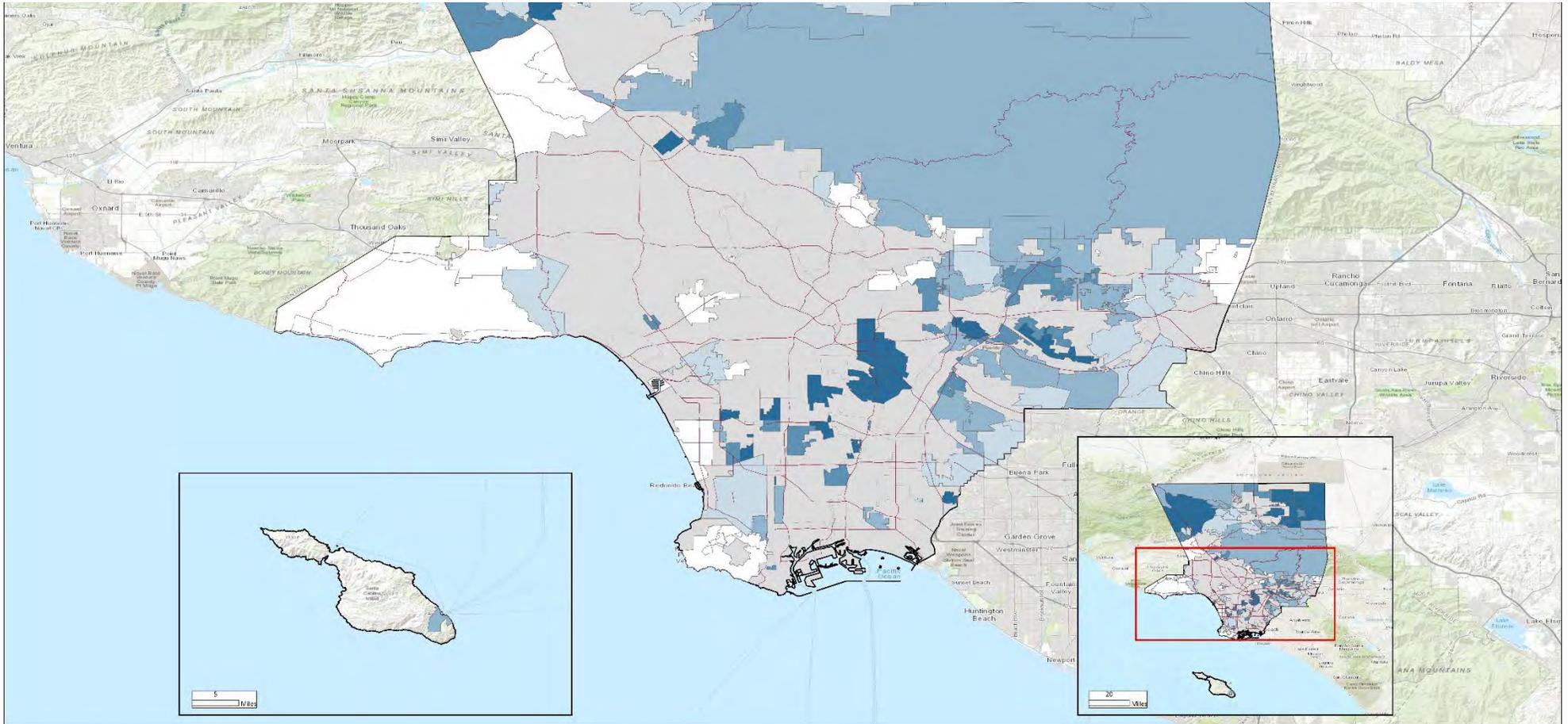
The pandemic exposed and brought to light the vastly different impacts of environmental and economic disasters on different racial, cultural, and gender cohorts. While equity and resiliency were considered in the CEDS, the LACDA and their partners recommit to addressing social and economic inequities through the lens of the CEDS and the Consolidated Plan. This work will partner with ongoing work at the County, including the Anti-Racism, Diversity, and Inclusion Initiative under the County's Chief Executive Office.

The five (5) goal areas from the CEDS are:

1. Improving Government Responsiveness
2. Starting, Growing, and Supporting Small Business and Entrepreneurship
3. Targeting Industries and High Growth Clusters
4. Developing Talent and Work Skills
5. Advancing Sustainability and Economic Resiliency

Areas that may be coordinated between the CEDS and the Consolidated Plan are economic development initiatives, including CDBG funding to support entrepreneurs and microbusinesses, as well as commercial business revitalization and facade improvement.

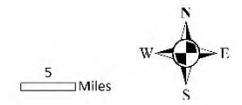
Map MA.21
People with Less than a High School Diploma
Urban County
2020 Five-Year ACS



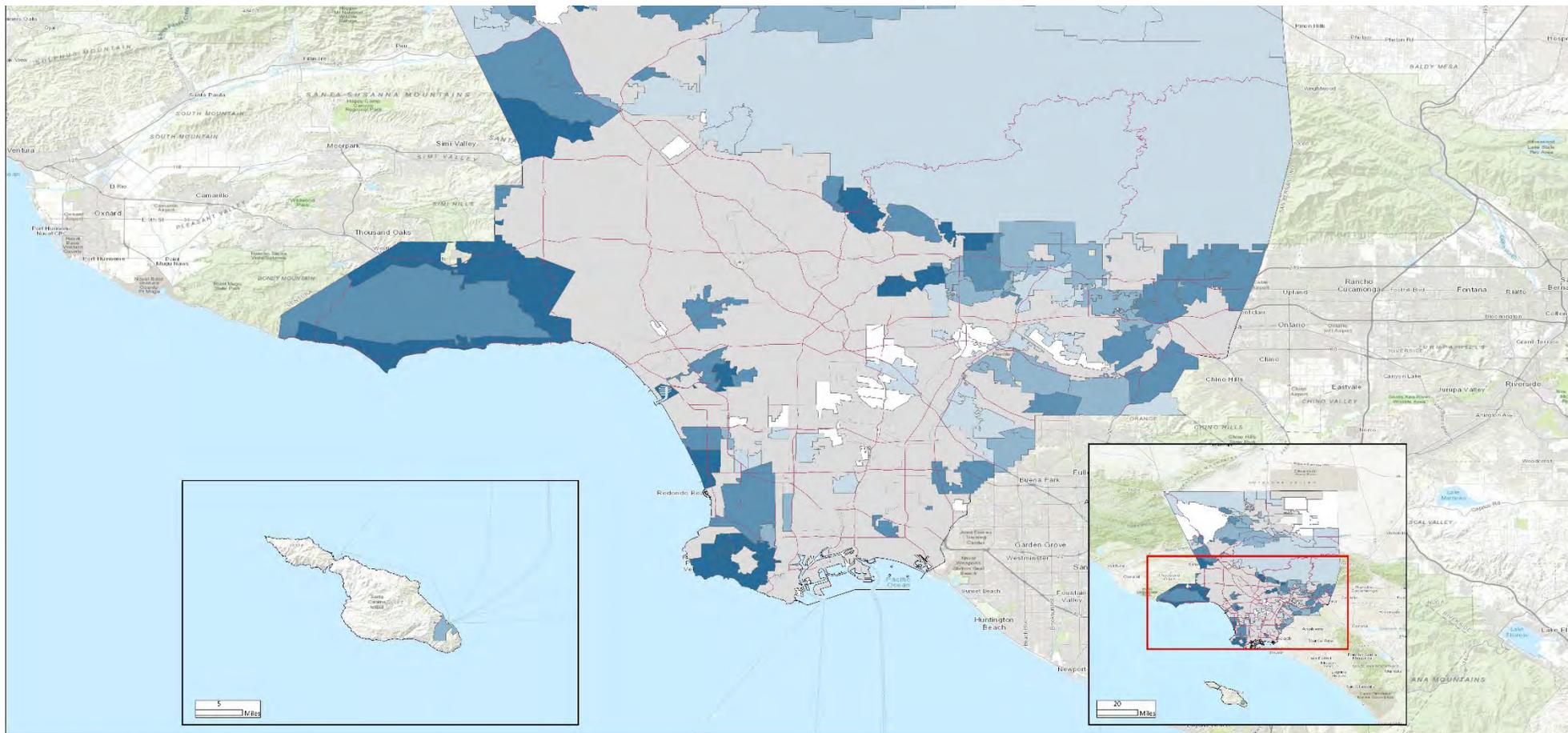
LEGEND

- 5% or less
- 5.1 to 10%
- 10.1 to 18.6%
- 18.7 to 28.6%
- 28.7 to 50%
- Los Angeles County
- Non-Urban County
- Freeways

* The average percent with less than a high school diploma in the study area is 18.6 percent. 28.6 percent represents a disproportionate share of percent with less than a high school diploma
 Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS



Map MA.22
People with at Least an Associate Degree or Some College
Urban County
2020 Five-Year ACS

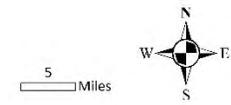


LEGEND

- 40% or less
- 40.1 to 59.6%
- 59.7 to 69.6%
- 69.7 to 85%
- 85.1 to 100%
- Los Angeles County
- Non-Urban County
- Freeways

* The average share of at least some college in the study area is 59.6 percent. 69.6 percent represents a disproportionate share of at least some college

Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS



MA-50 Needs and Market Analysis Discussion

The four (4) housing problems are overcrowding, cost burden, lack of complete kitchen facilities, and lack of complete plumbing facilities. For the purposes of this Consolidated Plan, “concentration” or “disproportionate share” refers to prevalence of a measure that is at least 10% higher than that of the study area average. This designation can help identify relative needs in a particular study area.

There are no areas with disproportionate shares of incomplete kitchen or plumbing facilities. The two (2) prevalent housing problems are overcrowding and cost burden. Communities with higher shares of these housing problems include Lennox, Florence-Graham, Cudahy, Willowbrook, Bell Gardens, and Hawaiian Gardens.

Racial or ethnic minorities tend to be concentrated along the eastern area of the LACDA jurisdiction. Low- to moderate-income residents are similarly concentrated in the eastern portion of the Urban County and, to a lesser extent, along the northern edge of the Urban County.

The market in these areas is strong and steady as they continue to be home to low- to-moderate income residents and residents of color searching for more affordable housing. There is likely more opportunity for residents to find affordable homes in these areas as they are farther from central Los Angeles. As noted in earlier sections, the value of newly built single-family homes is not rising as quickly it has in the past; however, it continues to climb in all areas of the County. Land cost, development cost, labor costs, and continued demand drive up prices of homes and rents in the County.

The following is a list of community assets in these areas:

Bell Gardens

- Bell Garden Skate Park
- Community Garden
- Bell Gardens Sports Center at Ford Park
- Julia Russ Asmus Park
- Marlow Park
- Westminster Court
- Human Services Association
- El Rancho San Antonio
- Southeast Community Development Corporation
- Rio Hondo Boys Club
- Bell Gardens Library
- Coalición de Latinos Americanos, Inc.
- Iglesia Betsaida, Inc.
- Family Health Care Centers of Greater Los Angeles, Inc.

Cudahy

- Lugo Park
- Clara Park
- River Pocket Park

- Cudahy Park
- Iglesia Cristiana El Shaddai USA
- Harvard Business School Latino Alumni Association
- Centro Evangelístico Ebenezer
- Ministerio Cristiano Faro de Luz
- Cross-Roads to Housing Education Community Opportunities, Inc.
- Cudahy Economic Development Corporation
- Cudahy Youth Foundation
- Cudahy Library

Florence-Graham

- Ted Watkins Memorial Park
- Colonel Leon H. Washington Park
- Franklin D. Roosevelt Park
- El Parque Nuestro
- Bethune Park
- Siloam Mission Supporters in America
- Manhood Camp
- Compassion for Teen Life, Inc.
- Florence Library
- Uganda Village Project
- Academia Moderna
- Merle Williamson Foundation Wisdom Academy for Young Scientists
- United Support for Artists of Africa
- Miracle Missionary Baptist Church
- Graham Library
- Immanuel Housing, Inc.
- Holy Way Community Development, Inc.
- The Holy Way Church
- HEART Foundation

Hawaiian Gardens

- Lee Ware Park
- Clarkdale Park
- Way Out Ministries, Inc.
- Hawaiian Gardena Food Bank, Inc.
- Faye Ross Foundation for the Arts, Inc.
- Irving I. Moskowitz Foundation
- India Evangelical Mission, Inc.
- Hawaiian Garden Library
- Diocese of Nha Trang Ban Me Thuot Support Foundation
- Gardens Regional Hospital and Medical Center, Inc.
- Pastor and Elder Couples Choir

Lennox

- Lennox Park
- Lennox Mathematics, Science & Technology Academy (LMSTA)
- Beach Cities Coalition for Alcohol & Drug Free Youth
- Free Arts for Abused Children
- Century Center for Economic Opportunity, Inc. (CCEO)
- Unite the United
- Jubilee Project
- Lennox Coordinating Council
- Lennox Library

Willowbrook

- Mona Park
- George Washington Carver Park
- Compton Creek Walking Path Phase I
- First Impressions Family Day Care
- Shields for Families
- Shields Housing Corporation
- Walls of Jerusalem International
- Elevate your GAME
- Iglesia Cristiana Esmirna
- Martin Luther King Jr. Community Health Foundation
- Watts Willowbrook Boys and Girls Club
- Willowbrook Library
- Ingenium Schools
- Drew Cares International
- Drew Child Development Corporation, Inc.
- Charles Drew University of Medicine and Science

The LACDA will collaborate with localities to identify strategic partners that can help ensure low- and moderate-income residents of the Urban County receive the assistance they need to take advantage of opportunities and pursue a high quality of life.

MA-60 Broadband Needs of Housing Occupied by Low- & Moderate-Income Households

The LACDA recognizes the need to invest in broadband wiring and connections to reduce the “digital divide,” a term that refers to the growing gap in access to computers and the internet between privileged groups and low-income, rural, elderly, disabled, or houseless individuals, who may find it harder to pursue certain economic, social, or educational opportunities and services. It is estimated that 416,000 households (12.48%) in the County lack broadband internet service, with most of this population located in predominantly Black and Latino communities.

According to the Statewide Broadband Adoption Survey there are significant disparities in broadband adoption across California, with Los Angeles County lagging behind other regions. An estimated 81% of County residents are connected to broadband through a desktop, laptop, or tablet, as compared to 85% in the state. Additionally, 8% are “under connected” solely through a smartphone. More than one in four low-income households are unconnected or under connected across the state, in contrast to near universal adoption among higher-income households.

Since 2021, the County has relied on the Affordable Connectivity Program (ACP), a \$14 billion initiative that provides a monthly broadband benefit of \$30 per month for all households up to 200% above the Federal Poverty Line and \$75 for those in Tribal lands. Roughly 534,000 out of 1.6 million eligible households are receiving funding. The County’s Internal Services Department (ISD) has been working to increase public knowledge of the ACP. The Statewide Broadband Adoption Survey cites affordability as the main reason that keeps households from adopting broadband.

The County has also begun to implement Community Broadband Networks, a pilot public-private partnership between the County and cooperating service providers to install high-speed internet in marginalized communities. There are currently two (2) service areas, East Los Angeles and South Los Angeles, which both contain unincorporated communities, as well as neighborhoods in the City of Los Angeles. There are plans to create three (3) additional service areas across the County. While no agreements have been formalized yet, the ISD has emphasized its wish to have multiple network providers operate across different neighborhoods to promote competition over the contracts that will likely lead to quicker expansion, lower prices, and better service for users, as well as more accurate bids.

The Urban County is serviced by many internet service providers. In communities that struggle with connectivity, cellular internet access is often a second option, but it may not be as reliable in the more rural areas of the County.

MA-65 Hazard Mitigation

Disaster Response and Recovery

The LACDA may redirect funds to address emergent needs in the event of a declared disaster impacting the County. As part of its priority in the County's planning process, the LACDA will make every effort to aid in disaster response and recovery.

To expedite the delivery of funds to address disaster recovery, the LACDA may redirect funds without following the standard 30-day public review process but will instead follow a five (5) day public review process if a waiver is sanctioned by HUD for a shorter public review period to help expedite assistance. These activities must be in response to a declared disaster and must meet the established guidelines of each program.

Eligible Activities

CDBG funds may be redirected in the event of a declared disaster in Los Angeles County. The LACDA may elect to use CDBG funds to address needs not provided for by the Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA), or other disaster relief efforts. Funding for disaster relief may not duplicate other efforts already undertaken by federal or local sources. Eligible use of funds may be used to alleviate emergency conditions and may include, but are not limited to, the following:

- Housing rehabilitation
- Housing reconstruction
- Homebuyer programs replacing disaster damaged residences
- Acquisition programs that purchase properties in floodplains
- Infrastructure improvements
- Demolition of buildings
- Reconstruction or replacement of public facilities
- Small business grants and loans
- Relocation assistance for people moved out of floodways

Climate Change

Given the diverse geographical makeup of Los Angeles County, the projected impact of climate change varies based on location. For example, Santa Clarita, which borders the participating city of San Fernando, is expected to see a daily maximum temperature increase of 6.4°F by 2050, while Venice, a non-participating city located along the coast, is estimated to see a smaller increase of 4.3°F. Despite these differences, the Climate Vulnerability Assessment recognizes that natural hazard risks are expected to increase across the Urban County.

Out of these hazards, extreme heat conditions represent the most geographically widespread. Most of the participating cities and Census Designated Places in the Urban County already experience moderate exposure level; however, most will be considered to have a high exposure level by the mid-century.

Rising temperatures are also expected to increase the likelihood of wildfires across the Urban County, especially in communities adjacent to the Santa Monica, San Gabriel, and Transverse Mountain ranges. In fact, the Climate Vulnerability Assessment projects that the San Gabriel Mountains will have a wildfire

burn area of 40%. The damage and risk of fires will only be compounded by a predicted increase in the number of severe droughts that will strain a public infrastructure system that is already overly reliant on imported water from the Colorado River, Sacramento-San Joaquin Delta, and Owens Lake watersheds. If droughts worsen, their impacts on the daily uses of Urban County residents will also increase.

Table MA.23 Climate Risk by Category Los Angeles Market 2023 Moody's Analytics	
Risk Category	Risk Rating (on scale of 1-100)
Hurricanes & Typhoons	0
Sea Level Rise	3
Floods	24
Heat Stress	67
Wildfire Risk	83
Water Stress	94

On the opposite end of the spectrum, despite an overall trend towards a hotter and drier climate, Los Angeles is expected to see more intense inland and coastal flooding as climate change progresses. The Climate Vulnerability Assessment acknowledged that average rainfall would likely increase from 1.1 inches to 1.2, a trend the region has already begun to experience in early 2023. Because of the extent of the Urban County, inland flooding represents the largest risk; a conservative estimate places the likelihood of annual floods at 1% for 182 square miles of the entire County. The severity of flood impacts has also been exacerbated by increased urbanization in Los Angeles, since the presence of impermeable concrete surfaces, such as parking lots, buildings, or channelized waterways, prevents storm water from naturally entering and dispersing through the ground.

The Los Angeles County Chief Sustainability Office (CSO) is leading the work to mitigate the risk of climate change-induced hazards. The CSO has published a 12-chapter Sustainability Plan with 159 actions that should be taken to ensure a more environmentally stable future for the County. The CSO and the LACDA have worked together on implementing sustainability-related policies in low-income communities, as well as dealing with issues of increasing extreme heat. In the economic development realm, the CSO has begun a number of small business and labor initiatives that connect to the goals of the CDBG program.

Los Angeles County adopted a Climate Action Plan (CAP) in 2018 to mitigate climate impacts associated with community activities in unincorporated Los Angeles County. The CAP is currently being revised and addresses emissions from building energy, land use and transportation, water consumption, and waste generation. The measures and actions outlined in the CAP will tie together the County's existing climate change initiatives and provide a blueprint for a more sustainable future. Ultimately, the CAP and associated greenhouse gas (GHG) reduction measures are incorporated into the Air Quality Element of the Los Angeles County General Plan 2035.

The CAP identifies emissions related to community activities, establishes a GHG reduction target consistent with state requirements, and provides a roadmap for successfully implementing GHG reduction measures selected by the County. The CAP will recognize the County's leadership and role in contributing to statewide GHG emissions reductions. Actions undertaken as part of the CAP will also result in important community co-benefits including improved air quality, energy savings, and increased mobility, as well as enhance the resiliency in the face of changing climate conditions.

STRATEGIC PLAN

SP-05 Strategic Plan Overview

The Strategic Plan section summarizes the Los Angeles County Development Authority's (LACDA) five-year goals to address community needs described earlier in the Consolidated Plan. The LACDA strives to accomplish these goals by maximizing and utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the Los Angeles Urban County (Urban County). By focusing resources to the priority needs and creating opportunities at the individual and neighborhood levels, the LACDA hopes to improve the quality of life for residents.

For the 2023 to 2028 period, the LACDA has identified four (4) priority needs. This is a shift from the LACDA's previous 10 priority needs, which have been aligned with the related projects in the following chart. The LACDA has decided to create priority need and goal statements that were more reflective of the region's needs and priorities, and the LACDA's values. These needs and goal statements will also allow LACDA to update and align to how activities are usually structured and reported in the Integrated Disbursement and Information System (IDIS). Additionally, the LACDA's new needs, goals, and project structure enables more effective outcome reporting to its partners and the public. The LACDA will begin providing technical assistance to its partners on this new hierarchy and structure in the coming program year and intends to have full implementation by the end of Program Year 2024-2025.

Each Annual Action Plan linked to this Strategic Plan will describe the activities planned for the coming program year to meet its five-year goals. Additionally, each Consolidated Annual Performance and Evaluation Report (CAPER) will report the LACDA's progress in carrying out the goals, projects, and activities in terms of the planned accomplishments for each need.

Table SP.1 Priority Needs, Goals, and Related Projects Urban County 2023 LACDA Data		
Priority Need	Goals	Related Projects
Increase Affordable Housing Opportunities	Develop and Rehabilitate Affordable Housing Units	Housing Units
	Increase Access to Affordable Housing	Housing Services
Reduce Homelessness	Develop and Rehabilitate Housing and Shelter for Unhoused Persons	Units/Beds for Unhoused Persons
	Provide Services to Prevent and Reduce Homelessness	Homelessness Services
Strengthen an Inclusive Local Economy	Support Businesses	Business Development
	Increase Access to Employment Opportunities	Job Development and Economic Development Services
Resilient and Healthy Communities	Resilient Infrastructure and Public Facilities	Infrastructure Public Facilities
	Thriving Neighborhoods and Healthy Residents	Special Needs/Non-homeless Anti-Crime Public Services Senior Programs Youth Programs

SP-10 Geographic Priorities

Most of the priorities identified in this Strategic Plan focus on meeting the housing and community development needs of low-income households and neighborhoods throughout the Urban County. The LACDA designates strategy areas through:

- a) the identification of CDBG-eligible areas based on the concentration of low- and moderate-income persons;
- b) an assessment of the level of community development needs within each area; and
- c) prioritization of the areas according to investment needs.

Geographic Areas

The LACDA identifies geographic priority areas in its *Community Profile* (Profile), which was first developed in 1987, then revised in 1997, 2004, and 2016. The Profile guides the LACDA's community development activities within the unincorporated areas of the Urban County through an analysis of social, economic, and housing data derived primarily from the census and the American Community Survey (ACS) five-year estimates to describe those areas of the unincorporated County that qualify for use of CDBG funding. The LACDA intends to update the Profile in the coming program year using the most recent census and ACS data available.

The Profile identified target areas, referred to as “Strategy Areas,” which are eligible for CDBG funding based upon the income levels of residents and the physical condition of the neighborhoods in each strategy area. While many areas of Los Angeles County can benefit from public community development efforts, the target areas designated in the Profile have a majority of low- and moderate-income residents, and a demonstrated pattern of disinvestment and deterioration.

Through this process, the LACDA identified 53 geographic priority areas in the Urban County. These are listed by Supervisorial District in Table SP.2. In all locations, the primary barrier to improvement is the lack of resources, since the funding needed to improve target areas exceeds the available resources. The 3rd District has no eligible Strategy Areas.

Table SP.2 Local Strategy Areas Urban County 2023 LACDA Data	
1st District Unincorporated Avocado Heights-Basset North Whittier Unincorporated Azusa Unincorporated Covina Unincorporated East Los Angeles Unincorporated East Valinda (San Jose Hills) Unincorporated South El Monte Unincorporated South San Gabriel Unincorporated Valinda Unincorporated Walnut Park Unincorporated West Valinda Unincorporated West Valinda/West Puente Valley Unincorporated Whittier Sunrise	2nd District Unincorporated Athens Village Unincorporated Athens-Westmont Unincorporated Del Aire Unincorporated East Rancho Dominguez Unincorporated El Camino Village Unincorporated Florence-Firestone Unincorporated Hawthorne Unincorporated Lennox Unincorporated Rosewood/East Gardena Unincorporated Rosewood/West Rancho Dominguez Unincorporated Viewpark/Windsor Hills Unincorporated West Carson Unincorporated West Rancho Dominguez Unincorporated Willowbrook
4th District Unincorporated Cerritos Unincorporated Hacienda Heights Unincorporated La Rambla Unincorporated Rowland Heights Unincorporated South Whittier Unincorporated West Whittier-Los Nietos	5th District Unincorporated Agua Dulce Unincorporated Altadena Unincorporated Canyon Country Unincorporated Castaic/Lake Hughes Unincorporated Covina Unincorporated East Pasadena Unincorporated El Monte Unincorporated Hi Vista Unincorporated Kagel Canyon Unincorporated La Crescenta/Montrose Unincorporated Lake Los Angeles Unincorporated Littlerock Unincorporated Llano Unincorporated Monrovia Unincorporated Newhall Unincorporated Northeast San Gabriel Unincorporated Pearblossom Unincorporated Quartz Hill Unincorporated Roosevelt Unincorporated South Antelope Valley Unincorporated Val Verde

SP-25 Priority Needs

The LACDA has identified four (4) priority needs for the 2023-2028 planning period. These priority needs were derived from the needs assessment, market analysis, feedback from stakeholder surveys, focus groups, and consultations with partner organizations. The LACDA has decided to shift away from its previous list of 10 priority needs to create priority need and goal statements that were more reflective of the region's needs and priorities, and the LACDA's values. The LACDA's new needs, goals, and subsequent project structure enables more effective outcome reporting to its partners and the public. The LACDA will provide technical assistance to its partners on this new needs/goals structure in the coming program year and intends to have full implementation by the end of Program Year 2024-2025.

1. Priority Need: Increase Affordable Housing Opportunities

- a. GOAL: Develop and Rehabilitate Affordable Housing Units
- b. GOAL: Increase Access to Affordable Housing

This need is demonstrated by the Urban County's inadequate housing production levels during the previous decades, high population-to-housing unit ratio, and the high incidence of cost burden and severe cost burden among low- and moderate-income households. Improving access to affordable housing is the highest-ranked priority because the lack of affordable units is the fundamental factor driving many of the other priority issues, such as cost burden among low- and moderate-income households, entry into homelessness, and difficulty exiting homelessness.

The inadequate supply of affordable housing units available to low- and moderate-income households, and the high risk of losing existing units, is due to a combination of longstanding factors including local land use policies and development fees, high construction and land prices, lack of owner resources to maintain and modify housing (including adding accessory dwelling units to increase supply), and community resistance to housing low- and moderate-income households.

2. Priority Need: Reduce Homelessness

- a. GOAL: Develop and Rehabilitate Housing and Shelter for Unhoused Persons
- b. GOAL: Provide Services to Prevent and Reduce Homelessness

This need is demonstrated by the state and region's historic homelessness crisis. The state of California represents roughly one-tenth of the nation's population but has over 25% of the nation's individuals currently experiencing homelessness. Seventy percent of those experiencing homelessness in the County are unsheltered, the highest number of unsheltered persons in the nation. Both the County Board of Supervisors and the Mayor of Los Angeles have declared a state of emergency related to homelessness as of January 2023 in response to the continued rise of homelessness in the region.

The region's homelessness crisis has many sources, the biggest of which is a severe lack of housing units available to extremely low- and low-income households. Many of these households face cost burdens, in turn causing housing and economic instability and placing them at risk of entering homelessness. Once becoming unhoused, individuals and families are less able to address a range

of factors that may have put them into homelessness, such as financial barriers to entering affordable housing, physical and mental health problems, and difficulty finding and maintaining employment that provides a living wage.

3. Priority Need: Strengthen an Inclusive Local Economy

- a. GOAL: Support Businesses
- b. GOAL: Increase Access to Employment Opportunities

A lack of economic development resources targeting lower-income businesses, entrepreneurs, and employees limits the ability for communities to diversify labor opportunities and create robust, inclusive communities, both at the local and regional level. Many banks and traditional lending sources see small businesses and entrepreneurs as risky investments and are unwilling to engage without additional subsidy or protections. Similarly, many of the industries that are most competitive and will generate well-paying jobs, do not target job training and economic support for low- and moderate-income populations, although these are the communities that would most benefit from the wealth creation potential of these sectors. Programs such as neighborhood revitalization, business incubation, financial incentives, and commercial lending will support business growth and expanded employment opportunities.

4. Priority Need: Resilient and Healthy Communities

- a. GOAL: Resilient Infrastructure and Public Facilities
- b. GOAL: Thriving Neighborhoods and Healthy Residents

Resilience is the sustained ability of a community to use available resources to respond to, withstand, and recover from adverse situations, whether these situations be physical, social, economic, or health related. As the County continues to recover from the COVID-19 pandemic's wide-ranging impacts, it is also continually responding to growing economic inequality and increased threats caused by climate change.

Vulnerable populations, particularly persons experiencing and those at-risk of homelessness, low-income families, seniors, persons with a disability, and survivors of domestic violence, often rely heavily on public services for basic life necessities, such as food and shelter. Communities across the Urban County need improvements in infrastructure, public facilities, and resources to narrow disparities, address the impacts of climate change, and mitigate the increased risk of natural disasters. When funding for any of these necessities or improvements is unreliable, it dramatically impacts the ability of vulnerable persons to function independently and for communities to recover from challenges.

SP-30 Influence of Market Conditions

Tenant-Based Rental Assistance (TBRA): The LACDA currently operates about 26,000 Housing Choice Vouchers (HCV). Of these, about 23,000 are used as tenant-based rental assistance. This program provides rent subsidies directly to landlords in the private rental market for low-income tenants (those with incomes below 50% of the Area Median Income, or AMI). The Needs Assessment, market analyses, and stakeholder feedback demonstrated that low-income tenants are facing increasing cost burden in the Urban County and participating cities. While renter and owners both face cost burden, low- and moderate-income renters experience cost burden at higher rates than other populations. While the program has seen a 43% increase in the per unit cost in the last five (5) years, thus limiting its ability to use its full voucher allocation from HUD, the LACDA will continue to utilize its budget authority to house low-income renters.

TBRA for Non-Homeless Special Needs: A significant percentage of the County's overall population has trouble securing stable housing due to their experience with substance use and/or chemical dependency, mental illness, a physical or sensory disability, the challenges of being an emancipated foster youth, abusive settings, or other special needs including HIV/AIDS. To ensure that persons with special needs can live as independently as possible, programs must offer both housing subsidies and supportive services that contribute to a stable living environment. The LACDA operates almost 15% of its HCVs as special purpose vouchers, supporting the housing needs of disabled, veteran, and foster youth populations.

As the largest city in the Los Angeles eligible metropolitan statistical area (EMSA), the City of Los Angeles manages the Housing Opportunities for Persons with AIDS (HOPWA) Program. The LACDA aids in managing the program by taking part in the Los Angeles Countywide HOPWA Advisory Committee. This committee advises the City on identification of the needs and priorities of people with HIV/AIDS.

New Unit Production: There is a substantial need for affordable housing, especially affordable rental housing. The region's housing production levels over the last few decades have not managed to keep pace with demand, resulting in a lack of units for those at all income levels, as well as leaving low- and moderate-income households with very limited affordable housing options. The inadequate supply of housing units that are affordable and available for low- and moderate-income families is due to a combination of longstanding factors, including high land and construction costs, land use policies and procedural barriers to new construction, and community resistance to the construction of new affordable housing in certain areas. Stakeholders report that tenant-based rental assistance recipients are often unable to use their vouchers because the limited supply of and competition for moderately priced rentals is so intense, further demonstrating the acute need for these kinds of units. The LACDA will utilize HOME and CDBG funds to create new affordable rental opportunities through new construction.

Rehabilitation: CDBG and HOME-funded activities in the unincorporated areas target geographical areas with the greatest socio-economic distress. The goals of the programs are to maintain and improve neighborhoods and communities within the unincorporated County. To this end, a variety of housing production and rehabilitation programs activities are undertaken, including rental housing rehabilitation, and grants to homeowners to maintain and rehabilitate their property. Based on the widespread need for affordable housing, assistance will be targeted to areas of the Urban County but will also serve residents countywide.

Acquisition, including Preservation: Similar to its new production and rehabilitation work, the LACDA prioritizes affordable rental housing in its acquisition and preservation efforts. The LACDA is currently tracking units that are at risk of conversion due to HUD project-based rental assistance contracts and mortgages, Low Income Housing Tax Credit (LIHTC) regulatory agreements, and other affordability-restricted mortgages that are expiring or maturing. The LACDA recently released a loan funding opportunity for new construction and acquisition/rehabilitation projects that create new affordable rental housing units for residents vulnerable to COVID-19 and in areas significantly impacted by the COVID-19 pandemic. The LACDA will provide capital funding and project-based voucher assistance for the creation and operation of permanent affordable multifamily rental housing units in Los Angeles County. Less than half of eligible applicants will receive loans through this program due to both the high demand for this type of financing and the LACDA's limited funding.

Down Payment Assistance: The LACDA currently uses HOME funds to facilitate the purchase of existing and newly constructed housing by issuing HOME loans to eligible homebuyers. While sales of single-family homes have slowed, the purchase price continues to rise and remains out of reach for many of the County's low- and moderate-income residents. The LACDA also offers a variety of homeownership programs that assist a broad range of income groups throughout the County. HOME loans will be used in combination with the LACDA's homeownership programs. HOME loans will be available to applicants of these programs who meet HOME eligibility requirements, namely, household income does not exceed 80% of AMI and the home is in one (1) of the 48 participating cities or the unincorporated areas.

SP-40 Institutional Delivery Structure

State agencies, local governments, nonprofit organizations, businesses, financial institutions, and other organizations help carry out numerous housing and community development-related policies and programs in the Urban County. The LACDA values its partners and recognizes their vital contribution.

As lead agency for the Consolidated Plan, the LACDA's focus on the institutional structure is a broad strategy of coordination, empowerment, and communication with the public, private, and nonprofit sectors. The LACDA continues to foster greater cooperation and coordination of efforts with other local governmental agencies and has identified a variety of programs, services, and strategies suitable for the significant involvement of other County departments and its 48 participating cities. The LACDA also provides technical assistance support to partner agencies and organizations to help them build capacity, carry out housing and community development activities, and coordinate with other agencies.

The LACDA staff coordinate with various County departments to carry out the County's housing and community development strategies and to allocate CDBG funds to provide funding support to achieve community development goals. The LACDA maintains working relationships with the Chief Executive Office and the Departments of Aging and Disabilities, Children's Services, Sheriff, Economic Opportunity, Health Services, Mental Health, Parks and Recreation, Public and Social Services, Public Works, and Regional Planning.

Major players in the Urban County's institutional structure for housing and community development also include nonprofit organizations. The LACDA contracts directly with 27 nonprofit community-based organizations to provide public services to Urban County residents, including a wide range of programs for persons with special needs, the homeless, seniors, youth, and all low- and moderate-income populations. For production of affordable housing, the LACDA supplements its own efforts by entering into partnerships with private sector and nonprofit developers, as well as housing development corporations.

The Consolidated Plan is based on collaborative processes and consultations to develop a unified vision for meeting housing and community development needs. Extensive outreach has been made to public and private agencies and the community, including the City of Los Angeles, to solicit input on housing, neighborhood revitalization, economic development, and homeless and human service needs.

The following actions between public and private housing and other agencies are anticipated for the coming year:

- Coordination of housing and community development activities with the continuum of care and welfare reform efforts.
- Referral coordination between the Department of Children and Family Services with CDBG and other locally funded agencies providing juvenile delinquency prevention programs and emancipated foster youth housing.
- Coordination of various neighborhood improvements and housing rehabilitation activities with code enforcement activities conducted by the County Department of Regional Planning, Department of Public Works' Building and Safety Division, and other municipal agencies.

- Coordination of LACDA rehabilitation activities to address health and safety violations with Federal Aviation Administration and Los Angeles World Airport funds to further improve housing through sound attenuation measures.

The LACDA will consult with the City of Los Angeles on regional issues, such as homelessness, to see if there is an opportunity to collaborate and address these concerns.

Services to Unhoused Persons

The City of LA, County of LA, and LAHSA have been working with families, individuals, veterans, and youth throughout the Coordinated Entry System (CES) process to identify homeless needs by subpopulation and develop priorities that will result in improved system-wide coordination and program performance. Best practices and lessons learned obtained from subpopulation work groups has informed planning and policy advocacy efforts and will continue throughout 2023-2024.

A wide range of homelessness prevention services are available in the Urban County, with many of these also targeted to currently unhoused persons. The following services are available to meet the needs of unhoused persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Table SP.3 Availability and Targeting of Services Los Angeles County 2023 LACDA Data		
Homelessness Prevention Service	Available in the Community	Targeted to Unhoused Persons
Homelessness Prevention Services		
Counseling/Advocacy	Yes	Yes
Legal Assistance	Yes	Yes
Mortgage Assistance	Yes	
Rental Assistance	Yes	Yes
Utilities Assistance	Yes	Yes
Street Outreach Services		
Law Enforcement	Yes	Yes
Mobile Clinics	Yes	Yes
Other Street Outreach Services	Yes	Yes
Supportive Services		
Alcohol & Drug Abuse	Yes	Yes
Child Care	Yes	Yes
Education	Yes	Yes
Employment and Job Training	Yes	Yes
Healthcare	Yes	Yes
HIV/AIDS	Yes	Yes
Life Skills	Yes	Yes
Mental Health Counseling	Yes	Yes
Transportation	Yes	Yes

LAHSA fosters ongoing collective learning communities, which is expected to produce a level of consistency across all providers and inform planning and program changes that may be needed to effectively service participants within the CES key program component areas: rapid re-housing, housing navigation, permanent supportive housing, crisis and bridge housing, and prevention.

LAHSA convenes and staffs the CES Policy Council, a deliberative and decision-making body tasked with passing policies to govern CES. Among these are policies on prioritization, which rely on information and ranking from the CES Triage Tools (Assessments) to prioritize individuals and households for permanent supportive housing (PSH). Through the passing and implementation of these policies, the Los Angeles Continuum of Care (CoC) can ensure that it is strategically and effectively targeting those with the most severe service needs first.

Partners include, but are not limited to: United Way of Greater Los Angeles, the County Departments of Mental Health (DMH), Health Services (DHS), Substance Abuse Prevention and Control (SAPC), Public Social Services (DPSS), Children and Family Services (DCFS), Probation Department (DPO), Aging and Disabilities Department, Housing Authority of the City of Los Angeles (HACLA), Los Angeles County Office of Education (LACOE), Corporation for Supportive Housing (CSH), Hilton Foundation, Veterans Administration Greater Los Angeles, Los Angeles Police Department (LAPD), the LACDA, permanent housing developers, outreach teams, emergency shelters, transitional housing providers, and permanent supportive housing providers.

LAHSA has also developed relationships with PSH providers, encouraging them to fill their vacant units through CES, providing tools and resources to facilitate the use of CES, and hosting meetings to hear feedback on the CES process. LAHSA continues to deepen and expand its relationships with PSH providers. Additionally, LAHSA is funding countywide Housing Locations services, to expand and improve relationships with landlords across the County. With an approximate 2% vacancy rate across the County, maximizing relationships with landlords will be vital to the success of the homeless response system.

The development of the coordinated systems of assessment and access for homeless individuals and families with children in the LA CoC has created the broadest based collaboration between public and private housing, and social service providers to end homelessness. Such connections have resulted in system improvements, such as a universal application for Section 8 assistance among the nine (9) Public Housing Authorities operating in the County, standardized triage (assessment) tools for all providers in the coordinated entry systems, system-wide data dashboards to aggregate monthly performance data, and regular meetings of leaders and stakeholders from the public and nonprofit sectors to remove barriers and improve systems.

Strengths & Gaps in the Delivery Structure

Strengths and gaps regarding the institutional structure emerged from the focus groups, community meetings, and other research. The identified strengths and gaps provide the basis for cooperative strategies to fill voids in the Urban County's housing and community development delivery system. As the lead agency for the Consolidated Plan, the LACDA's focus on the institutional structure involves a broad strategy of coordination, empowerment, and communication with the public, private, and nonprofit sectors.

Gap 1: Lack of resources and coordination of available resources

Strategy: Seek additional funds and partnerships to leverage current resources

The use of public funds and solicitation of private resources is a key element in expanding the supply of affordable housing and in neighborhood revitalization efforts. The organizational structure of the LACDA optimizes the coordination of a variety of resources brought to bear in the production of affordable

housing. The LACDA administers housing activities that range from the production of rental housing to the funding of a down payment assistance program and fulfills the role of “lender of last resort” for activities serving very low-income and special need beneficiaries. These activities are not typically supported through conventional financing. Typically, the LACDA lacks sufficient and flexible monetary resources to meet the demand for these activities. Across the County, and like most public jurisdictions, public funding for affordable housing and public services comes nowhere near meeting the demand. The need for increased funding for these items on the federal, state, and county levels competes with other legitimate public priorities, including education, transportation, healthcare, and welfare. The LACDA will continue to seek additional funds from public and private sources to leverage its current resources, and additional opportunities to align programs and projects with other partner organizations and agencies.

Gap 2: Lack of supportive and affordable housing coordination

Strategy: Coordinate housing production and preservation activities for supportive and affordable housing

The LACDA coordinates the development and rehabilitation of supportive housing by working with other County departments and nonprofit housing providers in those instances where the LACDA has access to land, capital funds, or specialized grants appropriate for such housing. The LACDA’s capabilities extend from writing funding applications through resource packaging and the production of housing.

Gap 3: Insufficient coordination, technical assistance, and information sharing among housing and community development partners

Strategy: Improve communication with housing and community development partners through capacity building activities

The LACDA realizes the importance of effective information sharing and coordination with other organizations in the housing and community development delivery system, in order to successfully lead the achievement of the County’s Consolidated Plan five-year strategies. Therefore, it implements a variety of tools to ensure continued communication, promote collaboration, and meet priority needs.

SP-45 Goals Summary

Table SP. 4 Goals Summary Urban County 2023 LACDA Data							
Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop and Rehabilitate Affordable Housing Units	2023	2027	Affordable Housing	Increase Affordable Housing Opportunities	CDBG HOME	Households Assisted, Housing Units Added
2	Increase Access to Affordable Housing	2023	2027	Affordable Housing	Increase Affordable Housing Opportunities	CDBG HOME	Households Assisted, Persons Assisted
3	Develop and Rehabilitate Shelter for Unhoused Persons	2023	2027	Homeless	Reduce Homelessness	CDBG HOME ESG	Housing Units Added, Persons Assisted
4	Provide Services to Prevent and Reduce Homelessness	2023	2027	Homeless	Reduce Homelessness	CDBG ESG	Households Assisted, Persons Assisted
5	Support Businesses	2023	2027	Non-Housing Community Development	Strengthen an Inclusive Economy	CDBG	Businesses Assisted, Organizations Assisted
6	Increase Access to Employment Opportunities	2023	2027	Non-Housing Community Development	Strengthen an Inclusive Economy	CDBG	Jobs Created/Retained, Persons Assisted, Organizations Assisted
7	Resilient Infrastructure and Public Facilities	2023	2027	Non-Housing Community Development	Resilient Infrastructure & Public Facilities	CDBG	Area Benefit (total people assisted), Persons Assisted
8	Thriving Neighborhoods and Healthy Residents	2023	2027	Non-Housing Community Development	Resilient Infrastructure & Public Facilities	CDBG	Households Assisted, Persons Assisted, Organizations Assisted

The Urban County anticipates using CDBG and HOME funds to expand the affordable housing inventory for extremely low-, low-, and moderate-income households through new construction, acquisition, and/or rehabilitation. The LACDA anticipates creating 345 affordable units.

SP-50 Public Housing Accessibility and Involvement

Section 504 Compliance

In 2012, a 504 Compliance Evaluation Report was completed for the following public housing senior/disabled developments: Marina Manor, Foothill Villa, Orchard Arms, West Knoll, Palm Apartments, and South Bay Gardens. The LACDA has included recommendations from the 504 Compliance reports in its Capital Fund Five-Year Plan. In Fiscal Year 2023-2024, a new 504 Compliance Evaluation Report will be completed for all public housing senior/disabled developments.

In its Housing Choice Voucher (HCV) program, the LACDA is committed to providing accommodations to persons with disabilities so that their living arrangements are comparable to those of other Section 8 participants.

Activities to Increase Resident Involvements

Residents at LACDA properties have the right to establish and operate a resident organization in accordance with 24 CFR Part 245. In addition, residents will be eligible for resident participation funding. For more information on resident initiatives, see section AP-60.

SP-55 Barriers to Affordable Housing

The barriers to affordable housing identified in MA-40 were governmental constraints, environmental and safety constraints, infrastructure constraints, land costs, construction and financing constraints, and mortgage constraints. The LACDA plans to begin or continue the following activities to reduce these barriers to affordable housing.

Governmental Constraints

The County's entitlement process has long been highly criticized for its complexity and length, which at times adds significant development costs; however, the process has seen some streamlining through technology, ordinance changes, and capacity building to increase case processing efficiency. The County Department of Public Works has also created an affordable housing concierge, developed in direct response to calls for expediting production, which helps partners navigate the process.

Community Standards Districts (CSDs) are created through a comprehensive community process to respond to the unique characteristics or circumstances of a community. A CSD is a zoning overlay that provides a means of implementing special development standards and procedures contained in a community-based plan or other implementation tool. There are 28 CSDs that apply throughout the unincorporated areas. Most CSDs have more restrictive development standards that apply to single-family residences to preserve neighborhood characteristics; however, the Density Bonus Ordinance and Second Unit Ordinance, which facilitate the development of affordable housing, supersede the provisions of CSDs. There are also CSDs that provide incentives for multifamily and mixed-use developments, such as the East Los Angeles CSD, which includes density bonuses for lot consolidation and infill development in multifamily zones. The LACDA will continue working with its partners to find additional zoning code, ordinance, or process changes that could help accelerate production and/or accommodate the changing needs of housing.

Environmental and Safety Constraints

Complying with the multiple federal, state, and local environmental and safety requirements in the construction of affordable housing can also contribute to the slower rates of development and increased construction costs. The LACDA does not have any control over many of these requirements, but it can work with local partners on potential flexibilities or changes to local requirements. In addition, the Urban County's varied topography also presents challenges in trying to develop additional housing or public facilities and infrastructure on potentially environmentally sensitive land. This constraint can be mitigated by increasing the density of the Urban County's built environment (see Land Costs below).

Infrastructure Constraints

The availability of fire protection, water, sewer, street, educational facilities, and library services accommodate new development in the Urban County. Existing urban areas, where infrastructure is already in place, can be developed more quickly and for less cost than rural areas that require an extension of infrastructure and public services. In these existing urban areas, the LACDA will focus its efforts on making infrastructure improvements to enable greater densities.

Land Costs

The high price of land has led the LACDA, as well as other County departments, to inventory its current land available for potential development, both for new construction and redevelopment efforts that could increase the number of units on a site. The LACDA also continues to pursue potential partnerships with religious organizations to develop affordable housing on their excess land.

Accessory Dwelling Units (ADUs) represent an important opportunity to create more affordable housing for lower and moderate-income households in the region's many single-family communities. The State has passed multiple bills in recent years to remove constraints to the development of ADUs (including Assembly Bill (AB) 587, 671, 68, and Senate Bill (SB) 13, among others). The County is currently exploring changes to its ADU regulations to comply with State law. The County continues to assist applicants in the ADU application, permitting, and construction process. To facilitate ADU development, the County has a step-by-step guide to developing ADUs on its website, which provides clear and concise information about ADU requirements and the application/review process.

Construction and Financing Costs

The County has developed local sources of funding, including a local ballot tax measure known as Measure H, as well as an annual allocation of \$100 million, which is used in conjunction with State SB 2 funds (Permanent Local Housing Allocation). The LACDA recently released a loan funding opportunity for new construction and acquisition/rehabilitation projects that create new affordable rental housing units for residents vulnerable to COVID-19 and in areas significantly impacted by the COVID-19 pandemic. The LACDA will provide capital funding and project-based voucher assistance for the creation and operation of permanent affordable multifamily rental housing units in Los Angeles County. Less than half of eligible applicants will receive loans through this program due to both the high demand for this type of financing and the LACDA's limited funding.

CDBG dollars are expanded through the Section 108 Loan Guarantee Program, which allows the LACDA and the participating cities to borrow additional funds against their grant funds to meet immediate community development needs. In the County, land sale proceeds and bond issues also provide funding. Additionally, the LACDA may also receive competitive funding from the State of California and the City of Los Angeles.

Mortgage Constraints

The LACDA currently uses HOME funds to facilitate the purchase of existing and newly constructed housing by issuing HOME loans to eligible homebuyers. While sales of single-family homes have slowed, the purchase price continues to rise and remains out of reach for many of the County's low- and moderate-income residents. The LACDA also offers a variety of homeownership programs that assist a broad range of income groups throughout the County. HOME loans will be used in combination with the LACDA's homeownership programs, and are available to applicants of these programs who meet HOME eligibility requirements (i.e., household income does not exceed 80% of AMI and the home is in one of the 48 participating cities or the unincorporated areas of the County).

SP-60 Homelessness Strategy

The Los Angeles Homeless Services Authority (LAHSA) utilizes its Homeless Engagement Teams (HET) as one strategy to outreach and assess the needs of the unsheltered homeless population. HETs are comprised of generalist outreach workers who perform street outreach throughout the region and respond to requests for assistance for homeless persons from a variety of stakeholders, including citizens, local businesses, neighborhood groups, government departments, legislative offices, and people experiencing homelessness themselves. HET members work to build trusting relationships with people experiencing homelessness living on the streets and in encampments, perform assessments in the field, and link them to shelter and supportive services that are appropriate to meet their needs. The assessments include the Coordinated Entry System (CES) Assessment Packet for all populations, which captures many housing barriers, challenges, and needs. All the information obtained from people experiencing homelessness is captured in the Homeless Management Information System (HMIS), with appropriate consent.

The Los Angeles Continuum of Care (CoC) CES plays a major role in reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs. CES includes three (3) subsystems with resources and knowledge catered to the following populations: adults, families, and youth (including unaccompanied youth), to serve all individuals and households experiencing homelessness. Veterans may be served by the most appropriate population-specific system. The development, implementation, and operation of CES for all populations experiencing homelessness in the CoC is intended to remove the institutional barriers that often hinder homeless persons from becoming stabilized in housing. Through the community-based approach offered by CES, homeless individuals, families, and youth no longer have to bounce from program to program retelling the history of their homeless experience to try and find a program that will meet their needs.

The screening, standardized assessment, and connection to appropriate services and housing facilitated by the CES systems avoids duplication of effort and decreases the length of time in accessing services. To ensure participants can move from unsheltered to housed, LAHSA implemented a Housing Navigation program that provides supportive services to chronically homeless persons, unsheltered persons, and those in shelter. Services include the following: completion of needs assessment, creation of an individualized housing plan, collection of documentation and screening of eligibility for programs, assistance obtaining documents, coordinating and monitoring the delivery of individualized case management, tracking and monitoring progress of goals, providing housing search and location, assessing with benefits issues, providing referral and linkage to mainstream and housing resources, counseling and crisis intervention, and limited housing stabilization services when not available through permanent housing resources. The goal is to make sure that participants are more quickly matched to existing housing resources and can make the transition from experiencing homelessness to being housed.

During the winter season, a Winter Shelter Program (WSP) is in place to reach out to those who are unsheltered to provide temporary/emergency shelter, warm meals, and showers. The program is funded by the City and County of Los Angeles and partners with the California National Guard to provide shelter at a few of their armory locations. Traditionally, WSP offers emergency shelter, two (2) meals a day, showers, security, case management, and referrals to supportive services to the most service-resistant persons experiencing homelessness during the coldest and wettest months in Los Angeles. LAHSA also

partners with nonprofit agencies to create additional temporary emergency shelter beds and transportation pick-ups throughout the City and County of Los Angeles. LAHSA also reopened its Transitional Aged Youth shelter in South Los Angeles, and with the help of the Fifth Supervisorial District and Salvation Army, opened the first 24-hour winter shelter in the City of Lancaster.

Since 2015, LAHSA has partnered with the LA County of Office of Emergency Management and the County's Chief Executive Office Homeless Initiative to operate Augmented Winter Shelters at local parks and recreational sites to add additional shelters to accommodate overflow from winter shelters on days where severe weather has been predicted. LAHSA is currently in communication with the City and County to explore opportunities to create additional shelters, enhance service provision within the Winter Shelter program, and deploy additional transportation services for the upcoming Winter Shelter seasons.

The Measurable Outcomes for this program are:

- 1) Providers must average a 95% occupancy rate.
- 2) 25% of participants must be assessed through CES.
- 3) At least 5% of participants must be exited to temporary or permanent housing.

The Coordinated Entry System (CES) ensures that persons with higher vulnerabilities are accessing the appropriate level of services to assist them in their process of moving from an interim housing bed into a permanent housing situation. The Los Angeles CoC has reduced the number of transitional housing units and moved towards increasing the availability of bridge housing beds. Based upon research and outcomes this shift looks to increase the overall performance of the interim housing portfolio. LAHSA continues to have transitional housing for the transitional age youth and domestic violence population but has reallocated funding from transitional housing to all other populations. Some emergency shelters and transitional housing programs are designed to focus services to the needs of specific populations, such as chronically homeless persons, families, youth, veterans, persons with severe mental health disorders or substance abuse histories, or those suffering from dual or multiple co-occurring disorders.

Diversion to housing and services outside of the traditional homeless services system is an integral part of the CES. One of the first interventions will be to determine if there are other housing options available to a household rather than accessing shelter through the homeless system. For example, staying with family or friends while stabilizing their housing situation, may be more beneficial for a household and simultaneously reserves homeless shelter resources for those with no other options. This intervention is a strength-based approach to assist households in identifying opportunities that work best for them.

Prevention is an integral component of a crisis response system. Through Measure H, a local Countywide funding, the CoC will implement homelessness prevention funding for all populations. This funding will be used to target households that are at risk for homelessness, prioritizing households that have been previously homeless. The CoC uses a standard Prevention Target Tool designed to identify the most at-risk households from becoming homeless to target limited resources to the households most in need. Current prevention efforts within the CES have been able to prevent 70% of households served in prevention from entering the emergency shelter system.

LAHSA also works closely with the County Departments of Children and Family Services (DCFS), Health Services (DHS), Mental Health (DMH), and the Sheriff's, who all have requirements stipulated by State law

or County regulations requiring effective discharge planning and specific transition plans to ensure that individuals and families are not discharged into homelessness.

SP-65 Lead-Based Paint Hazards

The LACDA, in partnership with the County Department of Public Health (DPH), operates Lead Free Homes LA, a program that provides free lead paint hazard remediation services by certified professionals to eligible homeowners, property owners, and tenants across the County to eliminate lead paint hazards in homes. Lead-based paint (LBP) may be found in older homes and is a serious health hazard for children that can cause a lifetime of negative health impacts. The program provides for the remediation of chipping and peeling lead-based paint in the interior and exterior of homes and other related repairs to remove lead hazards and protect the health of families. Owners and tenants are encouraged to contact the program if their home was built before 1951, if there is chipping or peeling paint, or if there are children ages 6 or under or a pregnant woman in the home. The program focuses on targeted communities located in different Supervisorial Districts that are overburdened with environmental hazards, and where there is an older deteriorated housing stock, a prevalence of low-income families, and a significant population of young children. The LACDA maintains www.leadfreehomesla.com, a website that provides program information and additional resources on lead-based paint and its hazards.

The LACDA housing divisions are responsible for requesting lead tests when concerns arise. After a positive lead test or inspections reveal potential lead-related issues, any identified lead hazards are remediated per LACDA's LBP rehabilitation requirements, outlined below.

Table SP.5			
Lead-Based Paint (LBP) Requirements for Rehabilitation			
Los Angeles Urban County 2023 LACDA Data			
Requirements	Cost < \$5,000	Cost \$5,000–\$25,000	Cost > \$25,000
Hazard Evaluation & Reduction Approach	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Application to Program	Application reviewed and approved; agreement determines commitment		
Scope of Work	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards		
Notification	Lead hazard pamphlet; notification to buyers; notification of evaluation; notification of reduction		
Lead Hazard Evaluation*	Paint testing required for surfaces disturbed during rehab	Paint testing required for surfaces disturbed during rehab; risk assessment on entire dwelling and soil	
Relocation Requirements	Relocation from work area	Relocation from unit may be required when extensive rehab. occurs	
IF LEAD IS PRESENT OR PRESUMED: Lead Hazard Reduction	Repair LBP disturbed during rehab and apply new coat of paint; Safe Work Practices (SWP) restrict types of paint removal methods, provide for occupant protection, and require cleaning after hazard reduction activities	Interim controls on LBP include addressing friction/impact surfaces, creating smooth/cleanable surfaces, encapsulation, removing or covering LBP and paint stabilization; SWP	Abatement to LBP involves permanently removing LBP hazards, often through removal and enclosure, and interim controls on exterior surfaces not disturbed by rehab; SWP
Clearance	Clearance testing on repaired surfaces*	Clearance testing performed unit-wide and soil	
Reports	If lead hazard reduction activities other than abatement are performed, a Clearance Report must be prepared		If abatement is conducted, a certified supervisor or risk assessor must prepare an Abatement Report
Contractor Qualifications	SWP-contractors familiar with Safe Treatment Methods and Prohibited Treatment Methods	Interim Controls or Standard Treatments-accredited LBP worker course or LBP abatement supervisors' course	Abatement contractors-trained and state-certified abatement supervisors and accredited lead abatement worker training
*Work performed by either: Certified Paint Inspectors must successfully complete an Environmental Protection Agency (EPA) or state-accredited training program and receive state certification; Certified Risk Assessors must successfully complete an EPA or state-accredited training program, receive state certification, and have related experience.			

Cases move through the testing through project completion. DPH communicates cases of Elevated Blood Lead Levels (EBLL) in children to the LACDA as “referrals” and do not provide specific results of testing to protect resident medical privacy. Contractors will address visible flaking paint by encapsulating, priming, and painting affected areas. In some cases, deteriorated surfaces may be replaced (wood façade, doors, or windows).

Recently, the LACDA procured the services of Certified Lead Consultants to conduct testing on all existing LACDA loan and grant commercial and housing rehabilitation programs through a Request for Proposals. The LACDA entered into agreements with four (4) certified Lead Consultants. As directed, the consultants reviewed nearly 138 homes and commercial buildings for the presence of lead-based paint during FY 2022-2023.

SP-70 Anti-Poverty Strategy

Many factors contribute to poverty, including low levels of education, lack of job skills, language barriers, health issues, as well as a shortage of affordable childcare that prevents single parents from joining the work force. The Consolidated Plan describes how the LACDA's goals, programs, and policies for producing and preserving affordable housing and community development activities contribute to reducing the number of poverty level families.

The LACDA supports the State's overall anti-poverty strategy of moving low-income people to self-sufficiency in part by funding activities with CDBG, HOME, and ESG. The LACDA consults with many public, private, and nonprofit organizations to help ensure that its goals, programs, and policies for activities, such as producing and preserving affordable housing, are effectively coordinated to best reduce the number of families living in poverty.

The LACDA has a Family Self-Sufficiency (FSS) program that assists its voucher and public housing participants to move towards self-sufficiency and homeownership. The FSS program requires public housing agencies to develop strategies, such as job training, homeownership programs, scholarships, tuition reimbursement, childcare, and transportation, to help residents obtain employment, economic independence, and self-sufficiency. The LACDA's FSS participants receive career development, life skills training, job training, and homeownership and financial literacy counseling as they continue the path to financial self-reliance.

In 2023-2024, the County will continue to support its job training programs and economic development activities to expand employment opportunities. In addition, the County will fund social service activities, such as parenting classes, prevention of gang and drug abuse, childcare programs, and education programs. These programs are aimed at preventing low- and moderate-income persons and families from falling into poverty.

Also of note is the recent release of the County's Chief Executive Office Poverty Alleviation Initiative Strategic Framework (PAI), a document outlining a plan to reduce poverty in a multi-pronged approach that includes the four (4) following categories: 1) invest in communities, 2) strengthen pathways to opportunities, 3) expand access to basic supports, and 4) improve service delivery systems. Each of these categories emphasizes a commitment to improving equity and includes community participation. The County intends to focus on a few of these goals per calendar year to ensure that framework remains flexible to the conditions of the County and the changing needs of marginalized groups.

The biggest proposal in the PAI is a universal basic income pilot program called Breathe. Breathe would provide \$1,000 a month to 1,000 randomly selected low-income residents of the County (similar to the City of Los Angeles' Basic Income Guaranteed: Los Angeles Economic Assistance Pilot, or BIG:LEAP, Program). The income provided could help alleviate financial stresses, provide recipients with the ability to finish an educational program, apply for jobs, or become more active community members. These activities are believed to give families a better pathway out of poverty; completed education requirements and less time focusing on meeting basic needs could enable individuals to obtain better jobs, especially with the help of other aspects listed in the PAI, such as anti-discrimination policies and job training programs.

The LACDA will continue to work with other County departments and partner organizations to find other areas of coordination and alignment to reduce the number of families living in poverty throughout the County.

SP-80 Monitoring

As the lead agency for the Consolidated Plan, the LACDA has the responsibility to ensure that the Urban County's CDBG, HOME, and ESG programs follow applicable laws and regulations. Therefore, the LACDA continually hones its monitoring procedures. It views monitoring as an opportunity to provide ongoing technical assistance and support to help its funded agencies and participating cities reach project goals, achieve Consolidated Plan goals, expend funds, and improve service.

It is the principal objective of the LACDA to develop a standard approach to monitoring, ensuring that federal funds received from HUD are used only for approved activities and that they are administered in accordance with all applicable statutory and regulatory requirements. This established monitoring approach provides an early indication of problems or potential problems in meeting applicable requirements. This approach also helps to prevent fraud, waste, and mismanagement. Finally, through an active process of agency interaction including instructional training, ongoing technical assistance, routine site visits, quarterly reporting, and annual monitoring, the LACDA promotes efficient and effective performance.

Monitoring Techniques

To achieve the stated objective, the LACDA maintains qualified professional monitoring staff who conduct thorough financial and programmatic monitoring on an annual basis. This monitoring process incorporates a variety of monitoring techniques and tools into a coordinated effort, ensuring that funded activities receive an appropriate level of review. The following four (4) types of monitoring techniques are incorporated into the LACDA's comprehensive monitoring approach.

1. Individual Project Monitoring

This is the primary technique used for monitoring and reviewing funded activities implemented by the LACDA and its subrecipients. Principally, in-house staff are assigned specific agencies or projects with the responsibility to conduct comprehensive annual reviews of active and completed projects.

2. Team Monitoring

A supplementary technique used which allows staff the opportunity to schedule monitoring reviews with multiple LACDA team members as needed. The tool is effective for conducting in-depth financial, programmatic, and construction compliance reviews. These teams may comprise of generalists and specialists including assigned contract managers, financial analysts, and a construction contract compliance officer. Finally, this technique is utilized to provide ongoing training opportunities for new and inexperienced monitoring staff.

3. Desktop Monitoring

This monitoring technique is used on a routine basis and provides staff with another tool for examining ongoing project activities. This review process utilizes documentation submitted by agencies into the LACDA's online Grants Management System to report beneficiary information, quarterly accomplishments, and expenditures. LACDA staff analyze and assess this information to determine compliance with regulatory and contractual requirements and make decisions

regarding the need for technical assistance or future on-site monitoring visits. These reviews are documented in the LACDA's project files.

4. Comprehensive Technical Assistance Visits

Comprehensive Technical Assistance (CTA) visits assist agencies with ongoing projects. If an agency is encountering project implementation problems, LACDA staff will visit the agency and conduct a comprehensive review of programmatic and financial records. LACDA staff also conduct technical assistance visits to all participating cities, community-based organizations, and County departments administering CDBG-funded programs when deemed necessary to support the agency in meeting all regulatory and contractual requirements.

Based on a review of the records and an examination of the program, technical assistance is provided, and a follow-up correspondence may be sent to the agency. The issues addressed during the CTA visit are maintained in the LACDA's project files and the information is used as reference material during future monitoring reviews.

In-Progress Monitoring Protocol

The LACDA conducts programmatic and financial compliance monitoring of CDBG-funded activities primarily through the In-Progress Monitoring (IPM) protocol, a proactive strategy that implements the following methods:

- Individual meetings with each sub-recipient city during the planning phase for their new year, to discuss their prior year performance and plans for new CDBG-funded activities and provide clarification on any new regulations or policy.
- Desktop monitoring, including review and analysis of information reported by sub-recipients through the Grants Management System, supplemented with the sampling of records that support funding of eligible activities.
- Annual monitoring visits to provide tailored technical assistance, review the sub-recipient's recordkeeping system, interview beneficiaries, discuss any client complaints, and review any additional relevant records that cannot be submitted electronically (e.g., large documents or confidential client information).
- Timely communication on deficiencies found and required corrective actions, with necessary follow-up.

Through this approach, CDBG-funded activities are reviewed during the year funded. Continuous monitoring enables timely identification of deficiencies, provision of tailored technical assistance to address the noted deficiency, implementation of corrective actions, and mitigation and/or prevention of questioned or disallowed costs.

Monitoring Strategy

The LACDA's monitoring plan establishes some general criteria against which funded activities can be evaluated to determine both the necessity for and the appropriate level of review. This approach is based on both past monitoring experience and a "risk analysis" approach. It also brings together both the

programmatic and financial LACDA staff resources and uses a standardized risk assessment to determine the degree of monitoring planned for each agency and project during the Program Year.

This risk assessment considers the following:

- Newly funded agencies
- Loss of expertise through staff turnover
- Low expenditure drawdown
- History of disallowed costs or frequent and recurring monitoring findings
- Experience in administering public funds
- High dollar projects
- Single Audit findings and internal control deficiencies
- Accuracy of funding requests and ability to meet deadlines
- Prior year monitoring

The LACDA's In-Progress Monitoring Strategy focuses on monitoring 100% of currently active projects, but this assessment determines which components of a particular project will be monitored. The Annual Monitoring Plan is developed based on this risk assessment and includes two (2) different approaches for agency and project monitoring, which are full and limited monitoring reviews.

Full Monitoring Reviews

Agencies and projects selected for full monitoring are reviewed by a team of LACDA staff to ensure compliance with all programmatic and financial requirements with primary focus on programmatic and financial monitoring.

1. Programmatic Monitoring

- Compliance with meeting the CDBG National Objectives (benefit to low- and moderate-income persons, elimination of slums or blight);
- Procurement and contracting; and
- Other specific activity requirements such as those related to residential rehabilitation, code enforcement, acquisition, special economic development, etc.

2. Financial Monitoring

- Review of an agency's financial management system, including but not limited to, internal controls and reviewing supporting financial documentation through the general ledger to support the expenditures reported on the agency's *CDBG Funding Requests*; and
- Depending on the timing of the financial reviews, the sample selection may include expenditures from the prior and/or current fiscal year projects.

Full Monitoring Reviews utilize various applicable checklists that test a representative sampling of documentation specific to the identified projects. Considering agency resources and types of projects being monitored, these reviews may be scheduled as a joint visit by both the assigned CDBG Program Manager and Analyst or as separate visits by each team. Some supporting documentation is requested to be submitted electronically for review in advance or remotely as a "desktop review."

Limited Monitoring Reviews

Agencies and projects that are not selected for full monitoring are designated for limited programmatic and financial monitoring. Limited Monitoring Reviews primarily focus on programmatic and financial reviews.

1. **Programmatic Review**

The Quarterly Performance Report (QPR) is used as the primary source of information to determine when staff requests programmatic supporting documentation. Based on the progress of a project reported in the QPR, an agency is requested to upload their documentation electronically for a desktop review. This information is used to verify compliance with the National Objective. Documentation requested may include the following to support compliance with meeting a HUD National Objective: client income documentation, code enforcement activity logs, program activity sign-in sheets, meeting/workshop agenda and minutes, age verification intake forms, public service program application or intake forms, and self-certification forms.

2. **Financial Review**

The *CDBG Funding Request* is used to determine when staff requests documentation to support those reported expenditures. To verify eligible expenditures, financial staff conduct a desktop review of one (1) *CDBG Funding Request* when it is submitted for payment through the online *Grants Management System*. Criteria used to select the funding request considers the type and amount of reimbursement requested in the cost categories of Personnel, Non-Personnel, Capital Outlay, and Indirect Costs as applicable to that project.

Agencies are requested to upload the following documentation through the Grants Management System to support the selected *CDBG Funding Request*:

- Support for personnel costs includes employee timecards, employee payroll authorization, Authorization to Work in the United States (I-9 forms), payroll reports, support for payroll benefits, and an agency's general ledger.
- Support for non-personnel, capital outlay, and indirect costs includes invoices, purchase orders, receipts, procurement and contracts, travel mileage reports, a cost allocation plan for charging allocated costs to CDBG, and an agency's general ledger.

Once all necessary documentation has been received, all costs are reimbursed in full.

If no questions or concerns related to compliance with all applicable regulatory and contractual requirements are identified through the above procedures, the monitoring review of the project for the Program Year is considered complete.

Construction Contract Compliance

All contracts between a participating agency and construction contractors are monitored for compliance with federal prevailing wage and other federal and state requirements. This monitoring approach is provided to ensure the successful administration of these contracts.

Technical Assistance

Providing proactive and as-needed technical support remains a critical component of the services the LACDA provides to its participating agencies. This may include general dialogues to maintain awareness on requirements associated with program activities, one-on-one topic-specific agency training, emails and phone calls to provide guidance, resources, useful forms to administer the requirements, requests to review steps taken, and results to ensure the activities are properly documented. Staff may be in frequent contact with agencies who they have reason to think may need hands-on assistance to find and resolve problems that might result in disallowed costs or other avoidable consequences. This support can be requested by an agency at any time or may be initiated by the LACDA on a case-by-case basis.

HOME-Assisted Activities

As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted units as affordable housing and in compliance with Housing Quality Standards (HQS). A site visit is made to each development and multifamily rehabilitation project to conduct mandatory tenant file reviews and physical inspections. The total development units are inspected, and tenant files are reviewed as follows: 1-4 units is every three years, 25% of total units; 5-25 units is every two years, 15% of total units, and 26 units or more is every year, 10% of total units. All sampling is performed randomly. Tenant file reviews consist of evaluating documentation, verifying rent amounts, conducting income calculations, and reviewing leases. On-site inspections are performed in accordance with HQS.

All deficiencies encountered are referred to the property management company and owner for corrective action. A recommended plan of action is also made available to the property management company and owner. Additional site visits are made at a later date to ensure all deficiencies have been addressed.

Additionally, the homeowner units assisted under the first-time homebuyer program are monitored. Annually, each homeowner is sent a letter requesting verification that the home continues to be their primary residence and that they maintain the property. Title reviews are completed on a sampling of the units monitored and random curbside visits are also made to ensure the sites are being maintained.

Based on the monitoring tools available and the strategy described above, the LACDA's monitoring staff develop an annual monitoring schedule. Staff then uses the proper monitoring tools available and ensure that all funded activities receive a professional monitoring to ensure compliance with all LACDA and HUD needs.

Appendix A: Community Participation Plan

Appendix A: Community Participation Plan

The Los Angeles County Development Authority (LACDA) develops this Community Participation Plan as part of the requirements to receive federal funds for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The Community Participation Plan defines the public engagement the LACDA will lead in developing its five-year Consolidated Plan, each related Annual Action Plan, each Consolidated Annual Performance and Evaluation Report (CAPER), Assessment of Fair Housing, and any substantial amendments to the Consolidated Plan or its five (5) Annual Action Plans.

This Community Participation Plan is organized in the following structure, and includes an Anti-Displacement and Relocation Plan and plans for community participation for environmental reviews and Section 108 Loan Guarantee, Economic Development Initiative (EDI) grant, and Brownfields Economic Development Initiative (BEDI) grant programs:

1. Purpose
2. Access to Participation Opportunities
3. Amendments & Administrative Updates
4. Consolidated Annual Performance and Evaluation Report (CAPER)
5. Affirmatively Furthering Fair Housing & the Assessment of Fair Housing (AFH)
6. Publication & Access to Public Records
7. Anti-Displacement & Community Participation for Other Programs
8. Technical Assistance
9. Complaints & Grievances

1. Purpose

The Community Participation Plan:

- Sets the policies and procedures for community participation in Los Angeles Urban County's Consolidated Planning and Assessment of Fair Housing (AFH) process and meets the requirements of the Citizen Participation Plan found at 24 CFR §91.105. LACDA, as the lead agency for the AFH and Consolidated Plan, bears the responsibility for following the community participation process. Because of the diversity of the Los Angeles Urban County and its CDBG beneficiaries, each administering agency may expand on the requirements outlined in this Community Participation Plan.
- Encourages Los Angeles Urban County residents to participate in the Consolidated Planning process from the beginning. This Plan outlines the procedures for community approval of the Consolidated Plan, for addressing concerns and complaints, and for making amendments to the Consolidated Plan after approval.
- Encourages participation among our potential program beneficiaries: persons of extremely low, low, and moderate incomes and residents of areas where funds are proposed to be used. In addition, it allows community members to participate in a collaborative process that involves proposing activities and assessing performance.
- Emphasizes the need to provide community members with adequate information and to allow them the opportunity to give meaningful input.

Definition of Terms

TERM	DEFINITION
Community Participation Plan	A Citizen Participation Plan is required to receive funding from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. This Community Participation Plan meets the Citizen Participation Plan requirements.
Administrative Agencies	LACDA and its participating cities
Participating Cities	Los Angeles Urban County generally consists of the unincorporated areas plus cities with populations of less than 50,000 persons that have signed cooperation agreements with LACDA. Currently, 48 cities participate in the Los Angeles Urban County program. As the grantee, the LACDA provides the participating cities with administrative and technical assistance in the planning and implementation of CDBG, HOME, and ESG activities within their jurisdictions.
Unincorporated Areas	There are 88 incorporated cities within Los Angeles County, each with its own city council. The areas that are not part of these cities are considered to be unincorporated County territory.
Public hearing	Public or community meetings, forums, or townhalls, including those held virtually, for purposes of this Community Participation Plan ¹

2. Access to Participation Opportunities

Advertisement & Public Notice

Public hearings and community meetings will be advertised at least 14 calendar days in advance of the hearing and at the beginning of official public comment periods. Public notice shall indicate the date, time, location, and purpose(s) of the meeting, and discloses information that will contribute significantly to the public's understanding of the issues to be discussed at the meetings and hearings. In areas where the LACDA has determined that there is a substantial non-English speaking population within its jurisdiction, the hearing notice will be published in English and in the appropriate language(s).

Los Angeles County (County) residents must be given adequate notice of all hearings and meetings through advertisements in the Los Angeles Times and/or other local publications of general circulation serving the community of affected residents.

The LACDA may use additional or alternative means of advertising as appropriate including, but not limited to, posting notices on the LACDA's website and social media accounts, placing radio public service

¹ Meetings held for purposed of this Community Participation Plan will meet the requirements for public hearings under 24 CFR §91.105(e)(1).

announcements, developing press releases, sending notices to community organizations, mailing flyers, and distributing or posting notices at libraries, parks, and other public areas.

Access to Meetings for Persons with Disabilities & Non-English-Speaking Persons

Administering agencies will ensure that architectural barriers do not prevent the attendance of disabled persons at meetings and hearings convened under this Community Participation Plan. In addition, accommodations will be made, upon request, for attendees who are either visually or hearing impaired. For requests for special accommodations or materials in an alternative format, please contact Emily Codilla at (626) 586-1854 (VOICE), ActionPlan.Staff@lacda.org, or the California Relay Service at (800) 735-2959 (TTY) with at least five (5) business days' notice.

For local meetings in areas with significant non-English speaking population, translators and meeting materials will be provided in the appropriate languages. If virtual meetings are used, real-time responses and accommodation for persons with disabilities and/or with limited English proficiency will be made available to the greatest extent possible. Virtual meetings will be used in lieu of in-person hearings for access, public health, or other emergency reasons.

Language Access Plan for Limited English Proficient Persons

The Los Angeles Urban County has a diverse population where many languages are spoken. The LACDA will make every effort to ensure that Limited English Proficient (LEP) persons have meaningful access to federally funded programs and services.

Regardless of what language a person speaks or their ability to speak English, the LACDA will make every effort to ensure that LEP persons have meaningful access to federal funding services through either oral translators or written translations of vital documents.

The major languages spoken other than English in the Los Angeles Urban County service area are Spanish, Chinese (including Mandarin and Cantonese), Korean, Armenian, and Russian. A substantial number of persons that speak these languages do not speak English at all or do not speak English very well, and are considered LEP persons.

Since the Los Angeles Urban County has many LEP persons, all countywide public notices and public hearings must ensure that language services are provided or available. For example, each year the public notice for the Annual Action Plan will be printed in various languages and translation services will be provided as necessary. For the public hearing, the County Board of Supervisors makes meeting materials and interpretation available for Spanish-language speakers. Other requests for interpretation can be made in advance by calling the Customer Service Desk at (213) 974-1411.

Many programs and services delivered within the Los Angeles Urban County, including those carried out by participating cities, have distinct service areas. As such, an assessment must be made by each agency administering the activity to determine what language services should be provided based on the identified LEP population in the service area.

Creating a Language Access Plan

Participating cities can conduct the four-factor analysis and develop their own Language Access Plan (LAP) to ensure that LEP persons have meaningful access to federally funded programs and services.

The four-factor analysis is as follows:

- **Factor 1:** Determine the number or proportion of LEP persons served or encountered in the eligible service area.
- **Factor 2:** Determine the frequency with which LEP persons encounter the CDBG, HOME, and/or ESG funded programs.
- **Factor 3:** Determine the importance of the information, services, program, or activity to people's lives.
- **Factor 4:** Assess costs versus resources and benefits in providing language services.

The LACDA will also provide technical assistance to assist the participating cities in conducting the four-factor analysis and in developing their Language Access Plans.

Community Meetings and Public Hearings in Unincorporated Areas

Participation & Information Provided

Before submission of the five-year Consolidated Plan and each Annual Action Plan, administering agencies must solicit community input at all stages of the community development planning process through a public community meeting. The community meeting may be held at the LACDA, which is centrally located to Los Angeles Urban County residents. Virtual public community meetings and hearings may be used instead. The LACDA will post notices of all public community meetings, including virtual hearings, on its website: www.lacda.org.

The LACDA holds at least one (1) public community meeting each year at the beginning of the planning process. Residents will be notified of the location of the public community meeting through advertisements in several newspapers not less than 14 calendar days before the meeting. The public community meeting is held to obtain community views on housing and community development needs and to allow residents to review program performance.

To facilitate substantive input, persons attending the public community meeting will be provided the following information:

- The range of housing and community development activities that may be undertaken with CDBG (including HUD-guaranteed Section 108 loans), ESG, and HOME funds.
- Specific examples of activities that were undertaken to benefit their community during the most recently completed program year including descriptions of these activities, their locations, and the funds allocated or expended. At least one (1) copy of the annual CAPER will be available to the public for this purpose.
- The amount of funds expected to be available to the Los Angeles Urban County (including the annual grants, proceeds from HUD guaranteed loans, and other program income).
- The amount of funds expected to be available to each Supervisorial District for the unincorporated areas of the County (including the annual grant allocation and program income).

Meeting Format

Community members are invited to attend the community meeting to learn about the programs and services available to them through the LACDA and other Los Angeles Urban County CDBG programs. They are also invited to express their views on their neighborhood's housing, community development, and fair

housing needs. The community meeting is a comprehensive, interactive forum facilitated by LACDA staff, to identify community and economic development needs.

The goals of the meeting include:

- Increase public engagement through a proactive marketing strategy, which includes partnerships with community leaders and organizations, direct mailings to unincorporated area residents, posting on LACDA's website and social media accounts, and/or local advertisements.
- Provide a less formal and more interactive forum using examples of existing projects benefiting the neighborhood and a discussion of the community needs and local programs.
- Administer a survey to receive input on neighborhood housing and community development needs (all surveys used to gather community input will also be available to all County residents, not just those who attend related community meetings).

In the development of the Consolidated Plan and the Assessment of Fair Housing (outlined in section 5), the LACDA may hold joint public input meetings to increase input for both studies.

Involvement of Public Housing Residents and Section 8 Participants

The LACDA specifically markets the community meeting to public housing residents and Section 8 participants through direct mailings, flyers, posting on relevant social media accounts, and announcements at resident council meetings to encourage them to participate in the planning process. Transportation to the community meeting may also be provided to public housing residents and/or Section 8 participants.

Comment Period

County residents can present oral or written comments by attending the community meeting. Residents unable to attend the community meeting are invited to submit written comments and/or surveys during the community meeting period and during the public comment period for inclusion in a summary of the community's input used during the County's planning process.

The LACDA will attach a summary of all comments received and incorporated into the Consolidated Plan, and a summary of comments not accepted (and the reasons therefore) to the Consolidated Plan.

Briefings

In addition to the annual community meeting, the LACDA may also involve the public in community advisory meetings and/or attend other meetings to inform the public on specific CDBG or HOME funded programs. Upon request by a Supervisorial District or the public, the LACDA may attend regularly scheduled meetings by various nonprofit or civic organizations to inform them of available CDBG-funded programs as well as the availability of funding within their geographic area.

Participating City Planning Process

Cities annually plan the use of their CDBG funding, determining how best to use these funds to support the housing and community development needs of their community. This planning is done in conjunction with a city's staff, elected officials, and the public. The following describes the difference between projects that are included in the Action Plan (Annual Activity Planning) from those that are not (Off-Cycle Activity Planning).

- Annual Activity Planning: CDBG activity planning is conducted prior to the start of the fiscal year. After city authorization, annual projects are included in the Los Angeles Urban County’s Action Plan, which is later approved by the County Board of Supervisors. Projects included in this process are considered part of the Los Angeles Urban County’s annual activity planning, which is submitted and approved by HUD before the start of the Program Year.
- Off-Cycle Activity Planning: Cities periodically engage in activity planning outside of the annual planning process. In these instances, actions to modify or significantly change a city’s program are considered off-cycle changes and are categorized as “Substantial Amendments” *if* they involve the following types of program changes:
 1. A new activity that was **not** included in the Action Plan (Proposed Project);
 2. A funded activity described in the Action Plan, but cancelled during the Program Year (Cancelled Project); or
 3. A project listed in the Action Plan is changed from one eligibility activity to another (Revised Project).

Public Notice Requirements

The public will receive notice as well as the opportunity to submit comments for both Annual Activity Planning and Off-Cycle Activity Planning.

- Annual Activity Planning: Participating cities must allow its constituency to provide input on housing and community development needs by holding one (1) or more community meetings or a public hearing. The notification period for the public meeting must be a minimum of 14 calendar days and the public must have an opportunity to submit comments regarding the proposed activities for the upcoming fiscal year.
- Off-Cycle Activity Planning & Substantial Amendments: Participating cities must ensure that the public is given a 30-day notice of a proposed off-cycle change (an activity that is new or cancelled or has a change in use (revised) from its previously identified eligible project), as well as an opportunity to submit comments on the changes prior to implementation.

Acceptable methods of meeting the public notice requirement include:

- Publication of the proposed action in a local newspaper whose primary circulation is within the area serving the community of affected residents; or
- Posting notices in public buildings within the jurisdiction of the administering agency, which include, but are not limited to, public libraries and city hall; or
- Holding public meetings within the city or area affected by the amendment to the approved Action Plan.

Content of the Public Notice

The notice must advise the public of the activity being proposed and how and where to submit comments, as well as when the comment period ends. The public notice must include all of the following elements:

Annual Activity Planning

1. Identify that the action is a part of the Annual Activity Planning process.
2. Include the date of the upcoming community meeting/public hearing.
3. Include the Project Number.

4. Include the Project Title.
5. Identify the CDBG dollar amount designated for the activity.
6. Include a clear and concise description of the activity and beneficiaries.
7. Notification to the public of how and where to submit comments.
8. Include the date of when the public comment period ends.

Off-Cycle Activity Planning & Substantial Amendments

1. Identify that the action is a Substantial Amendment to the Action Plan.
2. Identify the type of amendment: Proposed Project, Cancelled Project, or Revised Project.
3. Include the Project Number.
4. Include the Project Title.
5. Identify the CDBG dollar amount of the activity.
6. Include a clear and concise description of the activity and beneficiaries.
7. For Revised Projects, the public notice must describe the information above for both the original and the new project, including reallocated funding amounts.
8. Notification to the public of how and where to submit comments about the proposed changes.
9. Include the date of when the public comment period ends.

Documenting Public Noticing

Both *Annual Activity Planning* (14-day notice period) and *Off-Cycle Activity Planning, Substantial Amendments* (30-day notice period) require public noticing and documentation in one (1) of the two (2) following methods:

- **Public Notice Posting:** If noticing the public through public advertising, cities must submit a copy of the official “*Proof of Publication*” and any comments received from the public regarding the project.
- **Public Place Posting:** If noticing the public by posting in public buildings within the jurisdiction of the administering agency, cities must submit a copy of the notice posted with the city clerk attesting the day and location(s) of the posting, and any comments received from the public regarding the project.

Each city will be responsible for sending a copy of the appropriate documentation to LACDA’s assigned Contract Manager in the Community Development Division and for maintaining this documentation in its files.

Documented City Council Action

A clear description of the activity and the budget for each action/project must be identified and be submitted to the Community Development Division Contract Manager for all Annual Activity Planning Projects to document official action by the jurisdiction. After Council action, participating cities are required to submit proof of City Council approval of its proposed activities by utilizing at least one (1) of the following:

- A copy of the adopting resolution or approved city council minutes.
- A letter from the city manager stating that the activities have received city council approval.
- A certification by the city clerk stating that the activities have received city council approval.

Summary of Documentation to be Submitted to the LACDA

Timely approval is dependent upon receipt of the required documentation by the Community Development Division Contract Manager. The required documentation for each Annual Activity Planning and Off-Cycle Activity Planning project is summarized below:

Annual Activity Planning	Required Documentation to LACDA
Projects Proposed for the Action Plan	(1a) Proof of public notice publication (14-day required); or
	(1b) Certification of public posting (if applicable); and
	(2) Any public comment(s) received; and
	(3) Certification of City Council action.

Off-Cycle Activity Planning	Required Documentation to LACDA
Proposed Project	(1a) Proof of public notice publication (30-day required); or
	(1b) Certification of public posting (if applicable); and
	(2) Any public comment(s) received.
Cancelled Project	(1a) Proof of public notice publication (30-day required); or
	(1b) Certification of public posting (if applicable); and
	(2) Any public comment(s) received.
Revised Project	(1a) Proof of public notice publication (30-day required); or
	(1b) Certification of public posting (if applicable); and
	(2) Any public comment(s) received.

This documentation is kept on file at the LACDA and is available for public review.

Countywide Public Hearing & Comment Period

After the publication of the draft Annual Action Plan, the Board of Supervisors convenes a public hearing to obtain views of County residents on projects proposed for funding in the ensuing program year. The Annual Action Plan, developed and disseminated by the LACDA, describes each proposed project in sufficient detail to enable residents to determine how they may be affected.

The LACDA shall make copies of the draft Annual Action Plan available to the public for review at its offices, public libraries throughout the County, and/or on the LACDA’s website at www.lacda.org. The public will be notified of library locations and the time and location of the public hearing through the advertisement of a public notice in several newspapers and online at www.lacda.org at least 30 calendar days before the public hearing. The public will have 30 calendar days and up to the day of the public hearing to comment. Comments may be submitted in writing or via email to the LACDA as noted in the public notice.

On the day of the public hearing, comments may be submitted in writing or made orally to the Board of Supervisors at the public hearing. All public comments made both orally and in writing will be included in

the final Annual Action Plan submitted to HUD. The agenda posted on the [Board of Supervisors website](#) provides instructions on how to submit public written and oral comments during the public hearing.

3. Amendments & Administrative Updates

The LACDA shall *amend* the Consolidated Plan when it:

- Changes allocation priorities or funding distribution method;
- Revises policies, data, or goals; or
- Modifies the purpose, scope, location, beneficiaries, or funding of an activity.

Definition of Terms

- Standard Amendments: Amendments that are not considered substantial shall be referred to as standard amendments. Standard amendments do not require community participation.
- Substantial Amendments: The LACDA has determined that an amendment is substantial when:
 - A new activity that was not included in the Annual Action Plan is proposed;
 - A funded activity described in the Annual Action Plan is cancelled during the Program Year; or
 - A project listed in the Annual Action Plan is changed from one (1) eligibility activity to another.
- Administrative Updates: Changes to the Annual Action Plan that do not meet the criteria for standard or substantial amendments and do not require community participation are defined as administrative updates. Examples include grammatical or structural edits that do not substantially change the scope or meaning of activity; and changes in the coding or eligibility determination of a project that does not change the scope, location, or beneficiaries.

Public Notice & Comment

The LACDA will provide affected residents a period of not less than 30 calendar days to make comments on a substantial amendment before it is implemented. Public notice shall include how and where to submit comments on the proposed changes. A summary of these comments, and a summary of comments not accepted and the reasons, therefore, shall be attached to the substantial amendment that is submitted to HUD.

Acceptable methods of meeting the community participation requirements include:

- Publication of the availability of substantial change(s) in a local newspaper. The publication will provide a link to the LACDA's website, which will provide more detailed information on the substantial amendment(s) and how to provide comments.
- Publication of any proposed change shall appear in a local newspaper whose primary circulation is within the area serving the community of affected residents and include how to provide comments;
- Advertisement of the availability of the proposed change on the LACDA's website and include how to provide comments;
- Posting notices in public buildings within the jurisdiction of the administering agency, which include, but are not limited to, public libraries, and include how to provide comments; or

- Holding meetings with community advisory groups within the area affected by the substantial amendment.

Disaster/Emergency Events that may Require Expedited Substantial Amendments

It may be necessary to expedite substantial amendments to the Consolidated Plan in the event of a declared disaster or emergency. There are three (3) types of disasters/emergency events that may necessitate an expedited substantial amendment including:

1. Man-made disasters: examples include chemical spills, mass rioting, power outages, dam failure, plant explosions, etc.
2. Natural disasters: examples include earthquakes, tsunamis, hurricanes, tornadoes, wildfires, flooding, and public health issues (such as COVID-19)
3. Terrorism: examples include bomb threats, biochemical attacks like the spread of anthrax, or cyber-attacks like hacking, phishing, and virus distribution, etc.

These expedited substantial amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, the LACDA and/or participating cities may utilize CDBG, HOME, or ESG funds to meet these needs with a five (5) day public comment period instead of a 30-day public comment period, if a waiver is approved by HUD for a shorter public review period to help expedite assistance.

NOTE: For CDBG funding under FY 2019-2020, FY 2020-2021, and the Coronavirus Aid, Relief, and Economic Security Act or CARES Act, the LACDA and participating cities may provide a five (5) day notice of a proposed off-cycle change beginning April 8, 2020, as allowed under the HUD waiver, "[Availability of Waivers of Community Planning and Development \(CPD\) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19.](#)" This waiver only applies to FY 2020 funds.

With respect to a declared disaster, the LACDA and/or participating cities may elect to use CDBG, HOME, or ESG funds to address needs not provided for by the Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA), or other disaster relief efforts. Funding for disaster relief may not duplicate other efforts already undertaken by federal or local sources, unless allowed by the federal government. Potential eligible uses of funds are those that are included in this Community Participation Plan, the Consolidated Plan, or any other CDBG, HOME, or ESG eligible use. HUD may provide new guidance on eligible uses or waivers for alternate protocols which the LACDA will comply with and may utilize as well.

All eligible CDBG activities, including those that address declared disasters or emergencies, must meet one (1) of three (3) national objectives which are:

1. To benefit low- and moderate-income (LMI) persons
2. Aid in the prevention of slums or blight
3. Meet a need having a particular urgency (referred to as urgent need)

Responding to the COVID-19 Pandemic

Funding for activities that have required in-person interaction including, but not limited to, housing rehabilitation, handy worker programs, and a variety of community services may be reprogrammed into activities that allow for social distancing such as grab-and-go or home-delivered meal services, online programming for a variety of clientele including, but not limited to, youth and senior citizens, and various business and microenterprise assistance identified below to respond to or recover from the effects of the COVID-19 pandemic. The LACDA will consider guidance from the County Department of Public Health before undertaking any activity to respond to the COVID-19 pandemic.

Submission of Amendments and Administrative Updates to HUD

The LACDA will submit Substantial Amendments to HUD on a rolling basis or at the end of the program year. Standard Amendments and Administrative Updates are not formally noticed to the public, nor submitted to HUD; however, cancellation of projects will be included in the annual Consolidated Annual Performance and Evaluation Report (CAPER), which is made available to the public.

4. Consolidated Annual Performance and Evaluation Report (CAPER)

Current regulations require that the LACDA prepare and submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) 90 days after the end of the program year. The CAPER allows HUD, local officials, and the public to evaluate the LACDA's overall performance, including whether activities and strategies undertaken during the preceding year made an impact on the goals and needs identified in the five-year Consolidated Plan and Annual Action Plan.

Before submitting the CAPER to HUD, a notice is published in a newspaper of general circulation that serves the community of affected residents. The notice will indicate that copies of the CAPER are available for public review for a period of not less than 15 calendar days. The document will be available for review at the offices of the LACDA, at several public libraries throughout the County, and/or on the LACDA's website at www.lacda.org. The notification will also advise the public of how and where to submit comments on the CAPER. A summary of these comments, and a summary of comments not accepted and the reasons, therefore, shall be attached to the CAPER before it is submitted to HUD.

The final CAPER, which includes the most recent completed program year, will be available at the annual community meeting to inform affected residents of specific activities that were undertaken in their communities.

5. Affirmatively Furthering Fair Housing & the Assessment of Fair Housing/Analysis of Impediments

Effective July 31, 2021, HUD's 2021 Interim Final Rule (IFR), "[Restoring Affirmatively Furthering Fair Housing Definitions and Certifications](#)," requires program participants to submit certifications that they will affirmatively further fair housing in connection with their consolidated plan, annual action plans, and public housing agency (PHA) plans. To support these certifications, the IFR creates voluntary fair housing planning process and commits HUD to providing technical assistance to those that wish to undertake an Assessments of Fair Housing (AFH), Analysis of Impediments to Fair Housing Choice (AI), or other forms of fair housing planning.

Program participants who are covered by the statutory Affirmatively Furthering Fair Housing (AFFH) rule include PHAs and jurisdictions that are required to submit a consolidated plan in connection with the receipt of CDBG, HOME, Housing Opportunities for Persons with AIDS (HOPWA), or ESG funding.

Community Participation, Consultation, & Coordination

The requirements for community participation under the AFFH rule are the same as the “Citizen Participation” requirements in HUD Community Planning and Development Regulations but are two (2) separate processes. Without meeting the community participation requirements, an Assessment of Fair Housing/Analysis of Impediments (AFH/AI) will be found to be substantially incomplete and not accepted by HUD.

The LACDA must ensure an AFH/AI is informed by meaningful community participation to identify fair housing issues and factors contributing to fair housing issues and develop fair housing goals within the AFH/AI. The LACDA must conduct outreach to those populations who have historically experienced exclusion, including racial and ethnic minorities, Limited English Proficient (LEP) persons, and persons with disabilities. The LACDA may hold joint community meetings for the AFH/AI and the Consolidated Plan for more opportunities to comment on both documents.²

At a minimum, the LACDA will meet these requirements by:

1. Hosting two (2) to five (5) community meetings for the general public and two (2) community meetings for public housing residents, including Resident Advisory Board members, to receive input on fair housing issues and contributing factors during the development stage of the AFH/AI. The LACDA will use various methods of outreach to ensure residents are notified of the community meetings including:
 - Direct mailings;
 - Posting on the LACDA’s website and appropriate social media accounts;
 - Notifying residents through a public notice, as well as newspaper advertisements 14 calendar days before the community meetings; and
 - All notices and advertisements will be published in English, Spanish, Simplified Chinese, Korean, Armenian, and Russian.
2. Consulting with agencies and organizations identified in consultation requirements at 24 CFR part 91 (see 24 CFR §§ 91.100, 91.110, and 91.235) and 24 CFR §§ 903.13, 903.15, 903.17, and 903.19.
3. Allowing the public to review the draft AFH/AI, including:
 - Providing 45 calendar days for the public to submit comments on the draft AFH;
 - Making the draft AFH/AI available on the LACDA website, as well as making hard copies available at the LACDA and local libraries;
 - Notifying residents through a public notice, as well as newspaper advertisements 14 calendar days before the community meetings; and
 - Publishing all notices and advertisements in English, Spanish, Simplified Chinese, Korean, Armenian, and Russian.

² The LACDA must follow the policies and procedures described in [24 CFR part 91](#) (see §§ 91.100, 91.105, 91.110, 91.115, 91.235, and 91.401) and [24 CFR part 903](#) (see §§ 903.13, 903.15, 903.17, and 903.19), in the process of developing the AFH, obtaining community feedback, and addressing complaints.

4. Reporting on their community participation processes and outcomes by providing the following in the final AFH/AI³:
 - A concise summary of the community participation process, public comments, and efforts made to broaden community participation in the development of the AFH/AI;
 - A summary of the comments, views, and recommendations received in writing, or orally at community meetings or public hearings, during the community participation process; and
 - A summary of any comments, views, and recommendations not accepted by the program participant and the reasons for non-acceptance.
5. Including the AFH/AI goals and strategies in the next Consolidated Plan and the next Five-Year Public Housing Agency (PHA) Plan. With adequate noticing in compliance with this Community Participation Plan, residents will be allowed to provide comment on the Public Housing goals and strategies within the draft PHA Five-Year Plan and PHA Annual Plan, which both provide a 45-day public comment period before they are finalized, and those in the draft Consolidated Plan and Annual Action Plan, which both provide a 30-day comment periods before they are finalized.
 - The LACDA AFH/AI Public Housing accomplishments will be reported in the PHA Plan and Community Planning & Development fund accomplishments will be reported in the CAPER.

AFH/AI REVISIONS & Administration Updates

The LACDA has determined that an AFH/AI revision is necessary when:

- The material change in circumstances affects the information on which the AFH/AI is based;
- The analysis, fair housing contributing factors, or the priorities and goals of the AFH/AI no longer reflect actual circumstances.

The LACDA will provide affected community members a period of not less than 30 calendar days to make comments on a significant AFH/AI revision before it is implemented. Notification to the public shall advise how and where to submit comments on the proposed changes.

Acceptable methods of meeting the community participation requirements include:

- Publication of the proposed significant revision(s) online at www.lacda.org.
- Publication of the proposed significant revision(s) in a local newspaper whose primary circulation is within the area serving the community of affected residents. The publication will provide a link to LACDA's webpage which will provide more detailed information on the significant revision(s) and how to provide comments.
- Posting notices in public buildings within the jurisdiction of the administering agency, which include, but are not limited to, public libraries; or
- Holding meetings with community advisory groups within the area affected by the significant revision.

³Pursuant to [24 CFR § 5.150-5.152](#).

A summary of these comments, and a summary of comments not accepted and the reasons, therefore, shall be attached to the significant revision that is submitted to HUD.

6. Publication & Access to Public Records

Publishing the Final Consolidated Plan & the Assessment of Fair Housing

Following the public hearing, the Board of Supervisors authorizes the submission of the final Consolidated Plan or Assessment of Fair Housing (AFH) to HUD. The LACDA shall make copies of the final Consolidated Plan and AFH available to the public for review at the LACDA, at several public libraries throughout the County, and/or on the LACDA website at www.lacda.org. Final copies shall also be made available to the participating cities upon request.

Access to Public Records

All community members will be given reasonable access to information and records regarding the Consolidated Plan and the programs and projects it covers. Such information and records will be available at the offices of the administering agencies, Monday through Friday from 8:00 a.m. to 5:00 p.m., or within normal business hours of the agencies. Information will also be posted online at the LACDA's website: www.lacda.org.

Copies of the Consolidated Plan shall be available upon request. These documents may be obtained from the LACDA in accordance with the LACDA's fee policy for copies.

The Consolidated Plan, AFH, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) will be available in alternative formats accessible to persons with disabilities, or other languages upon request. You can reach the LACDA at (626) 586-1818 to request copies in alternative formats. You may also submit your request by email to ActionPlan.Staff@lacda.org or in writing to:

Los Angeles County Development Authority
700 W. Main Street
Alhambra, CA 91801
Attn: Community Development Division/Consolidated Plan

Most reasonable requests shall be filled at no cost to the public. Administering agencies reserve the right to charge a fee for duplicating documents when such requests are not reasonable. Reasonableness shall be determined by a combination of the number of copies requested, the size (pages and/or dimensions) of the document, the length of time needed to compile the data, and the direct costs to the administering agency to duplicate the document.

Copies may be requested in person, by mail, emailing ActionPlan.Staff@lacda.org, or by telephone at (626) 586-1818. Program records maintained on file, or requiring research and compilation, shall be provided within a reasonable period upon receipt of a written request, which specifically states the information desired. All books and records relating to the Assessment of Fair Housing (AFH) and the Consolidated Plan shall be maintained and available for a minimum period of five (5) years. Current copies of all major documents related to the AFH, Annual Action Plan, Consolidated Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) will be posted on the LACDA's website at www.lacda.org.

Comments for all matters related to the AFH, Annual Action Plan, Consolidated Plan, and CAPER reports can be directed to:

Los Angeles County Development Authority
700 W. Main Street
Alhambra, CA 91801
Attn: Community Development Division/Consolidated Plan

7. Anti-Displacement & Community Participation for Other Programs

Displacement & Relocation

The Community Participation Plan includes an Anti-Displacement and Relocation Plan that describes how the LACDA will engage persons who may be temporarily relocated or permanently displaced due to the use of CDBG, HOME, or ESG funds.

The LACDA has adopted a policy that requires that a relocation assessment be completed in any circumstance when even one person may be displaced as the result of a project.⁴ This policy exceeds all state and federal requirements. The purpose of this assessment is to ensure that the LACDA is advised early in the process of any major relocation issues that may be encountered in a project. The early recognition of problems gives the LACDA the opportunity to cancel a project if there are excessive displacements in a project.

Displacement

Displacement occurs when a person moves as a direct result of a federally assisted acquisition, demolition, conversion, or rehabilitation activities because they are:

- Required to move;
- Not offered a decent, safe, sanitary, and affordable unit in the project; or
- Treated “unreasonably” as part of a permanent or temporary move.

The term displaced person means any person that moves from real property or moves their personal property from real property permanently as a direct result of one (1) or more of the following activities:

- Acquisition of, or written notice of intent to acquire, or the initiation of negotiations to acquire, such real property, in whole or in part, for a project;
- Rehabilitation or demolition of such real property for a project; or
- Rehabilitation, demolition, or acquisition (or written notice of intent) of all or a part of other real property on which the person conducts a business or farm operation, for a project.

A person may also be considered displaced if the necessary notices are not given or provided in a timely manner and the person moves for any reason.

⁴ The LACDA follows the Citizen Participation process required in Paragraph 6012 of the State of California Relocation Regulations and HUD relocation regulations found in HUD Transmittal 1378 Paragraph 2-2.

Relocation of Displaced Persons

When a substantial number of persons will be displaced from their dwellings, the LACDA shall encourage the residents and community organizations in the displacement area to form a relocation committee. The committee shall include, when applicable, affected residential owner-occupants, residential tenants, businesspeople, and members of existing organizations within the area. In lieu of initiating a new process of community participation, public entities may utilize an existing community participation and committees related to a development program if the goals of community participation will be reached. During the relocation planning process, the LACDA will guarantee the following at a minimum:

1. Timely and full access to all documents relevant to the relocation program.
2. The provision of technical assistance necessary to interpret elements of the relocation plan and other pertinent materials.
3. The right to submit written or oral comments and objections, including the right to submit written comments on the relocation plan and to have these comments attached to the plan when it is forwarded to the local legislative body or the head of the state agency for approval.
4. Prompt, written response to any written objections or criticisms.
5. Assurances that families living in the project area will be given the opportunity, if feasible, to return to the project area after completion of project activities.

Change in Use of Real Property

The standards described in this section apply to real property within the administering agency's control, which is acquired or improved in whole or in part using more than \$25,000 in CDBG funds (24 CFR §570.505). These standards shall apply from the date CDBG funds are spent for the property until five (5) years after closeout of the grant from which the assistance to the property was provided.

A recipient cannot change the use or planned use of any property (including beneficiaries of such use) from that for which the acquisition or improvement was made, unless the recipient provides affected residents with an opportunity to comment on any proposed change, and either:

1. The new use of such property qualifies as meeting one of the national objectives and is not a building for the general conduct of government; or
2. The recipient determines, after consultation with affected residents, that it is appropriate to change the property's use to another use which does not meet a national objective and reimburses the CDBG program in the amount of the current fair market value of the property, less any portion of the value attributable to expenditures of non-CDBG funds for the acquisition of and improvements to the property.

Community members will be informed of changes in the use or planned use of the property by means of a notice, which will be published in a newspaper of general circulation that serves the community of affected residents. The notice will provide a description of the proposed change in use or planned use of the property and will also advise how and where to submit comments. The public will have an opportunity

to comment on the proposed change in use or planned use of the property for a period of no less than 15 days.⁵

Community Participation for Environmental Reviews

The LACDA has assumed from HUD the role of “Responsible Entity” for certain federally funded programs within the County of Los Angeles.⁶ As a “Responsible Entity,” the LACDA must assume the responsibility for environmental review, decision-making, and action that would otherwise apply to HUD under the National Environmental Policy Act of 1969 (NEPA) and other provisions of law that further the purposes of NEPA.

The LACDA maintains a written record of the environmental review undertaken for every project or program receiving LACDA administered federal funds. This environmental review record (ERR) is available for public inspection. Moreover, certain projects require publication of specific actions/findings, which include a description of the activity, its location, and identification of any measures required to mitigate potentially significant adverse effects. Public comment periods are included in the review process as prescribed by NEPA and 24 CFR Part 58.

Community Participation for Loan Guarantee Programs

The LACDA will comply with the following pre-submission and community participation requirements before submitting an application for Section 108 loan guarantee assistance to HUD.⁷ These requirements will also apply to the submission of an Economic Development Initiative (EDI), and a Brownfield Economic Development Initiative (BEDI) application.

1. The LACDA will develop a proposed application to include the community development objectives and activities the LACDA proposes to pursue and carry out with the Section 108 funds. Each activity will be described in sufficient detail, including the provision under which the project is eligible, the national objective it meets, the amount of funds expected to be used, and the activity’s location to allow community members to determine the degree to which they will be affected. The proposed application will also indicate which activities will generate program income and where community members may obtain additional information about proposed activities. The proposed application will also include a description of the pledge of grants required under [24 CFR § 570.705\(b\)\(2\)](#).
2. The LACDA will publish a countywide public notice that will include its proposed application to give affected residents an opportunity to examine the application’s contents and to make comments. The public notice will be published at least 14 calendar days in advance of the public hearing and will advise community members of when and where a public hearing will be held, as well as how and where to submit comments.
3. A minimum of two (2) public hearings, occurring at different stages of the Annual Action Plan community participation process, will be held in order to obtain the views of community members and respond to questions. Before submission of a Section 108 application to HUD, at least one (1) of these hearings will be held to obtain the residents’ opinions on community development and

⁵ Further details on changes in use requirements are set forth in the CDBG regulations at [24 CFR § 570.505](#).

⁶ In accordance with the provisions of [24 CFR Part 58](#).

⁷ In accordance with Section 108 regulations, Subpart M-Loan Guarantees at [24 CFR § 570.704](#).

housing needs. At the hearing, each activity will be described in sufficient detail including the provision under which the project is eligible, the national objective to be met, the amount of funds expected to be used, and the activity's location so that residents can determine the degree to which they will be affected. The public will have up to 14 calendar days and including the day of the public hearing to comment.

4. Once the LACDA has published the public notice and held the public hearing, the LACDA will determine if the proposed application needs to be modified, based on comments and views received, before submitting the application to HUD. Upon completion, the final application will be made available to the public at the LACDA's website.

8. Technical Assistance

Residents are encouraged to recommend activities that should be undertaken to meet housing and community development needs. Groups representative of extremely low-, low- and moderate-income persons desiring to develop project proposals may contact their respective administering agencies for technical assistance. Each respective administering agency will determine the level and type of technical assistance on a case-by-case basis.

9. Complaints & Grievances

Community members, administering agencies, and other interested parties may submit complaints and grievances regarding the Consolidated Plan and Annual Action Plan. Complaints should be in writing, specific in their subject matter, and include facts to support allegations. The following constitute complaints to which a response is due:

- The administering agency has purportedly violated a provision of this Community Participation Plan.
- The administering agency has purportedly violated a provision of the CDBG, ESG, or HOME program regulations.
- The administering agency, or any of its contractors, is purportedly engaging in questionable practices resulting in waste, fraud, or mismanagement of any program funds.

Residents may also present complaints and grievances orally or in writing at a community meeting and/or public hearing for the draft Consolidated Plan or Annual Action Plan. All public comments, including complaints and grievances, made either orally or in writing within the 30-day public comment period, will be included in the final Consolidated Plan or Annual Action Plan.

Timely Response

Upon receipt of a written complaint, the administering agency shall respond to the complainant within 15 calendar days and maintain a copy of all related correspondence, which will be subject to the LACDA's review. If the matter cannot be satisfactorily resolved with the administering agency, the complainant may appeal to the LACDA by submitting copies of all pertinent correspondence and supporting documentation.

Within 15 calendar days of receiving the complaint, the LACDA shall discuss the matter with the administering agency and respond to the complainant in writing. A copy of the LACDA's response will be transmitted, concurrently, to the complainant and the administering agency. If, due to unusual

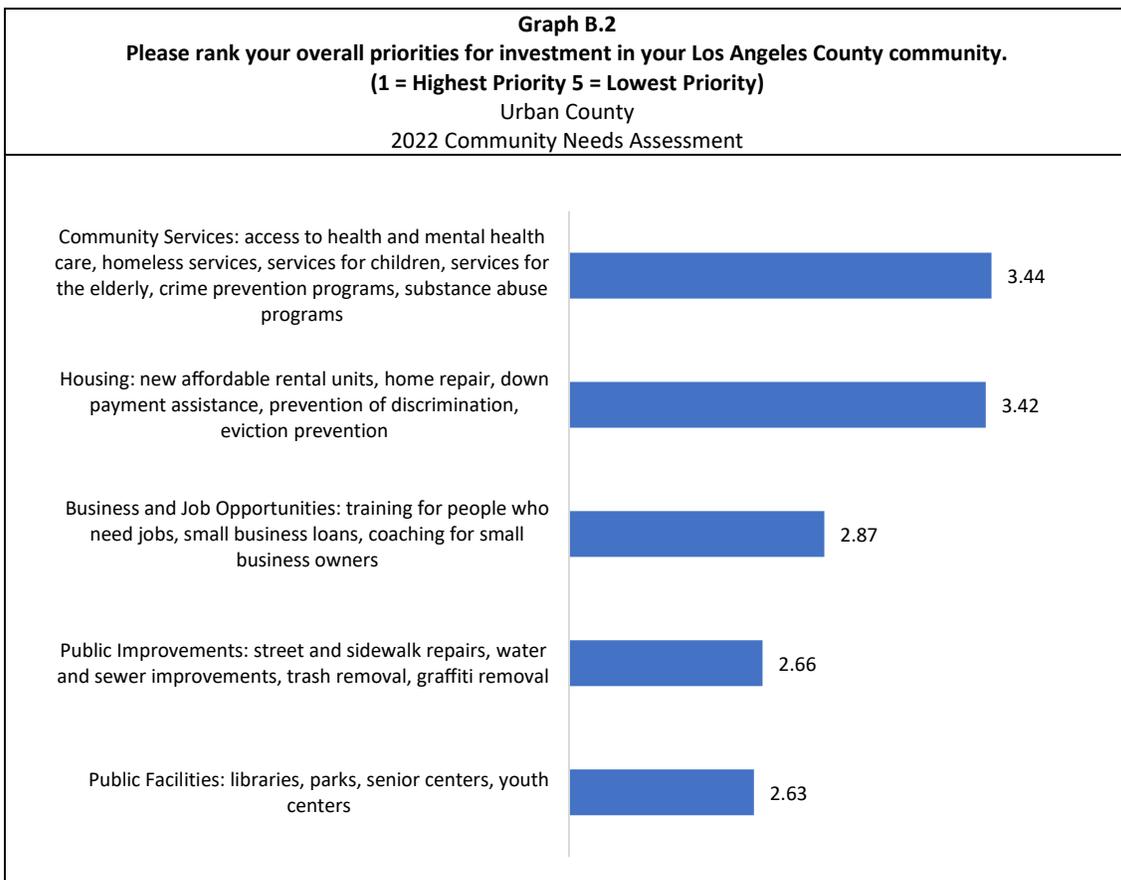
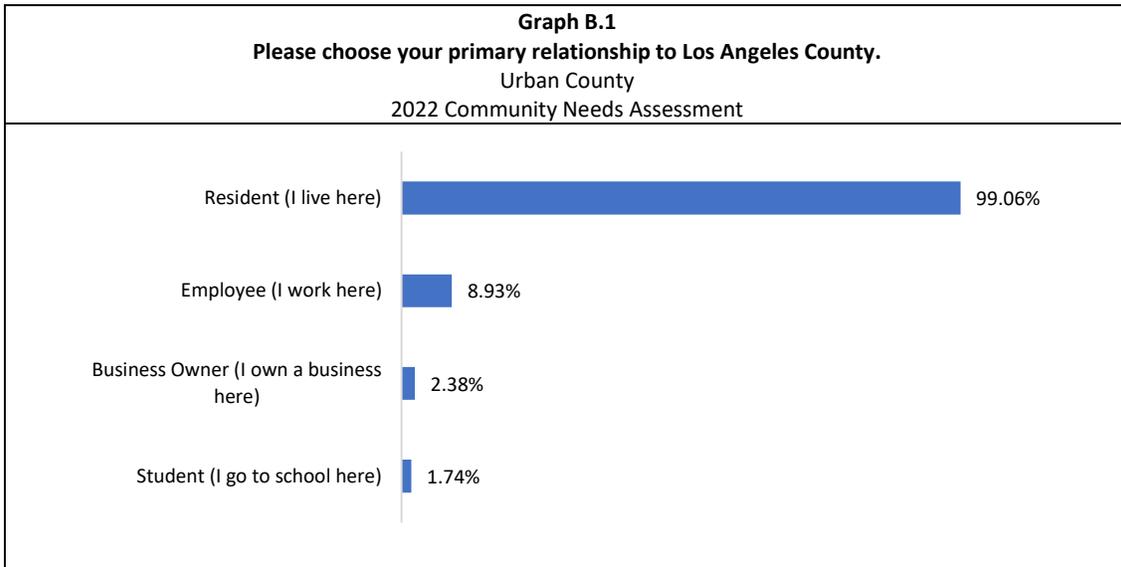
circumstances, the administering agency finds that it is unable to meet the prescribed time limit, the limit may be extended by written notice to the complainant. The administering agency's notice must include the reason for the extension and the date on which a response is expected to be generated, which may be based on the nature and complexity of the complaint.

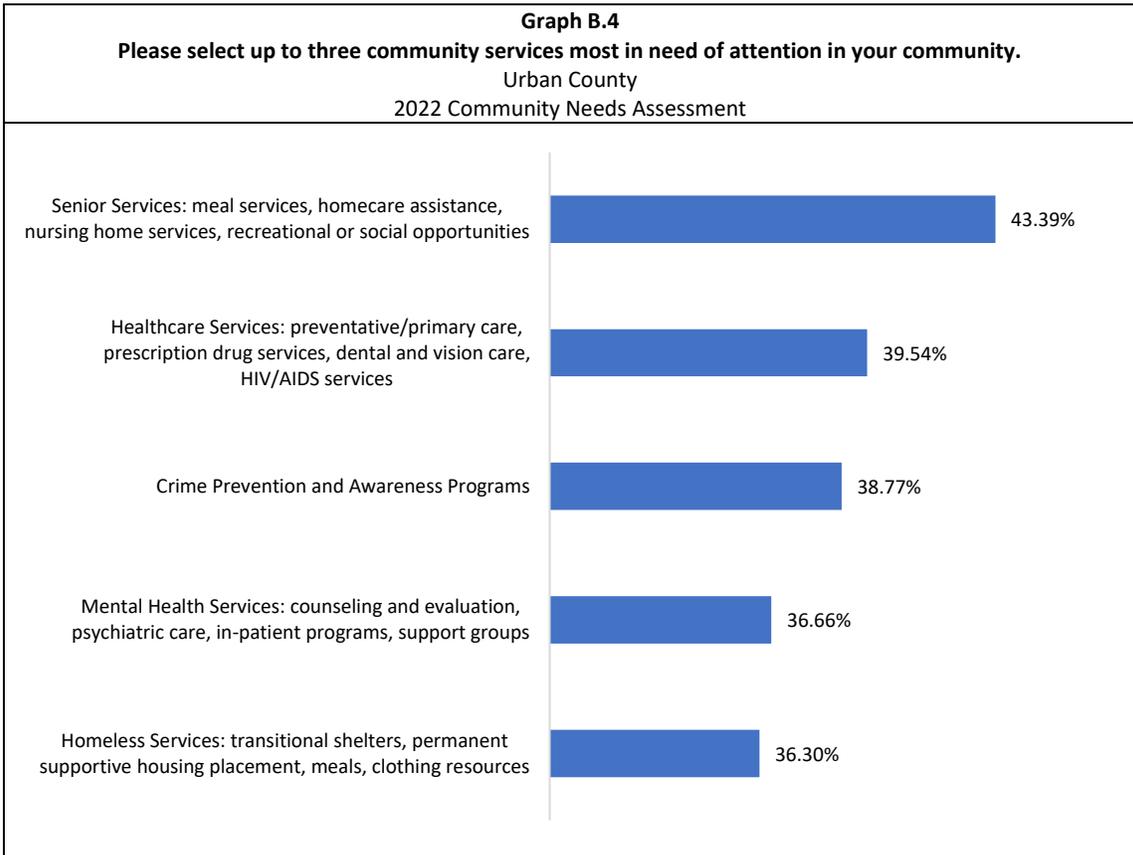
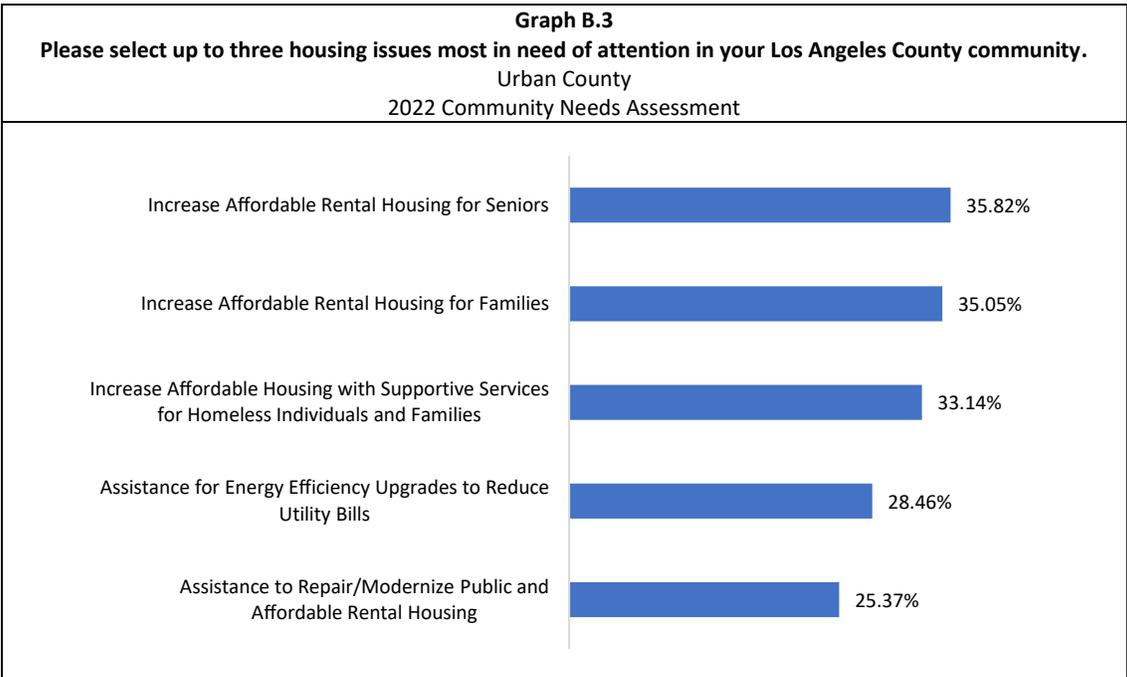
Written complaints may be submitted to ActionPlan.Staff@lacda.org or mailed to:

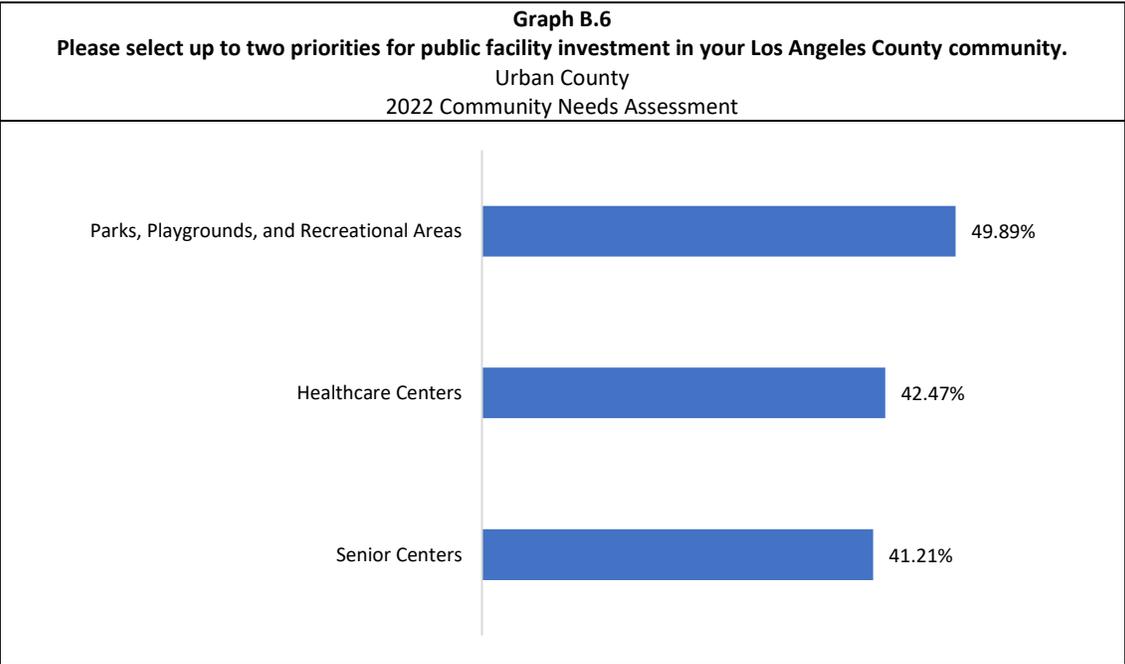
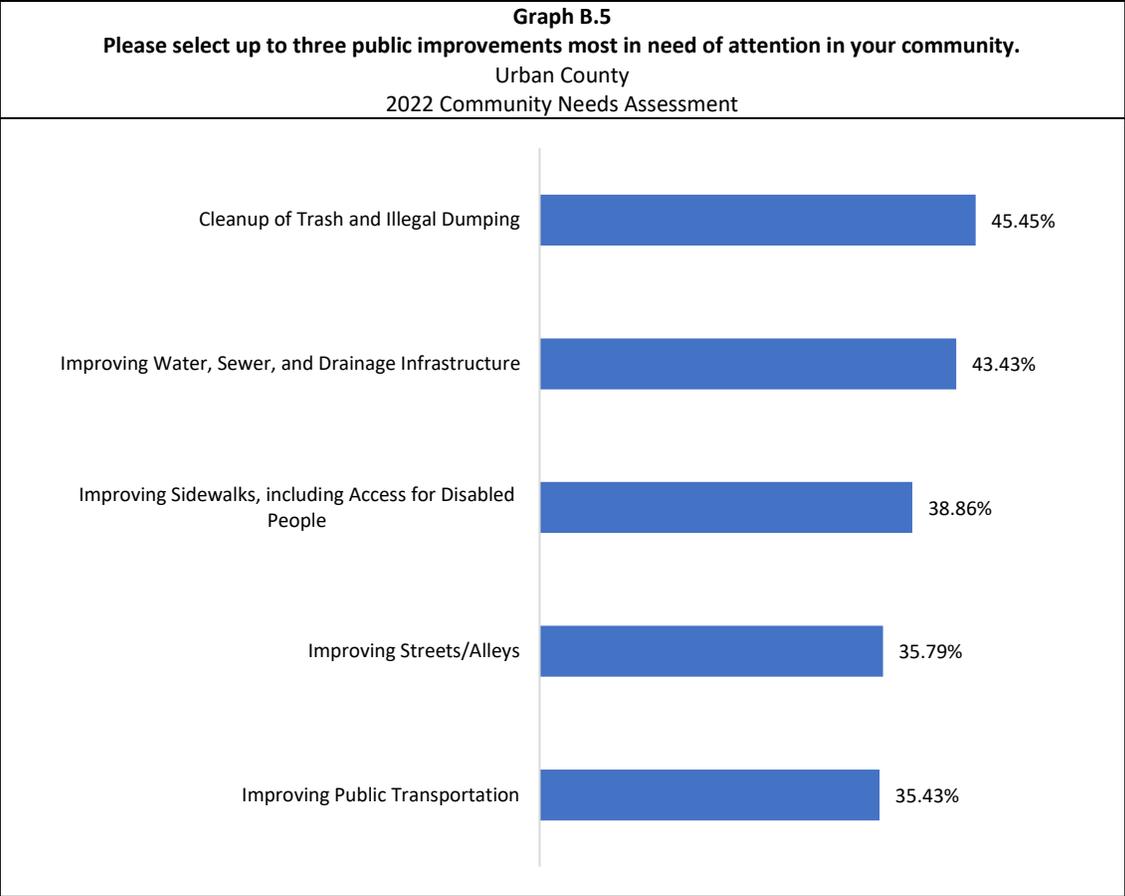
Los Angeles County Development Authority
700 W. Main Street
Alhambra, CA 91801
Attn: Community Development Division/Consolidated Plan

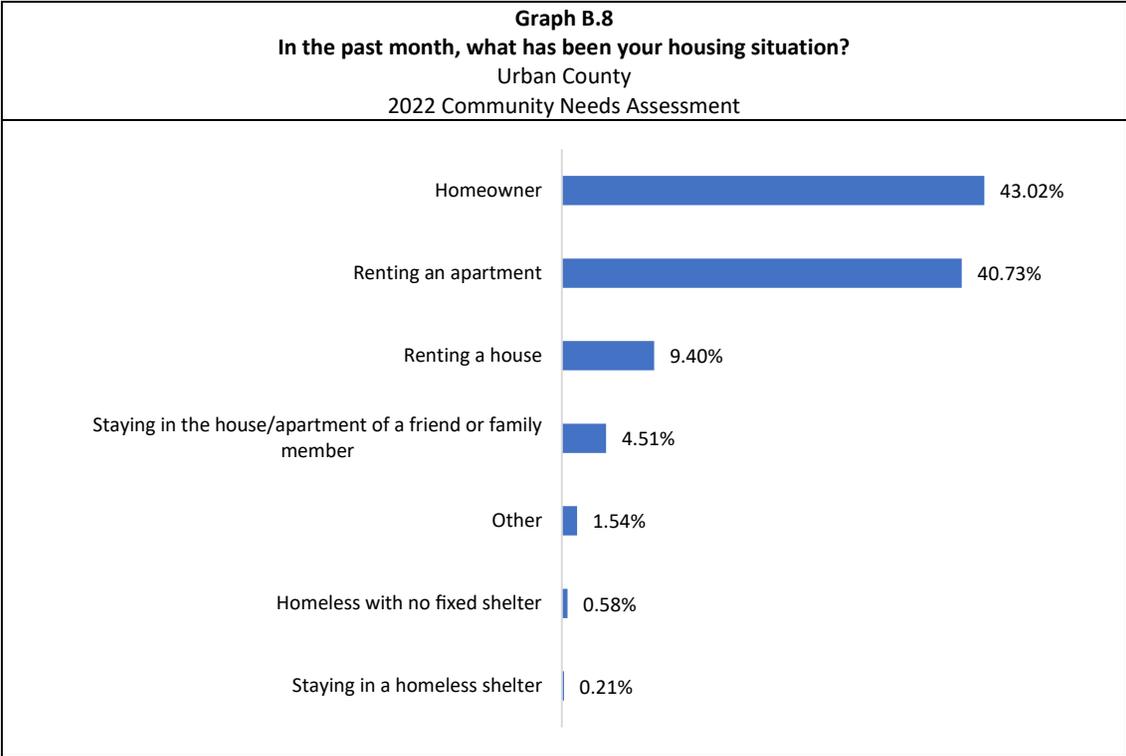
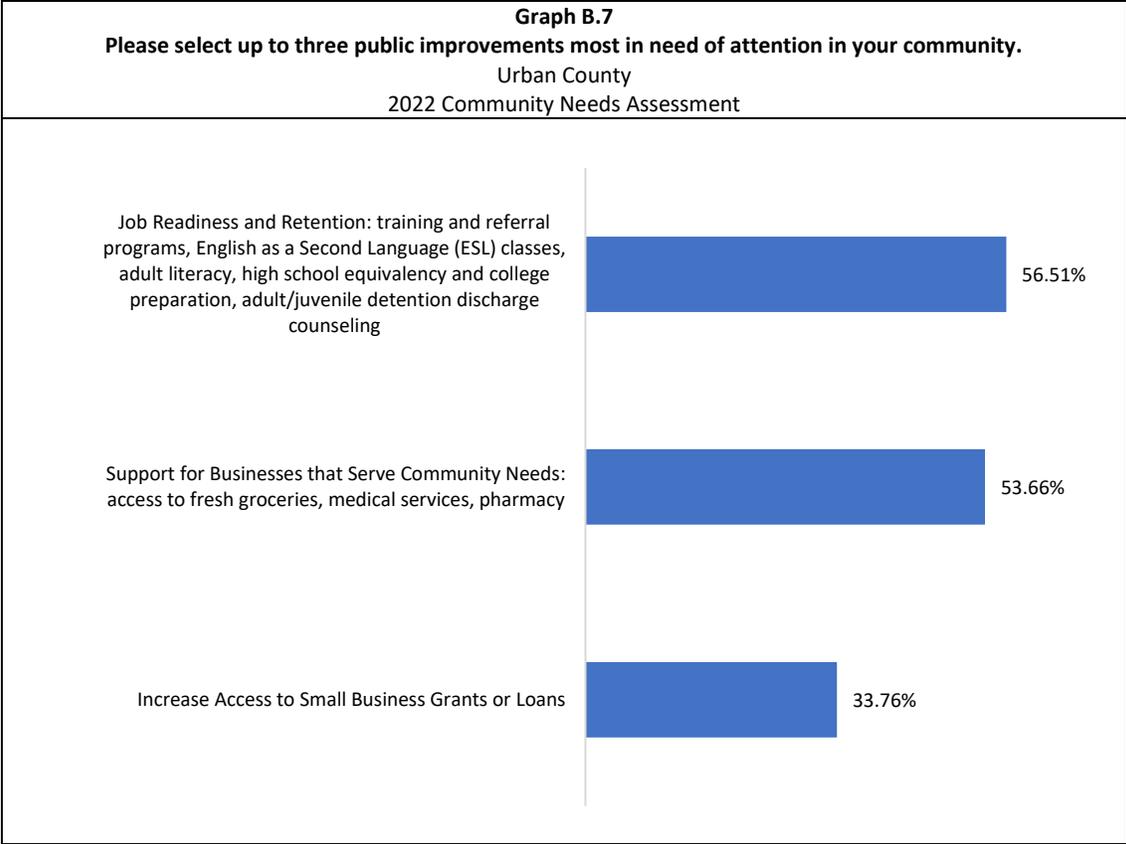
Appendix B: Community Needs Assessment and Results

Appendix B: Community Needs Assessment and Results

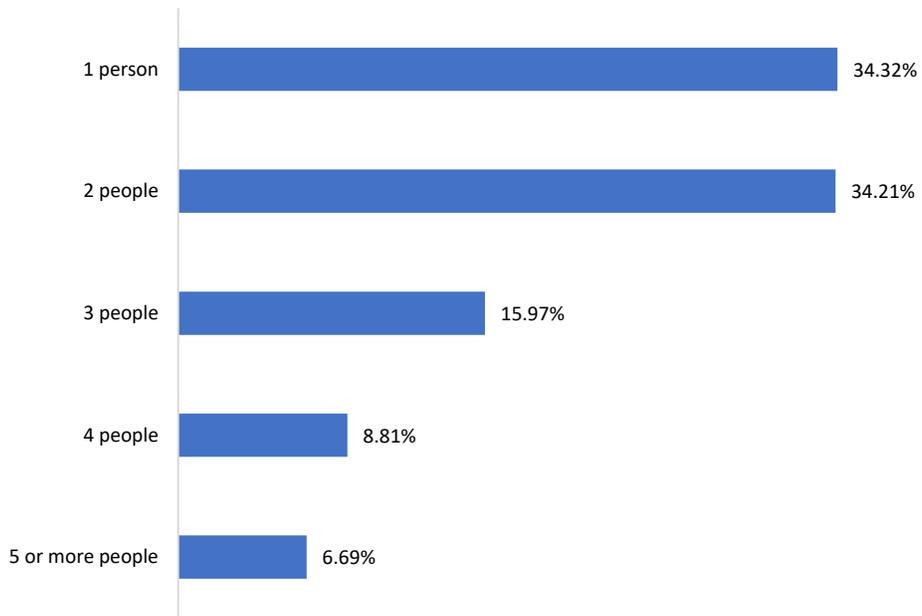




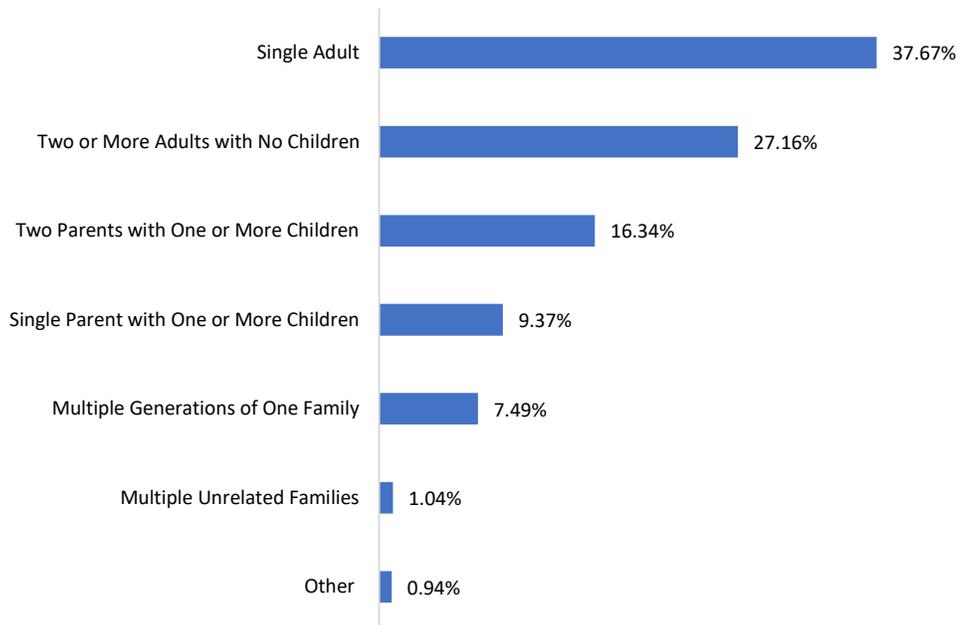




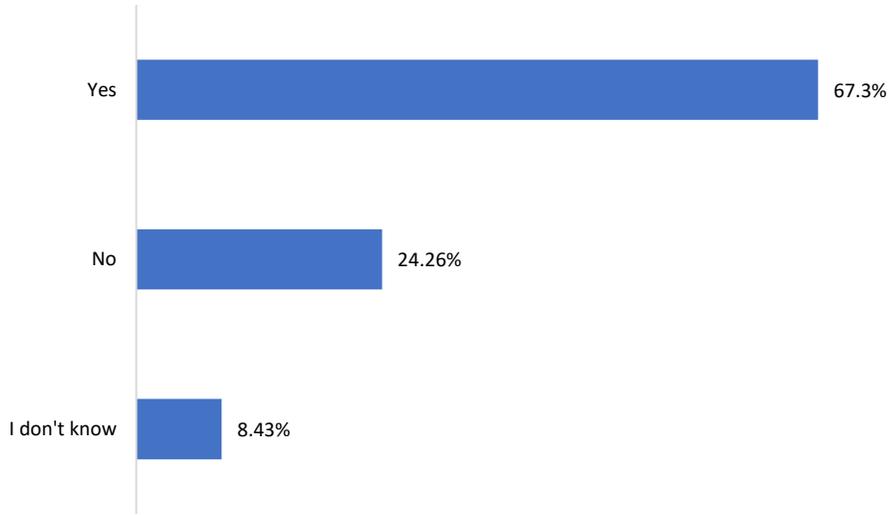
Graph B.9
How many people usually live in your household?
 Urban County
 2022 Community Needs Assessment



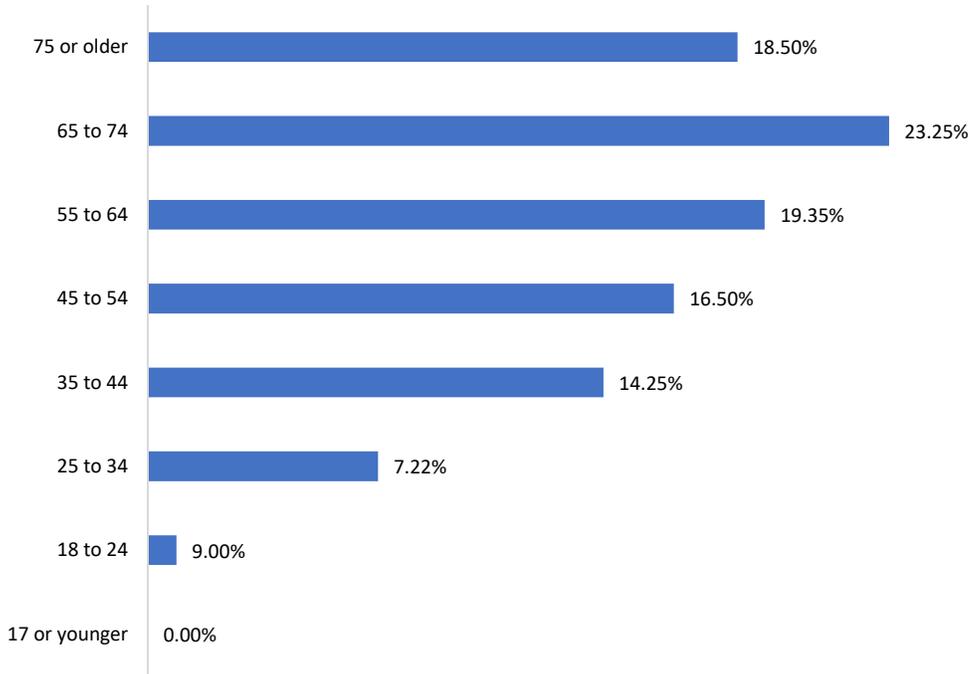
Graph B.10
In the past month, what has been your housing situation?
 Urban County
 2022 Community Needs Assessment



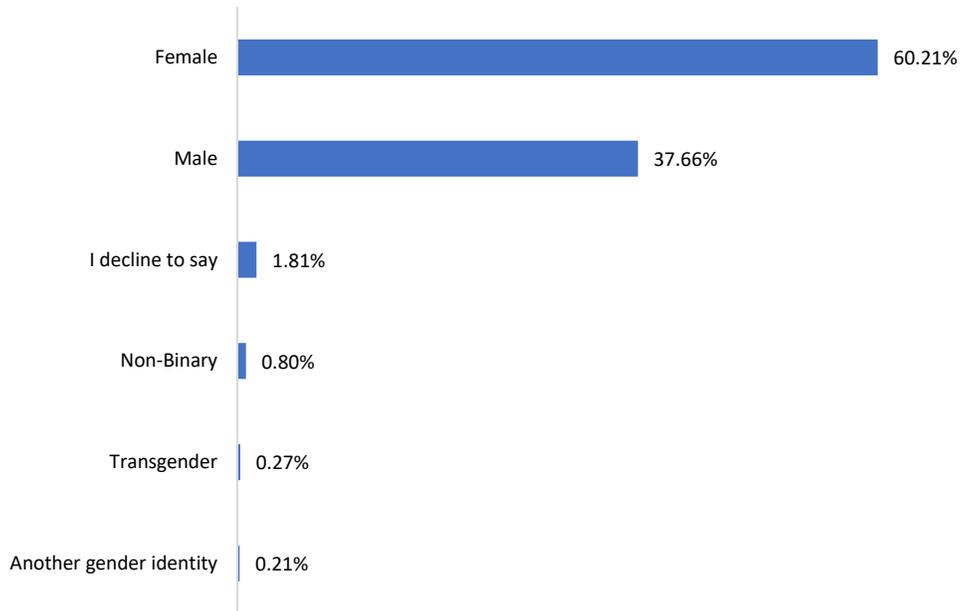
Graph B.11
Do you spend more than 30% of your monthly income on housing expenses?
Urban County
2022 Community Needs Assessment



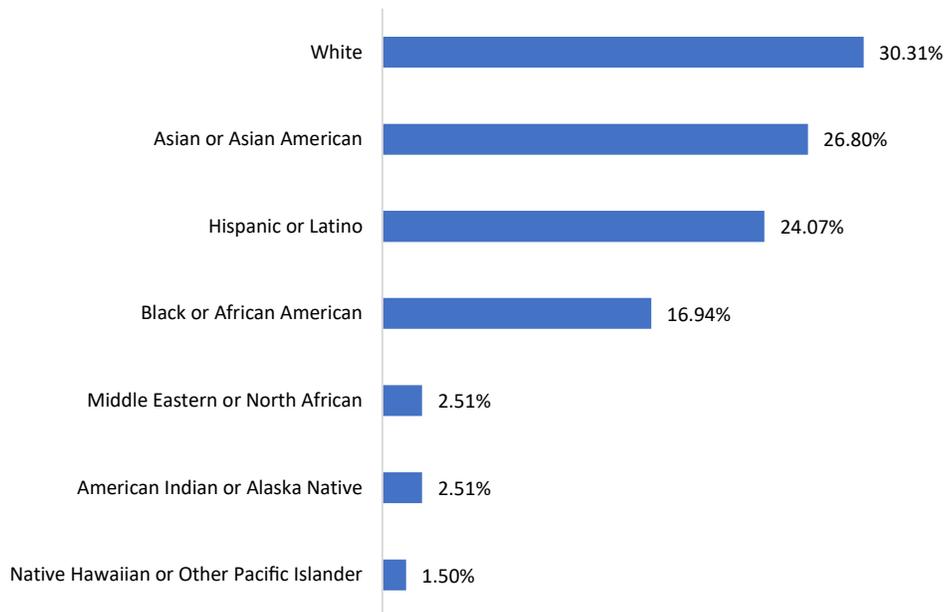
Graph B.12
What is your age?
Urban County
2022 Community Needs Assessment



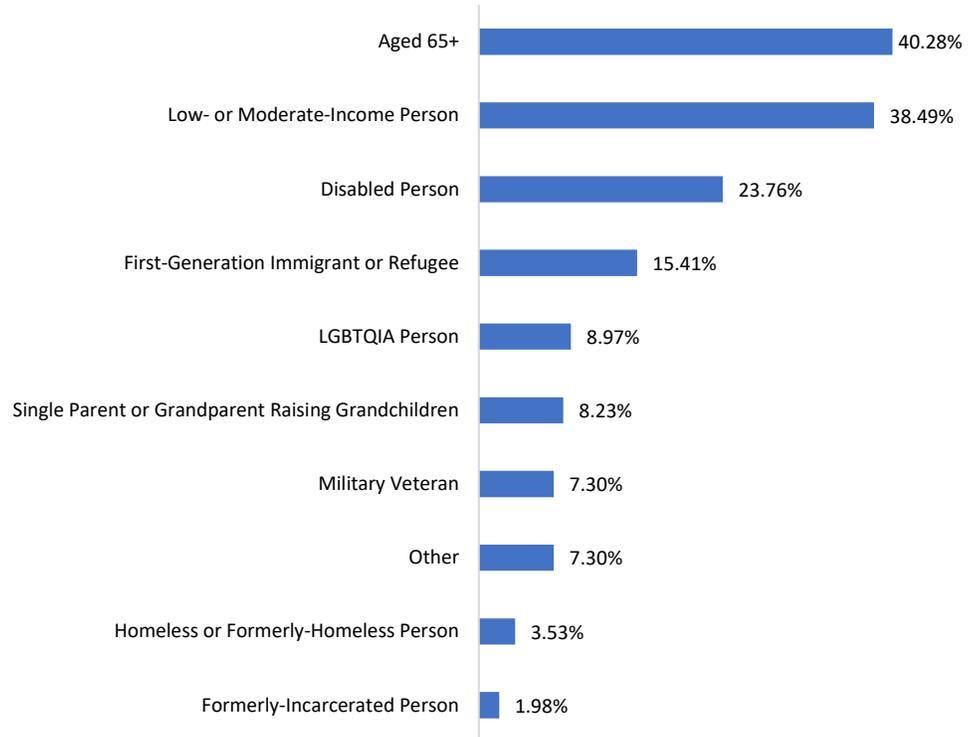
Graph B.13
What gender do you identify as? (Check all that apply)
 Urban County
 2022 Community Needs Assessment



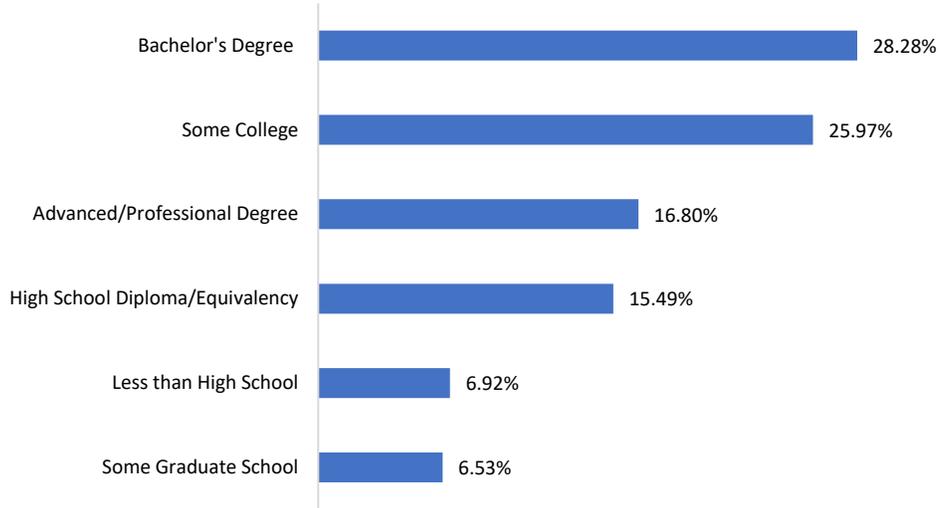
Graph B.14
What is your race and/or ethnicity? (Check all that apply)
 Urban County
 2022 Community Needs Assessment



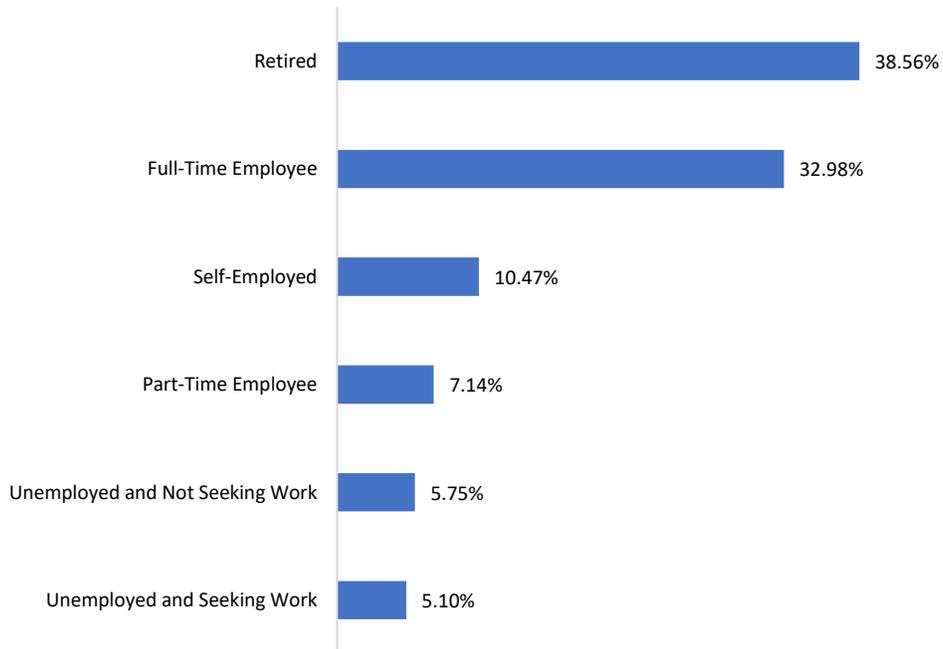
Graph B.15
Do any of the following describe you or a member of your family? (Check all that apply)
 Urban County
 2022 Community Needs Assessment



Graph B.16
What level of education have you completed?
Urban County
2022 Community Needs Assessment



Graph B.17
What is your employment status?
Urban County
2022 Community Needs Assessment



Appendix C: Data Methodology

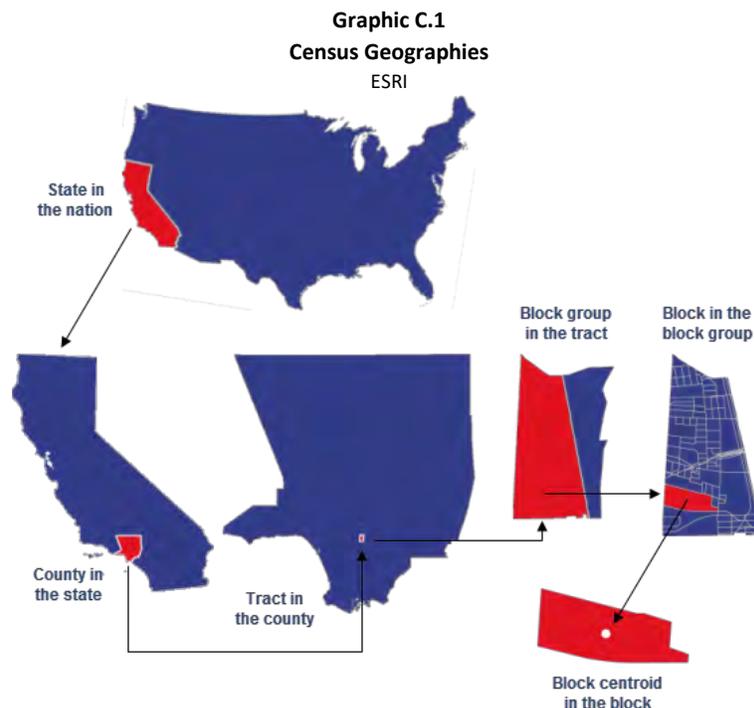
Appendix C: Data Methodology

Data Sources and Use

This Consolidated Plan utilized a variety of data sources including the 2020 Census, 2016-2020 five-year American Community Survey (ACS), 2013-2017 and 2015-2019 Comprehensive Housing Affordability Strategy (CHAS), 2023 LACDA data, and a variety of local data sources. As a general rule, the LACDA used the most recent and locally appropriate data to represent the conditions in the Urban County. For example, the 2015-2019 CHAS data for the Los Angeles County Census County Division (CCD), which is available on HUD’s website, was used for portions of the needs assessment and market analyses. This data was used instead of the 2013-2017 CHAS data available through HUD’s Integrated Disbursement and Information System (IDIS) because it is more recent and represents an area most like the Urban County (a subcounty unit of geography that includes unincorporated areas); however, when this data was not available, the LACDA used the 2013-2017 CHAS data available through IDIS. All maps, tables, and graphics include data sources in the title subheading.

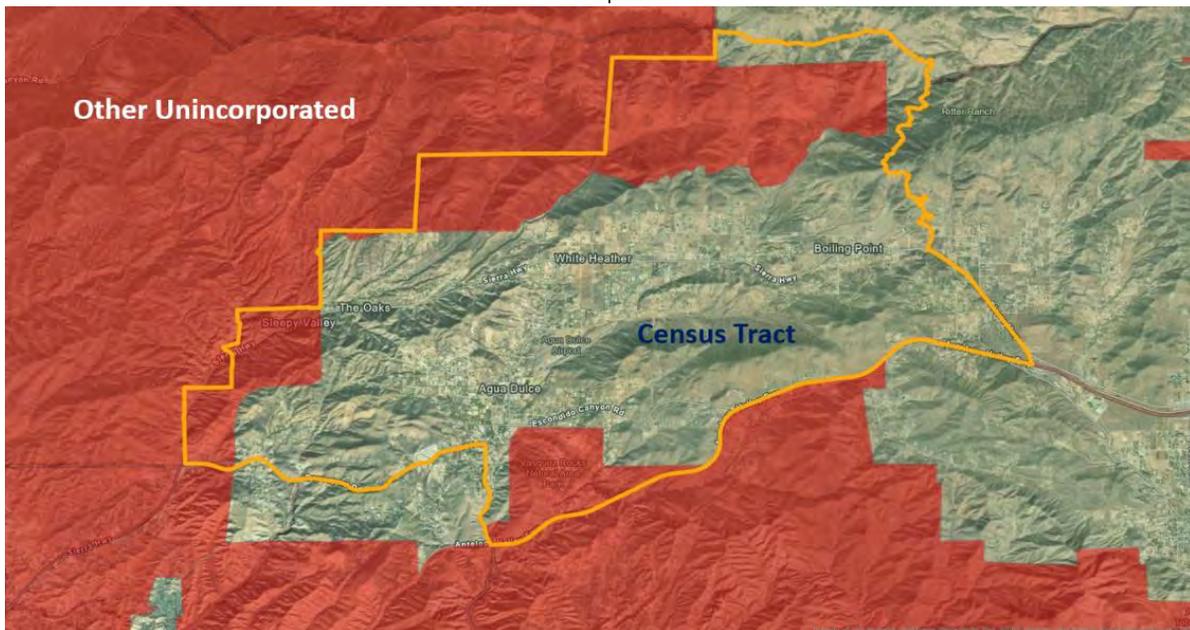
Apportionment Methodology for GIS Maps

Data for common geographic areas of interest is available through the decennial census or ACS. These sources provide information about the population, households, and housing units at standard geographic scales ranging from the national level down to the “block” level (a fraction of a geographic area that comprises a census tract). For instance, to determine the number of people that live within two (2) geographically adjacent census tracts, it is possible to download a shapefile of census tracts, import it into GIS, navigate to the two (2) census tracts, and use the attribute table to easily compare the population data between them.



Making similar estimations for the Urban County would ideally follow a similar method: importing the Urban County geography into GIS, overlaying a census data-enriched geography layer over the Urban County geography, and deriving information on the unincorporated areas of the Urban County from the census layer in a seamless fashion. Unfortunately, the Urban County geography does not necessarily align with the same boundaries on which census data is based. For example, an unincorporated area of the Urban County may be spread unevenly over a census tract with one edge that extends beyond the census tract and another that falls within the tract (see Graphic C.2). This means that to hypothetically count the number of people in the red unincorporated area, it is necessary to allocate population data from the orange census tract layer to the red areas which overlap it.

Graphic C.2
Apportionment Use Case Example
National Development Council

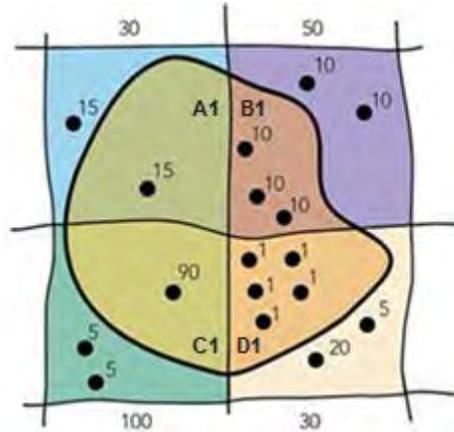


ArcGIS has a functionality that allows for this allocation through a process called **Data Apportionment**.

One of the key drivers of this process is the LA County block point layer. Block points serve as spatial indicators of census data on the map at a more granular level. In other words, while a census tract might represent where 100 people live, a block point could represent where 10 people live within that census tract. With **Points** as the method and the **Estimation** features as the block points layer, GIS is prompted to spatially group the block points by the Urban County unincorporated areas into which they fall.

In Graphic C.3 (next page), suppose that one swath of the unincorporated area (represented here as the irregular shape labeled A1, B1, C1, and D1) spreads across four (4) different census tracts (represented as the four (4) quadrants). The apportionment process allows GIS to distinguish between which points fall within the target unincorporated area, and which points fall outside of it. In doing so, GIS returns the total from the points which fall into the **Target Polygon**. In the example captured by Graphic C.3, the total population would be 140 in the unincorporated area, instead of the 210 of the four (4) census tracts.

Graphic C.3
Conceptualized Apportionment
 ESRI



The first step of the apportionment process was to collect the relevant data: a census data Application Programming Interface (API) allowed for a query of specific census and ACS datasets for the Consolidated Plan, such as population, language spoken, and educational attainment, by California census tract. These datasets were imported into ArcGIS as tables, along with the following shapefile layers: California census tracts, Urban County LACDA jurisdiction, and Los Angeles County block points. The tables were joined to copies of the California Census tracts layer on a shared ID column. Afterwards, the following steps occur in the ArcGIS **Apportion Polygon** tool:

1. **Input Polygon:** Select the newly-joined census tracts layer.
2. **Fields to Apportion:** Select the column with data to apportion from the joined census tracts attribute table. *For example, to apportion population data, select the Total Population column from the census tracts layer.*
3. **Target Polygons:** Select Urban County LACDA Jurisdiction layer.
4. **Output Feature Class:** Write new layer name and location.
5. **Apportion Method:** Select "Points."
6. **Estimation features:** Select LA County block points.
7. **Weight Field:** Select appropriate weight field. *For example, to apportion population total, choose "Population."*
8. **Target geometry selected:** Checked.
9. **Run.**

Apportionment allows for geographic areas with boundaries which do not align with standard census geographies to be enriched with census data. Parts of the Urban County's unincorporated area fit this criterion, so the described apportionment process enriched these areas with data that is relevant to the Consolidated Plan.

Appendix D: Community Meeting Notices, Comments, and Responses

California Newspaper Service Bureau

Public Notice Advertising Since 1934

Tel 1-800-788-7840 Fax 1-800-474-9444

Local Offices and Representatives in:

Los Angeles, Santa Ana, San Diego, Riverside/San Bernardino,
San Francisco, Oakland, San Jose, Sacramento

Special Services Available in Phoenix

DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

WORLD JOURNAL (CHINESE DAILY NEWS)

On the following dates:

10/19/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

20th day of October 2022



Debbie Yerkes
Signature

3634322

*"The only Public Notice which is justifiable
from the standpoint of true economy and the public interest,
is that which reaches those who are affected by it"*



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公告

洛杉磯縣
社區會議

洛杉磯縣發展局 (LACDA) 邀請公眾參加一系列社區會議，這些會議可以現場會議或以虛擬方式進行，目的是接收有關以下長期計劃的住房和社區發展需求的意見，美國住房和城市發展部 (HUD) 要求每五年制定一次：

2023 年公平住房評估 (AFH) (以前稱為公平住房選擇障礙分析)，評估公平住房問題，例如隔離、限制公平住房選擇的條件和獲得住房和機會方面的差距，以及建立公平住房優先事項和目標然後將其納入綜合計劃中。

2023-2027 年綜合計劃，該計劃評估住房和社區發展需求，包括社區發展整筆撥款 (CDBG)、家庭投資夥伴關係 (HOME) 和緊急解決方案撥款 (ESG) 資金支出的五 (5) 年戰略，以滿足這些需求。它還包括其配套文件《2023-2024 年度行動計劃》，該計劃每年制定，以實施旨在解決 2023-2027 年綜合計劃戰略的活動，包括 AFH 目標。

現場社區會議將於下列日期和實際在指定地點舉行：

日期/時間：2022 年 11 月 5 日週六，上午 11 時至中午 12 時 30 分 (上午 10 時 30 分開門)
地點：洛杉磯縣社區發展局
700 W. Main Street
Alhambra, CA 91801

虛擬社區會議將於下列日期和時間舉行：

日期/時間：2022 年 11 月 16 日週三，晚上 6 時至 7 時 30 分
2022 年 11 月 19 日週六，上午 11 時至中午 12 時 30 分

登記參加虛擬會議網址：yourvoicerecounts.lacda.org

邀請具有電腦或智能手機存取權限的人在 yourvoicerecounts.lacda.org 上在線完成社區調查 (Survey)。調查結果將提交給洛杉磯縣監事會。有關為期五 (5) 年的 2023-2027 年綜合計劃和 AFH 的更多資訊，請同時訪問我們的網站 yourvoicerecounts.lacda.org。

如需 TTY 幫助，請致電 (800) 735-2929 聯繫加州中繼服務，並致電 (626) 586-1854 聯繫 Emily Codilla。在所有三 (3) 次會議期間，將提供以下語言的口譯員：美國手語 (ASL)、西班牙語/español、Cantonese/广东話、Mandarin/中文、韓語/한글、俄語/русский、和亞美尼亞語/hayshughut。如需其他語言的口譯員，請在 2022 年 10 月 20 日週四之前致電 (626) 586-1854 或發送電子郵件至 ActionPlan.Staff@lacda.org。

從 2022 年 11 月 5 日至 2022 年 12 月 20 日營業結束期間，請無法參加現場社區會議或虛擬社區會議的社區成員通過電子郵件 ActionPlan.Staff@lacda.org 提交書面意見，或發送至以下地址：

Los Angeles County Development Authority
Attn: Consolidated Plan and AFH
700 W. Main Street
Alhambra, CA 91801

為期五 (5) 年 2023-2027 年綜合計劃是一種以行動為導向的管理工具，指導聯邦撥款支出，以解決生活在洛杉磯市區縣計劃管轄範圍內的收入有限的居民的住房和社區發展需求 (縣直轄區和 48 個參與城市)。LACDA 代表洛杉磯縣管理每年通過三 (3) 項聯邦撥款從 HUD 收到的大約 3400 萬美元：CDBG、HOME 和 ESG 資金，以滿足洛杉磯市區縣的需求。

此外，以下 48 個城市將參加 2023-2024 財年 (FY) 洛杉磯市區縣計劃：

拉古拉崗 亞凱迪亞 阿瓦隆	夏威夷花園 赫莫薩海灘 隱山	聖迪馬斯 聖費爾南多 聖蓋博
阿蘇薩	爾文戴爾	聖馬力諾
貝爾	拉加納達弗林特里奇	聖達菲斯普林斯
貝爾花園	拉哈布拉崗	塞拉馬德雷
比佛利山莊 卡拉巴薩斯	拉米拉達 拉朋地	信號山 南艾爾蒙地
喜瑞都 克萊門特 商業市 科文納 庫達希 卡爾弗城 鑽石吧 杜瓦爾特 埃爾塞貢多	拉文 朗代爾 洛米塔 馬里布 曼哈頓海灘 梅伍德 蒙羅維亞 帕洛斯佛得斯牧場 滾山莊園	南帕薩迪納 大普市 托倫斯 核桃市 西好萊塢 西湖村

在這些會議上表達的意見和需求將提交給洛杉磯縣監事會，並將用於制定長期計劃以及在即將到來的 2023 年 7 月 1 日開始的 2023-2024 財年分配資金的 2023-2024 年度行動計劃。

有關 LACDA 管理的計劃的資訊，您可以訪問我們的網站 www.lacda.org。

Los Angeles Daily News

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Monrovia, CA 91610

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FILE NO. 3634318

**PROOF OF PUBLICATION
AFFIDAVIT
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Los Angeles**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the matter. I am the principal clerk of the printer of the Daily News, a newspaper of general circulation published 7 times weekly in the City of Los Angeles, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of May 26, 1983, Case Number Adjudication #C349217; that the notice, of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/19/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Monrovia, LA Co. California,
on this 19th day of October, 2022.

Signature



Legal No. **0011566028**

PUBLIC NOTICE

**COUNTY OF LOS ANGELES
Community Meetings**

The Los Angeles County Development Authority (LACDA) invites the public to participate in a series of community meetings, which are available in-person and virtually, for the purpose of receiving input on housing and community development needs for the following long-range plans which are required by the U.S. Department of Housing and Urban Development (HUD) every five years:

2023 Assessment of Fair Housing (AFH) (previously called the Analysis of Impediments to Fair Housing Choice), which assesses fair housing issues such as segregation, conditions that restrict fair housing choice and disparities in access to housing and opportunity, and establishment of fair housing priority and goals that are then folded into the Consolidated Plan.

2023-2027 Consolidated Plan, which assesses housing and community development needs and includes a five (5) year strategy for the expenditure of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG) funding to meet those needs. It also includes its companion document, the 2023-2024 Annual Action Plan, which is developed every year to implement activities to address the 2023-2027 Consolidated Plan strategy, including the AFH goals.

The in-person community meeting will be held on the following date and time, at the designated location:

Date/Time: Saturday, November 5, 2022, 11:00 a.m. – 12:30 p.m. (doors open at 10:30 a.m.)
Location: Los Angeles County Development Authority
700 W. Main Street
Alhambra, CA 91801

The virtual community meetings will be held on the following dates and times:

Date/Time: Wednesday, November 16, 2022, 6:00 p.m. – 7:30 p.m.
Saturday, November 19, 2022, 11:00 a.m. – 12:30 p.m.

Registration for the virtual meetings at: yourvoicecounts.lacda.org

Persons with computer or smartphone access are invited to complete the Community Survey (Survey) online at yourvoicecounts.lacda.org. The Survey results will be presented to the County of Los Angeles Board of Supervisors. For additional information about the Five (5) Year 2023-2027 Consolidated Plan and the AFH, please also visit our website at yourvoicecounts.lacda.org.

For TTY assistance, please call the California Relay Services at (800) 735-2929 and reference Emily Cadilla at (626) 586-1854. Interpreters will be available during all three (3) meetings in the following languages: American Sign Language (ASL), Spanish/español, Cantonese/正語, Mandarin/中文, Korean/한국, Russian/русский, and Armenian/հայերեն. To request additional interpreters, please call (626) 586-1854 or email ActionPlan.Staff@lacda.org by Thursday, October 20, 2022.

Community members unable to attend the in-person or the virtual community meetings are invited to submit written comments starting November 5, 2022 through December 20, 2022 close of business, via email at ActionPlan.Staff@lacda.org or to the following address:

**Los Angeles County Development Authority
Attn: Consolidated Plan and AFH
700 W. Main Street
Alhambra, CA 91801**

The Five (5) Year 2023-2027 Consolidated Plan serves as an action-oriented management tool, guiding federal grant spending to address housing and community development needs for residents with limited means living within the jurisdiction of the Los Angeles Urban County Program (unincorporated areas of the County and 48 participating cities). On behalf of the County of Los Angeles, the LACDA administers approximately \$34 million received annually from HUD through three (3) federal grants: CDBG, HOME, and ESG funding to meet the needs within the Los Angeles Urban County.

Additionally, the following 48 cities will participate in the Los Angeles Urban County Program for Fiscal Year (FY) 2023-2024:

Agoura Hills	Hawaiian Gardens	San Dimas
Arcadia	Hermosa Beach	San Fernando
Avalon	Hidden Hills	San Gabriel
Azusa	Irwindale	San Marino
Bell	La Cañada Flintridge	Santa Fe Springs

Bell Gardens	La Habra Heights	Sierra Madre
Beverly Hills	La Mirada	Signal Hill
Calabasas	La Puente	South El Monte
Cerritos	La Verne	South Pasadena
Claremont	Lawndale	Temple City
Commerce	Lomita	Torrance
Covina	Malibu	Walnut
Cudahy	Manhattan Beach	West Hollywood
Culver City	Maywood	Westlake Village
Diamond Bar	Monrovia	
Duarte	Rancho Palos Verdes	
El Segundo	Rolling Hills Estates	

Comments and needs expressed at these meetings will be presented to the Los Angeles County Board of Supervisors and will be used to develop long-range plans as well as the 2023-2024 Annual Action Plan that allocates funds in the upcoming 2023-2024 FY, which starts July 1, 2023.

For information on programs administered by the LACDA, you may visit our website at www.lacda.org.

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DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

THE KOREA TIMES

On the following dates:

10/19/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

20th day of October 2022



Debbie Yerkes
Signature

3634321

*"The only Public Notice which is justifiable
from the standpoint of true economy and the public interest,
is that which reaches those who are affected by it"*



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공고

로스앤젤레스 카운티 커뮤니티 미팅

로스앤젤레스 카운티 개발청(LACDA)은 5년마다 미국 주택 및 도시 개발부(HUD)에서 요구하는 다음과 같은 장기적 계획에 대한 주택 및 커뮤니티 개발 요구 사항에 대한 의견을 받기 위해 대면 및 가상으로 제공되는 일련의 커뮤니티 회의에 일반 대중을 초대합니다.

2023년 공정 주택 평가(AFH) (이전에는 공정 주택 선택 장애 분석), 차별, 공정 주택 선택을 제한하는 조건, 주택 및 기회에 대한 접근 격차, 공정 주택 구축과 같은 공정 주택 문제를 평가하며, 우선순위와 목표는 통합 계획에 포함됩니다.

2023-2027 통합 플랜. 주택과 지역 사회 개발 필요들을 평가하며, 이러한 필요들을 충족하기 위하여 지역 사회 개발 블록 교부금(CDBG) 지출을 위한 5개년 전략, HOME 투자 파트너십(HOME), 그리고 비상 해결 교부금(ESG) 펀딩을 포함합니다. 여기에는 또한 동반 문서인, AFH 목표를 포함한 2023-2027 통합 플랜 전략을 위한 활동들을 도입하기 위해 매년 개발되는 2023-2024 연간 행동 계획을 포함합니다.

지역사회 대면 미팅들이 열리는 장소와 시간은 아래와 같습니다:

날짜/시간: 2022년 11월 5일 토요일, 11:00 a.m. - 12:30 p.m.
(도어는 10:30 a.m.에 오픈)

위치: Los Angeles County Development Authority
700 W. Main Street Alhambra, CA 91801

가상 커뮤니티 회의는 다음 날짜와 시간에 개최됩니다.

날짜/시간: 2022년 11월 16일 수요일, 6:00 p.m. - 7:30 p.m.
2022년 11월 19일 토요일, 11:00 a.m. - 12:30 p.m.

가상 회의 등록: yourvoicecounts.lacda.org

컴퓨터 또는 스마트폰으로 접속이 가능한 분들은 온라인으로 커뮤니티 설문조사를 완료하실 수 있습니다.

yourvoicecounts.lacda.org 이 설문조사 결과는 로스앤젤레스 카운티 슈퍼바이저 이사회에 제출될 것입니다. 2023-2027년 5개년 통합 계획 및 AFH에 대한 추가 정보는 저희 웹사이트 yourvoicecounts.lacda.org 를 참조하십시오.

TTY 도움은 캘리포니아 중계 서비스 (800) 735-2929로 전화하셔서 이메일리 코달라 (626) 586-1854를 요청하십시오. 이 세 개(3) 회의들 중 모두에서 아래 언어의 통역사들이 도와드릴 것입니다: 미국 수화 (ASL), 스페인어/español, 광둥어/广东话, 만다린/中文, Korean/한국어, 러시아어/русский, 아르메니아어/հայերեն.
추가 언어 통역사를 요청하려면 2022년 10월 20일 목요일까지 (626) 586-1854로 전화하거나 ActionPlan.Staff@lacda.org로 이메일을 보내주십시오.

대면 또는 가상 커뮤니티 회의에 참석할 수 없는 5일부터 2022년 12월 20일 업무 마감 시간까지 다음 주소로 이메일을 통해 서면 의견을 제출할 :

Los Angeles County Devel

Attn: Consolidated F

700 W. Main :

Alhambra, CA

이 5년 2023-2027 통합 계획은 로스앤젤레스 (비자치 지역들과 48개의 참여 도시들) 안에 사는 지역사회 개발에 사용될 연방정부 교부금 지출을 역할을 합니다. 로스앤젤레스 카운티를 대신하여 통하여 매년 도시개발국(HUD)으로부터 받는 약 로스앤젤레스 어반 카운티 내 필요 충족을 위해

추가로, 다음 48개 도시들은 2023-2024 회계연도 카운티 프로그램에 참여할 것입니다:

아구라힐스	라하브라 하이
아케이다	시에라 마드레
아발론	베벌리힐스
하와이언 가든스	칼라바샤스
허모사 비치	라미라다
히든 힐스	라푸엔테
샌디마스	시그널힐
샌퍼난도	사우스 엘몬테
샌가브리엘	세리토스
아주사	클래어몬트
어윈데일	커머스
샌마리노	코비나
벨	쿠다하
라카나다 플린트리지	컬버시티
산타페 스프링스	다이아몬드바
벨가든스	두아테

이 미팅들에서 수렴된 주민들의 의견들은 Los sors 에 제출되고, 2023년 7월 1일에 시작하는 위한 2023-2024 행동 계획은 물론 장기적 계

CDC가 관리하는 프로그램들에 대한 자세한 나 알아보실 수 있습니다.

공고

스앤젤레스 카운티 커뮤니티 미팅

마다 미국 주택 및 도시 개발부(HUD)에 대한 주택 및 커뮤니티 개발 요구 사항에 관련된 일련의 커뮤니티 회의에 일반

정 주택-선택 장애 분석), 차별, 공정 주택 접근, 격차, 공정 주택 구축과 같은 공정 통합 계획에 포함됩니다.

개발 필요들을 평가하며, 이러한 필요들을 CDBG 지출을 위한 5개년 전략, 해결 교부금(ESG) 편당을 포함합니다. 2023-2027 통합 플랜 전략을 위한 2023-2024 연간 행동 계획을 포함합니다.

다음은 아래와 같습니다:

10:00 a.m. - 12:30 p.m.

Authority
91801

개최됩니다.

10 p.m. - 7:30 p.m.

10:00 a.m. - 12:30 p.m.

rg

본들은 온라인으로 커뮤니티 설문조사를

결과는 로스앤젤레스 카운티 슈퍼바이저 5개년 통합 계획 및 AFH에 대한 추가 cda.org 를 참조하십시오.

) 735-2929로 전화하셔서 에밀리 코달라 개(3) 회의들 중 모두에서 아래 언어의 (ASL), 스페인어/español, 광둥어/广东话, русский, 아르메니아어/հայերեն. 10월 20일 목요일까지 (626) 586-1854로 로 이메일을 보내주십시오.

대면 또는 가상 커뮤니티 회의에 참석할 수 없는 커뮤니티 구성원들은 2022년 11월 5일부터 2022년 12월 20일 업무 마감 시간까지 ActionPlan.Staff@lacda.org 또는 다음 주소로 이메일을 통해 서면 의견을 제출할 수 있습니다.

Los Angeles County Development Authority

Attn: Consolidated Plan and AFH

700 W. Main Street

Alhambra, CA 91801

이 5년 2023-2027 통합 계획은 로스앤젤레스 어반 카운티 프로그램의 관할권 (카운티 비자치 지역들과 48개의 참여 도시들) 안에 사는 제한된 수입의 주민들을 위한 주택 및 지역사회 개발에 사용될 연방정부 교부금 지출을 조정하는 행동 중심의 관리 도구 역할을 합니다. 로스앤젤레스 카운티를 대신하여, LACDA는 세 개(3)의 연방 교부금을 통하여 매년 도시개발국(HUD)으로부터 받는 약 3,400만불을 관리합니다: 로스앤젤레스 어반 카운티 내 필요 충족을 위해 CDBG, HOME 및 ESG 자금.

추가로, 다음 48개 도시들은 2023-2024 회계연도를 위하여 로스앤젤레스 어반 카운티 프로그램에 참여할 것입니다:

아구라힐스	라하브라 하이츠	엘세군도
아케이디아	시에라 마드레	라벤
아발론	베벌리힐스	론데일
하와이언 가든스	칼라바샤스	로미타
허모사 비치	라마라다	말리부
히든 힐스	라푸엔테	맨해튼 비치
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샌퍼난도	사우스 엘몬테	몬로비아
샌가브리엘	세리토스	란초 팔로스 버디스
아주사	클레어몬트	롤링힐스 에스테이트
어윈데일	커머스	사우스 파사데나
샌마리노	코비나	템플 시티
벨	쿠다하	토런스
라카나다 플린트리지	컬버시티	월넛
산타페 스프링스	다이아몬드바	웨스트 할리우드
벨가든스	두아테	웨스트레이크 빌리지

이 미팅들에서 수령된 주민들의 의견들은 Los Angeles County Board of Supervisors 에 제출되고, 2023년 7월 1일에 시작하는 2023-2024 회계연도 예산 할당을 위한 2023-2024 행동 계획은 물론 장기적 계획들을 개발하는데 쓰일 것입니다.

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DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

PANORAMA

On the following dates:

10/19/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

26th day of October 2022



IRENE ANDRAL

Signature

3634320

"The only Public Notice which is justifiable from the standpoint of true economy and the public interest, is that which reaches those who are affected by it"



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ОБЩЕСТВЕННОЕ УВЕДОМЛЕНИЕ

ГРАФСТВО ЛОС-АНДЖЕЛЕС Встречи общественности

Управление развития графства Лос-Анджелес (LACDA) приглашает общественность принять участие в серии собраний общин, которые доступны как лично, так и виртуально. Целью этих встреч является получение информации о потребностях в жилищном и общественном развитии для следующих долгосрочных планов, которые каждые пять лет требуются Министерством жилищного строительства и городского развития США (HUD):

2023 Оценка справедливого распределения/предоставления жилья (AFH) (ранее называвшаяся Анализом препятствий на пути к справедливому выбору жилья), в которой оцениваются вопросы справедливого распределения/предоставления жилья, такие как сегрегация, условия, ограничивающие выбор справедливого жилья, и неравенство в доступе к жилью и возможностям, а также установление критериев справедливого жилья, приоритеты и цели, которые затем включаются в сводный план.

Сводный план на 2023–2027 годы, в котором оцениваются потребности в жилищном и общественном развитии и который включает пятилетнюю стратегию расходования гранта на развитие сообщества (CDBG), инвестиционного партнерства HOME (HOME) и гранта на решение чрезвычайных ситуаций (ESG) для удовлетворения этих потребностей. Он также включает сопутствующий документ — Годовой план действий на период 2023–2024 годов, который ежегодно разрабатывается для осуществления мероприятий по реализации стратегии Сводного плана на 2023–2027 годы, включая цели AFH.

Одно собрание общественности будет проведено в ниже указанные день и время в следующем месте:
 Дата/Время проведения: Saturday, November 5, 2022, 11:00 а.м. – 12:30 р.м.
 Место проведения: Los Angeles County Development Authority
 700 W. Main Street
 Регистрация для участия в виртуальных встречах по адресу:

yourvoicesevents.lacda.org

Лицам, имеющим доступ к компьютеру или смартфону, предлагается пройти опрос онлайн на сайте yourvoicesevents.lacda.org. Результаты опроса будут представлены Совету управляющих округа Лос-Анджелес. Для получения дополнительной информации о сводном плане на пять (5) лет на 2023–2027 годы и AFH посетите также наш веб-сайт: yourvoicesevents.lacda.org.

Чтобы получить помощь для лиц, имеющих проблемы со слухом (TTY assistance), позвоните в Калифорнийскую службу ретрансляции по телефону (800) 735-2929 и обратитесь к Эмили Кодилле по телефону (626) 586-1854. Во время всех трех (3) встреч будут доступны переводчики на следующих языках: американский язык жестов (ASL), испанский/испанский, кантонский, китайский, корейский, русский/русский и армянский. Чтобы запросить дополнительных переводчиков, позвоните по телефону (626) 586-1854 или напишите по адресу ActionPlan.Staff@lacda.org до четверга, 20 октября 2022 г.

Лицам, которые не могут присутствовать на очных или виртуальных собраниях сообщества, предлагается представить письменные комментарии с 5 ноября 2022 г. по 20 декабря 2022 г. в конце рабочего дня по электронной почте ActionPlan.Staff@lacda.org или по следующему адресу:

Los Angeles County Development Authority
 Attn: Consolidated Plan and AFH
 700 W. Main Street
 Alhambra, CA 91801

Сводный план на пять (5) лет на 2023–2027 годы служит в качестве ориентирного на действия и инструменты управления. Он направляет расходы федеральных грантов на удовлетворение потребностей в жилье и развитии общин для жителей с ограниченными средствами, проживающих в пределах юрисдикции Программы городского развития округа Лос-Анджелес (некорпоративные районы графства и 48 городов-участников). От имени графства Лос-Анджелес LACDA управляет примерно 34 миллионами долларов, ежегодно получаемыми от HUD в рамках трех (3) федеральных грантов: финансирования CDBG, HOME и ESG для удовлетворения потребностей городского развития графства Лос-Анджелес.

Кроме того, следующие 48 городов будут участвовать в Программе городского

развития графства Лос-Анджелес на 2023–2024 финансовый год (FY).

Agoura Hills	Hawaiian Gardens	San Dimas
Arcadia	Hermosa Beach	San Fernando
Avalon	Hidden Hills	San Gabriel
Azusa	Inwindale	San Marino
Bell	La Cañada	Santa Fe Springs
Bell Gardens	Flintridge	Sierra Madre
Beverly Hills	La Habra Heights	Signal Hill
Calabasas	La Mirada	South El Monte
Cerritos	La Puente	South Pasadena
Claremont	La Verne	Temple City
Commerce	Lawndale	Torrance
Covina	Lomita	Walnut
Cudahy	Malibu	West Hollywood
Culver City	Manhattan Beach	Westlake Village
Diamond Bar	Maywood	
Duarte	Monrovia	
El Segundo	Rancho Palms Verdes	
	Rolling Hills Estates	

Комментарии и запросы, высказанные на этих встречах, будут представлены Совету управляющих графства Лос-Анджелес и будут использованы для разработки долгосрочных планов, а также Годового плана действий на 2023–2024 годы, предусматривающего выделение средств на предстоящий 2023–2024 финансовый год, который начинается 1 июля 2023 года.

Для получения информации о программах, администрируемых LACDA, вы можете посетить наш веб-сайт www.lacda.org.

CNSB#3634320

PROOF OF PUBLICATION
(2015.5C.C.P)

La Opinión

PO Box 71847, Los Angeles, CA 90071 Tel:
(213)896-2260 • Fax: (213)896-2260

STATE OF CALIFORNIA

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of La Opinión a newspaper of general circulation, printed and published daily in the city of Los Angeles, county of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of July 28, 1969, Case Number: 950176; that the notice, of which the annexed is a printed copy, has been published in each regular and not in any supplement thereof on the following dates, to wit:

October 19

all in the year 2022

I certified (or declared) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

17 day of October, 2022

Rosa Benavente
Signature

AVD #017 C1
Rev. 03/12



323319

CONDADO DE LOS ÁNGELES
Reuniones Comunitarias

La Autoridad de Desarrollo del Condado de Los Ángeles (LACDA, por sus siglas en inglés) invita al público a participar en una serie de reuniones comunitarias, que están disponibles en persona y virtualmente, con el fin de recibir comentarios sobre las necesidades de Vivienda y Desarrollo comunitario para los siguientes planes a largo plazo que son requeridos por el Departamento de vivienda y Desarrollo Urbano de los EE. UU. (HUD, por sus siglas en inglés) cada cinco años:

Evaluación de Vivienda Justa 2023 (AFH) (previamente llamada Análisis de Impedimentos para la Elección de Vivienda Justa), que evalúa los problemas de Vivienda justa como la segregación, las condiciones que restringen la elección de vivienda justa en el acceso a la vivienda y las "oportunidades"; y el establecimiento de prioridades y objetivos de vivienda justa que luego se incorporan en el Plan Consolidado.

Plan Consolidado 2023-2027, que evalúa las necesidades de vivienda y desarrollo comunitario e incluye una estrategia de cinco (5) para el gasto del financiamiento de la Subvención en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés), HOME Asociaciones de Inversión, y la Subvención de Soluciones de Emergencia (ESG, por sus siglas en inglés) para satisfacer esas necesidades. Esto también incluye su documento complementario, el Plan de Acción Anual 2023-2024, que es desarrollado cada año para implementar actividades para abordar la estrategia del Plan Consolidado 2023-2027, incluyendo los objetivos de AFH.

La reunión comunitaria en persona se llevará a cabo en la siguiente fecha y hora, en la ubicación designada:

Fecha/Hora: **Sábado 5 de noviembre de 2022, 11:00 a.m. – 12:30 p.m.** (las puertas abren a las 10:30 a.m.)
Ubicación: **Autoridad de Desarrollo del Condado de Los Ángeles**
700 W. Main Street
Alhambra, CA 91801

Las reuniones comunitarias virtuales se llevarán a cabo en las siguientes fechas y horas:

Fecha/Hora: **Miércoles 16 de noviembre de 2022, 6:00 p.m. – 7:30 p.m.**
Sábado 19 de noviembre de 2022, 11:00 a.m. – 12:30 p.m.

Registro para las reuniones virtuales en: yourvoicecounts.lacda.org

Las personas con acceso a computadora o teléfono inteligente están invitadas a completar la Encuesta Comunitaria (Encuesta) en línea en yourvoicecounts.lacda.org. Los resultados de la Encuesta serán presentados a la Junta de Supervisores del Condado de Los Angeles. Para obtener más información acerca del Plan Consolidado de Cinco (5) Años 2023-2027 y el AFH, visite también nuestro sitio web en yourvoicecounts.lacda.org.

Para asistencia TTY, llame a los Servicios de Retransmisión de California al (800) 735-2929 y haga referencia a: Emily Codilla al (626) 586-1854. Intérpretes estarán disponibles durante las tres (3) reuniones en los siguientes idiomas: Lenguaje de Señas Estadounidense (ASL, por sus siglas en inglés), Spanish/español, Cantonés/广东话, Mandarin/中文, Korean/한국, Russian/ русский, y Armenian/հայկազաիլ. Para solicitar intérpretes adicionales, llame al (626) 586-1854 o envíe un correo electrónico a ActionPlan.Staff@lacda.org antes del jueves 20 de octubre de 2022.

Se invita a los miembros de la comunidad que no puedan asistir a las reuniones comunitarias en persona o virtuales a enviar comentarios por escrito a partir del 5 de noviembre de 2022 hasta el cierre de operaciones del 20 de diciembre de 2022, por correo electrónico a ActionPlan.Staff@lacda.org o a la siguiente dirección:

Autoridad de Desarrollo del Condado de Los Ángeles
Attn: **Plan Consolidado y AFH**
700 W. Main Street
Alhambra, CA 91801

El Plan Consolidado de Cinco (5) Años 2023-2027 sirve como una herramienta de gestión orientada a la acción, que dirige el gasto de subvenciones federales para abordar las necesidades de Vivienda y desarrollo comunitario para los residentes con recursos limitados que viven dentro de la jurisdicción del Programa Urbano del Condado de Los Ángeles (áreas no incorporadas del Condado y 48 ciudades participantes). En nombre del Condado de Los Angeles, LACDA administrará aproximadamente \$34 millones recibidos anualmente de HUD a través de tres (3) subvenciones federales: fondos CDBG, HOME y ESG para satisfacer las necesidades dentro del Condado Urbano de Los Angeles, acción-oriented management tool, guiding federal grant spending to address housing and community development needs for residents with limited means living within the jurisdiction of the Los Angeles Urban County Program (unincorporated areas of the County and 48 participating cities).

Además, las siguientes 48 ciudades participarán en el Programa del Condado Urbano de Los Angeles para el Año Fiscal (AF) 2023-2024:

- | | | |
|---------------|----------------------|-----------------------|
| Agoura Hills | Duarte | Rancho Palos Verdes |
| Arcadia | El Segundo | Rolling Hills Estates |
| Agoura Hills | Hawaiian Gardens | San Dimas |
| Arcadia | Hermosa Beach | San Fernando |
| Avalon | Hidden Hills | San Gabriel |
| Azusa | Irwindale | San Marino |
| Bell | La Cañada Flintridge | Santa Fe Springs |
| Bell Gardens | La Habra Heights | Sierra Madre |
| Beverly Hills | La Mirada | Signal Hill |
| Calabasas | La Puente | South El Monte |
| Cerritos | La Verne | South Pasadena |
| Claremont | Lawndale | Temple City |
| Commerce | Lomita | Torrance |
| Covina | Malibú | Walnut |
| Cudahy | Manhattan Beach | West Hollywood |
| Culver City | Maywood | Westlake Village |
| Diamond Bar | Monrovia | |

Los comentarios y necesidades expresadas en estas reuniones serán presentados a la Junta de Supervisores del Condado de Los Angeles y serán utilizados para desarrollar planes a largo plazo, así como el Plan de Acción Anual 2023-2024 que asigna fondos en el próximo AF 2023-2024, que comienza el 1 de julio de 2023.

Para obtener más información sobre los programas administrados por LACDA, puede visitar nuestro sitio web en www.lacda.org.

Summary of Public Comments Community Meetings November 2022

- As someone who is holding a voucher, this kind of impact doesn't really affect me. I see you have a five-year plan but as a voucher holder what kind of recommendations can you make that I <inaudible> have an impact other than some of the problems. I might be having (either in my housing situation, or even with the lower level people that work in the housing development)?
- The telephone and television reception is horrible at Carmelitos senior housing. It fades out all the time. Do you deal with that?
 - Response: This falls under infrastructure for broadband, wireless systems
- Part of what repeatedly comes up recently in <inaudible> Carmelitos senior community is that a lot of us have mobility issues in the lower extremities. All of our bathtubs are step-over. Even though there's grab bars on the side of the bathtub, that doesn't provide enough accessibility. We need to have walk-in showers put in in every one of the units at the Carmelitos senior housing to make us more ADA-compliant.
 - Response: Directed comments to Housing Operations Division
- I know a lot of people have been on that (Section 8) waitlist for 12 years.
- Will you be showing data? The success rate of these programs? Which communities are receiving a certain amount of funds? I live in East LA. I've seen 3 developments go up in my block radius, like a 50-unit, 40-unit, 30-unit complex. I realize that the residents that are living there, it looks like affordable housing.
 - Response: Discussed CAPER Report provides for accomplishments and is available to the public
- Any of this money go to homeless prevention? I know somebody that, they'll probably be homeless...he'd like to get a Section 8, but 12 years, he'd be dead. Is there any prevention, or is it just for the long range?
 - Response: Emergency Shelter Grant and services provided by Los Angeles Homeless Services Authority (LAHSA)
- What's the average time? She's talking 12 years. Is that the same?
 - Response: Different for everyone, depending on their housing status
- Do people get off the list?
- How do you know when they become homeless? Do you keep in touch?
 - Response: If you're on the waitlist and your status changes, they need to notify us/update us with information
- We have termites in our building (does not specify location). Also, we have a big tree in the courtyard, maybe sick and has mold. Should be taken down because many people started to have a problem with the mold. Somebody else mentioned it's a big problem, you know, with peace and quiet. There's a lady who is mentally disturbed and she started to hit the ceiling and the walls to me and another neighbor, she screams "Stop harassing me." She has sent letters to LACDA and no one responded to her.
- Will it be on tape?
 - Response: We will still talk individually with attendees, write concerns down, and after we come back from break, read the concerns.
- Would it be a good idea to have facilities made for those people with those problems and where they are also getting help that they need (responding to person talking about the resident with mental illness).

Summary of Public Comments

Community Meetings November 2022

- I know that for a long time, private developers have had municipal requirements to set aside a certain percentage of the properties at that site as affordable housing; they go back to municipality and get waivers on the previous site saying that # of units will be put into the new development they are building instead and perpetually keep doing this and no affordability units get incorporated in the privately developed sites. There is no enforcement. Have County Supervisors put pressure on local municipalities to stop issuing waivers
 - Response: those who receive LACDA funds have a covenant placed upon the developments to ensure compliance with the number of affordability units; we can't speak to local municipalities and their enforcement.
- Local supervisors should put pressure on the developers and no longer allowing them to put off the affordable units in next projects with the waivers.
- I think that what would be helpful is having certain amounts, flexibility, finding that rents are so high for the amount. Is there any talk of the amount being higher to meet the rent?
 - Response: Creating affordable housing is not a one size fits all approach. The voucher program, in many instances, is the only program where you truly are paying only 30% of your annual income and the Section 8 voucher covers that additional percentage. There are other voucher programs (LIHTC) you qualify for the unit based on being low mod income. There is a rent associated w/ that income, but it's allowed to go up every year. If your income drops, your rent payment doesn't drop. If you're in the voucher program that would happen (your payments would be adjusted). For the other ones, you have to pay whatever rent is associated with that unit. That is good input for LA County to hear because they can design their programs in many different ways and thinking about people getting into a unit, but not being able to keep up with the rent payments, how do you make that make up that gap?
- I'm living at 4800 E Colonia De las Rosas Apt 206 in Los Angeles for nine years. The management is getting deteriorated substantially. I wonder if the Housing Authority has the right to overlook the management problem at this facility that I'm living in. For instance, the gate of our parking lot is broken, and nobody fixed it and then there are a lot of outsiders who aren't residents and taking up a lot of parking spaces from the residents. For instance, a lot of residents are confined in wheelchairs and yet the automatic door to the elevators is broken so those wheelchair residents have to wait till somebody comes around to help them to get into the elevator
 - Response: asked for interpreter to stay after the meeting with the resident to talk with a staff member regarding her concerns; forward concerns to Housing Operations Division
- There are many educated people that are homeless. I was homeless, I'm educated, I lived in my car, and it's never in anybody's statistics because we don't look homeless, we're not pushing carts, we're not filthy. There's at least a million people that aren't counted.
 - Response: one night a year to do a homeless count and go to known places where unhoused people are, but you're right, if you're living in your car or couch-surfing, living with family members, they don't get counted. I think agencies are trying to be a lot more aware of understanding and getting input from people who have lived experience who can bring up points like that, our facts and figures are not accurate because of the different ways that people experience homelessness.
 - Other resident comment: do homeless count in January

Summary of Public Comments Community Meetings November 2022

- Survey results will be posted online and also if you want it in paper, you may request from LACDA
- Issues with broadband at Carmelitos (different bills)
 - Response: Concerns forward to Housing Operations Division
- What about implementing a bus for these low-income people?
- Under CA renter's rights law, any development with more than 16 units is required to have a resident manager on site during business hours. At Carmelitos, because of staffing shortages and size of housing development, our resident manager who was hired for the senior community spends all her time in main office which mainly caters to family side of development. We'll be damned if we can get anybody in main office to answer a phone and when we need a manager on site in the senior community, we do not have one. There are 155 units in the senior community. I think LACDA is in violation of the law at Carmelitos because we are denied an onsite resident manager. If there's an emergency, I understand there are limitations on maintenance personnel, but managers, specifically under the law
 - Response: Concern forward to Housing Operations Division
- Infrastructure issue. Air conditioner systems in senior center have probably never been serviced
 - Response: Concern forward to Housing Operations Division
- Since COVID, we have no social worker at the senior housing
 - Response: Concern forward to Housing Operations Division

Appendix E: Public Hearing Notices, Comments,
Responses, and Board Approval

Appendix F: Community Profiles & Strategic Investment Areas by District

Appendix F: Community Profiles & Strategic Investment Areas by District

Table F.1 Median Household Income by Participating City Los Angeles Urban County 2020 Census			
Participating City	Median HH Income	Participating City	Median HH Income
Agoura Hills	\$126,956	La Puente	\$66,132
Arcadia	\$95,736	La Verne	\$93,473
Avalon	\$78,529	Lawndale	\$65,923
Azusa	\$65,912	Lomita	\$76,090
Bell	\$47,740	Malibu	\$162,716
Bell Gardens	\$45,289	Manhattan Beach	\$153,926
Beverly Hills	\$101,241	Maywood	\$50,996
Calabasas	\$136,138	Monrovia	\$81,990
Cerritos	\$109,229	Rancho Palos Verdes	\$146,163
Claremont	\$101,080	Rolling Hills Estates	\$149,632
Commerce	\$54,639	San Dimas	\$90,234
Covina	\$77,913	San Fernando	\$60,655
Cudahy	\$46,279	San Gabriel	\$70,892
Culver City	\$97,540	San Marino	\$164,423
Diamond Bar	\$100,723	Santa Fe Springs	\$69,922
Duarte	\$82,620	Sierra Madre	\$106,719
El Segundo	\$115,846	Signal Hill	\$86,140
Hawaiian Gardens	\$61,422	South El Monte	\$54,208
Hermosa Beach	\$142,500	South Pasadena	\$109,927
Hidden Hills	\$250,001	Temple City	\$84,442
Irwindale	\$86,250	Torrance	\$94,781
La Cañada Flintridge	\$170,299	Walnut	\$108,264
La Habra Heights	\$163,750	West Hollywood	\$71,692
La Mirada	\$92,493	Westlake Village	\$153,007

Table F.2
Median Household Income by Census Designated Place
 Los Angeles Urban County
 2020 Census

Census Designated Place	Median HH Income	Census Designated Place	Median HH Income
Acton	\$99,071	Marina del Rey	\$120,437
Agua Dulce	\$90,664	Mayflower Village	\$97,521
Alondra Park	\$65,078	North El Monte	\$80,509
Altadena	\$100,806	Pepperdine University	\$131,528
Avocado Heights	\$81,806	Quartz Hill	\$79,714
Castaic	\$120,574	Rose Hills	\$102,997
Charter Oak	\$71,496	Rowland Heights	\$75,889
Citrus	\$81,466	San Pasqual	\$102,821
Del Aire	\$121,076	South Monrovia Island	\$88,819
Desert View Highlands	\$64,025	South San Gabriel	\$65,287
East Los Angeles	\$50,280	South San Jose Hills	\$76,032
East Pasadena	\$91,637	South Whittier	\$75,883
East Rancho Dominguez	\$55,615	Stevenson Ranch	\$136,262
East San Gabriel	\$88,273	Sun Village	\$56,202
East Whittier	\$76,349	Topanga	\$121,010
Elizabeth Lake	\$76,042	Val Verde	\$92,526
Florence-Graham	\$50,046	Valinda	\$88,054
Green Valley	\$77,708	View Park-Windsor Hills	\$95,977
Hacienda Heights	\$88,691	Vincent	\$86,326
Hasley Canyon	\$104,063	Walnut Park	\$61,408
La Crescenta-Montrose	\$102,750	West Athens	\$59,955
Ladera Heights	\$100,714	West Carson	\$77,195
Lake Hughes	\$84,583	West Puente Valley	\$78,934
Lake Los Angeles	\$47,726	West Rancho Dominguez	\$67,523
Lennox	\$46,163	West Whittier-Los Nietos	\$75,515
Leona Valley	\$112,619	Westmont	\$41,119
Littlerock	\$38,958	Willowbrook	\$44,561

Table F.3
Year Structure Built by Participating City
 Urban County
 2020 Five-Year ACS

Participating City	2020 or Later	2010 to 2019	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	Before 1950
Agoura Hills	97	28	278	459	3,250	2,531	847	149	114
Arcadia	417	503	1,529	1,573	1,885	2,735	3,165	5,077	4,173
Avalon	0	0	244	143	305	369	39	79	1,245
Azusa	640	413	716	731	2,071	2,433	1,895	3,408	1,813
Bell	13	0	137	401	725	921	1,030	2,177	3,769
Bell Gardens	19	79	329	899	862	992	1,773	2,219	2,702
Beverly Hills	138	118	605	1,128	1,332	1,709	2,632	2,285	7,322
Calabasas	222	97	643	1,657	3,650	1,757	1,176	199	50
Cerritos	300	79	207	512	1,233	8,205	4,600	537	261
Claremont	258	53	880	388	1,629	2,101	2,649	2,938	1,789
Commerce	0	0	243	252	345	409	291	858	1,212
Covina	139	62	273	644	2,016	2,165	3,404	6,204	1,013
Cudahy	5	10	271	460	592	654	1,175	1,498	1,224
Culver City	210	26	720	484	942	4,482	2,816	4,075	4,416
Diamond Bar	166	4	440	790	7,010	5,661	3,485	364	349
Duarte	70	28	209	196	1,464	1,262	949	1,947	1,130
El Segundo	17	90	263	277	880	824	1,238	1,660	1,714
Hawaiian Gardens	0	19	100	169	443	785	899	833	602
Hermosa Beach	193	202	774	654	1,061	1,857	1,359	1,777	1,942
Hidden Hills	4	6	61	69	115	93	170	191	17
Irwindale	20	5	81	34	87	15	72	55	63
La Cañada Flintridge	40	134	166	457	292	455	1,155	2,311	1,740
La Habra Heights	4	0	175	66	322	238	326	350	434
La Mirada	24	0	406	1,406	1,028	1,974	2,352	7,267	539
La Puente	59	19	285	543	1,095	1,139	1,042	5,027	814
La Verne	293	169	562	966	2,151	4,255	1,935	914	920
Lawndale	0	54	369	782	1,430	1,022	2,136	2,843	1,632
Lomita	138	16	331	356	966	1,317	1,557	1,786	1,622
Malibu	74	117	494	746	964	1,953	1,241	916	876
Manhattan Beach	291	169	1,675	1,588	1,817	1,777	1,965	3,112	2,558
Maywood	4	30	237	263	451	451	962	1,599	2,911
Monrovia	45	71	759	925	1,464	1,805	2,382	2,817	3,962
Rancho Palos Verdes	45	57	262	621	992	3,589	6,415	3,790	634
Rolling Hills Estates	42	12	146	119	258	937	506	781	112
San Dimas	309	95	356	849	2,612	3,842	2,203	1,086	595
San Fernando	61	0	444	393	813	523	733	1,712	2,161
San Gabriel	189	31	759	952	1,236	1,376	1,544	2,053	5,171
San Marino	54	10	35	92	75	184	263	853	3,034
Santa Fe Springs	107	337	154	308	390	620	474	2,593	387
Sierra Madre	10	20	254	235	218	420	952	1,170	1,983
Signal Hill	77	112	675	305	1,211	844	526	396	554
South El Monte	69	33	135	403	325	443	755	1,922	1,112
South Pasadena	7	32	206	371	858	1,005	1,546	1,853	4,607
Temple City	247	188	745	519	686	949	1,489	4,137	2,856
Torrance	216	225	2,417	2,306	5,006	7,179	15,198	20,907	4,940
Walnut	55	96	359	630	4,591	2,068	1,342	273	141
West Hollywood	501	401	735	505	1,923	5,400	5,471	4,806	5,759
Westlake Village	11	8	93	363	649	897	1,150	46	12

Table F.4									
Year Structure Built by Census Designated Place									
Urban County									
2020 Five-Year ACS									
Census Designated Place	2020 or Later	2010 to 2019	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	Before 1950
Acton	0	9	423	486	1,138	420	111	125	104
Agua Dulce	0	19	208	123	289	219	100	187	76
Alondra Park	17	0	89	23	226	422	138	1,381	593
Altadena	269	50	385	580	493	491	1,345	2,951	9,584
Avocado Heights	13	17	161	119	251	797	1,138	645	596
Castaic	0	0	1,699	1,330	2,249	230	68	102	25
Charter Oak	4	0	34	130	860	738	474	956	43
Citrus	0	0	18	54	164	160	309	1,717	111
Del Aire	194	150	294	177	42	104	156	1,280	1,355
Desert View Highlands	0	0	57	84	57	241	103	495	45
East Los Angeles	73	152	645	899	1,182	2,381	2,942	5,201	19,410
East Pasadena	16	62	91	40	64	162	224	424	1,190
East Rancho Dominguez	9	149	99	96	260	84	394	873	1,512
East San Gabriel	63	27	303	529	426	884	1,523	2,114	2,447
East Whittier	57	0	0	9	77	449	1,673	983	180
Elizabeth Lake	7	0	32	94	357	115	61	59	38
Florence-Graham	125	87	493	653	922	1,109	1,798	2,499	7,469
Green Valley	6	0	0	50	145	19	98	111	107
Hacienda Heights	14	21	332	749	1,851	4,920	4,912	3,858	549
Hasley Canyon	29	0	127	75	127	56	5	17	9
La Crescenta-Montrose	27	13	148	286	897	974	1,084	1,939	2,181
Ladera Heights	0	0	26	207	40	435	870	1,300	136
Lake Hughes	0	0	7	82	0	55	33	25	104
Lake Los Angeles	0	0	160	141	1,925	984	338	68	11
Lennox	20	65	132	231	290	628	1,356	1,727	1,609
Leona Valley	0	30	45	72	102	183	94	86	84
Littlerock	0	0	0	39	91	41	0	14	47
Marina del Rey	166	601	945	878	490	2,220	909	187	29
Mayflower Village	18	27	219	20	14	85	414	332	745
North El Monte	0	0	62	6	31	82	235	614	273
Pepperdine University	0	0	64	9	40	22	0	0	0
Quartz Hill	9	0	392	368	905	1,092	502	680	182
Rose Hills	0	0	0	27	514	340	57	55	52
Rowland Heights	24	6	645	2,091	3,402	4,443	3,908	945	357
San Pasqual	4	28	0	52	105	13	77	151	491
South Monrovia Island	0	15	10	106	35	83	112	566	699
South San Gabriel	10	36	266	179	361	374	457	446	361
South San Jose Hills	59	4	136	143	128	927	713	1,933	145
South Whittier	33	50	325	519	1,118	1,393	2,377	7,784	2,292
Stevenson Ranch	7	97	2,704	2,886	635	175	0	0	121
Sun Village	0	0	196	451	1,546	472	161	488	198
Topanga	12	76	219	378	330	492	1,014	380	608
Val Verde	6	2	137	200	318	53	19	62	73
Valinda	0	0	232	64	105	130	1,049	3,014	398
View Park-Windsor Hills	0	0	0	45	131	132	377	695	3,743
Vincent	13	0	5	73	108	314	406	3,025	200
Walnut Park	27	0	37	96	106	156	154	514	2,748
West Athens	0	138	11	42	145	239	498	1,175	644
West Carson	277	0	383	458	1,134	1,900	1,963	1,960	322
West Puente Valley	33	0	7	103	150	343	457	3,898	281
West Rancho Dominguez	105	44	82	255	305	234	1,046	1,721	2,667
West Whittier-Los Nietos	0	9	62	164	367	441	758	3,163	2,039
Westmont	41	209	333	386	646	787	1,955	2,094	4,630
Willowbrook	110	0	359	402	526	908	856	1,136	1,643

Table F.5
Educational Attainment by Participating City
Urban County
2020 Five-Year ACS

Participating City	Less than High School	High School or Equivalent	Some College/ Associate Degree	Bachelor's Degree	Graduate Degree	Total
Agoura Hills	508	1,728	4,333	6,158	3,286	16,013
Arcadia	3,199	7,093	10,258	15,539	8,420	44,509
Avalon	356	816	1,191	483	143	2,989
Azusa	5,995	9,150	15,230	5,620	2,990	38,985
Bell	10,395	7,488	6,052	1,875	176	25,986
Bell Gardens	12,841	8,357	6,413	1,328	397	29,336
Beverly Hills	1,024	3,362	6,005	9,400	7,218	27,009
Calabasas	359	1,925	4,774	6,365	4,987	18,410
Cerritos	2,468	5,748	11,413	13,482	6,726	39,837
Claremont	1,206	3,956	10,710	6,665	7,097	29,634
Commerce	3,566	2,445	2,804	987	223	10,025
Covina	4,611	9,840	14,047	6,511	2,435	37,444
Cudahy	6,518	4,861	3,918	886	152	16,335
Culver City	1,966	3,405	7,647	10,029	8,469	31,516
Diamond Bar	2,884	6,634	12,031	15,447	7,539	44,535
Duarte	2,659	3,888	5,822	3,575	1,817	17,761
El Segundo	482	1,684	3,890	4,295	2,641	12,992
Hawaiian Gardens	3,519	3,002	2,763	927	289	10,500
Hermosa Beach	368	983	2,367	7,980	4,028	15,726
Hidden Hills	93	98	358	608	475	1,632
Irwindale	189	311	347	143	23	1,013
La Cañada Flintridge	315	1,231	2,818	5,239	4,914	14,517
La Habra Heights	267	554	1,551	1,136	861	4,369
La Mirada	3,520	8,868	14,463	8,824	3,824	39,499
La Puente	9,568	9,615	8,413	2,631	624	30,851
La Verne	1,594	4,955	10,050	5,950	3,453	26,002
Lawndale	6,373	6,051	7,605	3,786	1,230	25,045
Lomita	2,263	3,475	4,566	3,959	1,790	16,053
Malibu	286	819	2,692	3,758	2,564	10,119
Manhattan Beach	662	1,571	4,212	10,654	8,425	25,524
Maywood	8,893	5,726	3,591	922	426	19,558
Monrovia	3,003	6,332	9,044	7,179	3,931	29,489
Rancho Palos Verdes	882	3,234	7,158	11,636	9,646	32,556
Rolling Hills Estates	52	653	1,449	2,478	1,635	6,267
San Dimas	1,851	5,240	10,125	6,082	3,622	26,920
San Fernando	6,072	5,559	4,544	1,845	602	18,622
San Gabriel	7,573	8,033	7,072	7,723	2,723	33,124
San Marino	319	637	1,506	3,909	3,555	9,926
Santa Fe Springs	2,450	3,867	4,825	1,814	679	13,635
Sierra Madre	181	917	2,362	2,837	2,485	8,782
Signal Hill	1,182	1,430	2,901	2,533	1,248	9,294
South El Monte	5,999	4,348	3,650	1,266	316	15,579
South Pasadena	597	1,498	4,256	6,657	6,532	19,540
Temple City	3,498	6,121	7,442	7,698	3,314	28,073
Torrance	6,128	19,543	32,548	36,492	18,852	113,563
Walnut	1,796	3,421	6,425	9,004	3,633	24,279
West Hollywood	1,100	4,078	8,344	14,149	6,454	34,125
Westlake Village	211	643	1,277	2,587	1,819	6,537

Table F.6
Educational Attainment by Census Designated Place
Urban County
2020 Five-Year ACS

Census Designated Place	Less than High School	High School or Equivalent	Some College/ Associate Degree	Bachelor's Degree	Graduate Degree	Total
Acton	504	1,495	2,552	1,050	323	5,924
Agua Dulce	284	773	989	489	279	2,814
Alondra Park	1,874	1,001	1,883	1,211	426	6,395
Altadena	3,684	5,575	10,389	7,573	7,496	34,717
Avocado Heights	2,498	3,126	3,491	1,505	448	11,068
Castaic	1,058	2,194	5,375	3,561	1,365	13,553
Charter Oak	912	1,817	2,856	1,861	441	7,887
Citrus	1,768	2,410	2,757	690	293	7,918
Del Aire	905	1,591	2,384	2,179	936	7,995
Desert View Highlands	854	659	820	192	15	2,540
East Los Angeles	35,678	23,349	20,962	6,378	2,196	88,563
East Pasadena	720	799	1,122	1,266	862	4,769
East Rancho Dominguez	4,706	2,929	2,706	439	52	10,832
East San Gabriel	2,231	3,591	5,219	5,311	2,326	18,678
East Whittier	729	2,330	2,959	1,246	563	7,827
Elizabeth Lake	142	451	577	122	79	1,371
Florence-Graham	20,744	11,574	9,954	2,070	469	44,811
Green Valley	69	186	432	127	94	908
Hacienda Heights	5,736	10,747	14,391	9,943	4,277	45,094
Haslev Canvon	79	259	363	236	60	997
La Crescenta-Montrose	1,108	2,118	4,635	4,433	2,995	15,289
Ladera Heights	288	358	1,679	1,539	1,218	5,082
Lake Hughes	68	87	275	95	36	561
Lake Los Angeles	2,248	2,793	2,353	520	203	8,117
Lennox	7,352	4,110	3,599	1,165	168	16,394
Leona Valley	116	308	608	149	103	1,284
Littlerock	117	318	182	18	0	635
Marina del Rey	83	651	2,498	4,211	1,672	9,115
Mayflower Village	477	962	1,521	1,078	522	4,560
North El Monte	268	608	1,012	732	238	2,858
Pepperdine University	0	317	1,996	84	253	2,650
Quartz Hill	983	1,978	3,470	1,082	589	8,102
Rose Hills	179	539	576	538	410	2,242
Rowland Heights	5,459	9,191	10,461	11,696	3,458	40,265
San Pasqual	113	211	363	500	539	1,726
South Monrovia Island	1,089	1,574	1,437	641	224	4,965
South San Gabriel	1,646	1,609	1,719	1,439	315	6,728
South San Jose Hills	4,440	4,332	4,056	1,321	319	14,468
South Whittier	6,992	14,447	15,785	4,674	1,865	43,763
Stevenson Ranch	646	1,425	4,011	4,821	2,879	13,782
Sun Village	3,568	2,985	2,933	455	84	10,025
Topanga	391	524	1,842	1,753	2,205	6,715
Val Verde	479	695	889	243	76	2,382
Valinda	4,550	5,700	5,227	2,104	505	18,086
View Park-Windsor Hills	456	1,401	2,893	3,143	2,212	10,105
Vincent	2,574	4,060	3,713	1,222	844	12,413
Walnut Park	5,455	2,787	2,639	909	197	11,987
West Athens	1,482	1,865	2,491	815	371	7,024
West Carson	3,182	4,265	5,498	4,774	1,366	19,085
West Puente Valley	4,983	5,554	5,320	2,008	499	18,364
West Rancho Dominguez	4,438	4,072	5,750	1,544	765	16,569
West Whittier-Los Nietos	4,898	6,625	6,102	2,209	757	20,591
Westmont	7,201	7,511	7,487	1,667	576	24,442
Willowbrook	6,703	4,812	3,665	1,025	226	16,431

Table F.7
Race/Ethnicity Population Count by Participating City
Urban County
2020 Five-Year ACS

Participating City	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islander	Other	Total	Hispanic
Agoura Hills	14,744	250	23	1,740	6	130	16,893	2,319
Arcadia	9,968	868	53	36,608	40	239	47,776	7,401
Avalon	1,366	29	4	29	9	11	1,448	1,903
Azusa	7,751	1,589	113	7,187	65	234	16,939	32,020
Bell	1,484	124	35	237	15	101	1,996	31,392
Bell Gardens	740	220	98	200	19	106	1,383	37,994
Beverly Hills	24,894	662	13	2,865	11	261	28,706	2,218
Calabasas	17,175	515	31	2,184	12	170	20,087	1,954
Cerritos	6,340	3,155	61	30,810	191	240	40,797	7,092
Claremont	17,628	1,783	90	5,809	49	272	25,631	9,416
Commerce	293	88	38	163	3	44	629	11,690
Covina	10,051	1,748	156	7,571	87	268	19,881	30,108
Cudahy	401	167	37	157	26	64	852	21,872
Culver City	18,544	3,143	47	6,832	92	379	29,037	8,732
Diamond Bar	8,117	1,717	56	32,626	79	179	42,774	10,803
Duarte	4,892	1,126	59	4,507	15	101	10,700	10,436
El Segundo	10,636	394	45	1,804	61	88	13,028	2,976
Hawaiian	773	550	18	1,732	35	56	3,164	10,858
Hermosa Beach	14,563	195	31	1,371	20	152	16,332	2,064
Hidden Hills	1,393	32	3	75	-	20	1,523	117
Irwindale	53	15	1	50	-	2	121	1,336
La Cañada	11,127	129	24	6,408	2	129	17,819	1,717
La Habra Heights	2,421	41	10	1,150	5	39	3,666	1,813
La Mirada	13,508	1,002	126	10,820	103	241	25,800	20,652
La Puente	1,257	386	44	4,846	46	133	6,712	31,080
La Verne	14,373	906	81	3,379	47	183	18,969	11,185
Lawndale	4,549	2,538	75	3,208	185	248	10,803	20,018
Lomita	7,269	1,129	57	3,436	128	133	12,152	7,691
Malibu	8,724	137	12	339	5	79	9,296	833
Manhattan Beach	25,353	305	28	3,995	29	240	29,950	3,072
Maywood	361	106	29	80	1	66	643	24,400
Monrovia	12,903	1,955	66	6,210	30	227	21,391	14,987
Rancho Palos	20,480	1,086	38	13,424	32	301	35,361	4,535
Rolling Hills	4,492	90	13	2,492	7	71	7,165	640
San Dimas	14,275	1,200	89	4,868	26	196	20,654	12,945
San Fernando	1,234	282	66	353	11	76	2,022	21,770
San Gabriel	3,381	355	42	25,068	16	100	28,962	9,878
San Marino	3,469	58	4	7,581	7	22	11,141	888
Santa Fe Springs	1,896	618	40	1,618	46	73	4,291	14,626
Sierra Madre	7,046	153	20	1,408	10	67	8,704	1,923
Signal Hill	2,831	1,550	33	2,586	80	48	7,128	4,208
South El Monte	448	51	23	3,348	-	22	3,892	15,585
South Pasadena	9,692	638	28	9,135	9	172	19,674	5,584
Temple City	4,896	260	55	23,187	13	155	28,566	7,107
Torrance	51,913	4,781	235	51,857	523	980	110,289	28,080
Walnut	2,589	676	10	19,063	17	112	22,467	5,324
West Hollywood	25,397	1,302	49	2,273	41	309	29,371	4,497
Westlake Village	6,248	67	6	619	4	24	6,968	651

Table F.8
Race/Ethnicity Population Count by Census Designated Place
Urban County
2020 Five-Year ACS

Census Designated Place	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islander	Other	Total	Hispanic
Acton	4,736	72	33	153	11	67	7,431	2,076
Agua Dulce	2,291	46	13	59	2	21	3,451	868
Alondra Park	1,572	926	21	1,410	24	80	8,569	4,204
Altadena	17,900	7,136	46	2,919	47	293	42,846	12,171
Avocado Heights	771	80	21	1,608	7	63	13,317	10,638
Castaic	9,208	600	51	2,036	27	151	18,937	5,886
Charter Oak	2,277	379	34	1,113	14	44	9,739	5,600
Citrus	1,183	169	36	818	6	65	10,243	7,806
Del Aire	3,200	484	18	1,058	103	79	10,338	4,877
Desert View Highlands	630	163	10	115	-	12	2,676	1,675
East Los Angeles	2,399	638	199	1,648	19	331	118,786	113,036
East Pasadena	1,502	159	7	1,928	12	38	6,021	2,174
East Rancho Dominguez	143	1,841	14	32	69	58	15,114	12,857
East San Gabriel	3,145	255	31	12,481	16	99	22,769	6,218
East Whittier	3,114	181	42	726	32	69	10,394	5,934
Elizabeth Lake	1,166	20	9	25	-	5	1,651	339
Florence-Graham	619	4,149	82	185	8	289	61,983	56,300
Green Valley	763	8	5	13	2	1	1,036	183
Hacienda Heights	5,830	530	95	22,287	59	172	54,191	24,354
Hasley Canyon	746	9	2	12	1	2	1,195	367
La Crescenta-Montrose	10,461	139	26	5,632	12	86	19,997	2,708
Ladera Heights	1,014	4,231	14	351	2	85	6,654	506
Lake Hughes	384	2	-	8	1	4	544	126
Lake Los Angeles	3,097	945	65	76	12	105	13,187	8,511
Lennox	367	746	19	217	110	93	20,323	18,669
Leona Valley	1,187	8	7	19	-	19	1,555	224
Littlerock	367	76	-	24	-	12	1,535	1,013
Marina del Rey	8,099	503	10	841	17	145	11,373	1,121
Mayflower Village	1,469	63	9	2,127	1	23	5,402	1,507
North El Monte	793	65	5	1,697	-	11	3,730	1,079
Pepperdine University	1,626	223	70	660	6	-	2,747	136
Quartz Hill	5,637	777	40	312	17	77	11,447	3,988
Rose Hills	614	58	8	371	2	7	2,927	1,801
Rowland Heights	3,467	655	45	29,583	53	144	48,231	13,515
San Pasqual	987	66	1	499	-	14	2,101	429
South Monrovia Island	666	390	3	733	3	35	6,515	4,590
South San Gabriel	362	64	6	4,542	7	17	7,920	2,846
South San Jose Hills	612	162	27	2,332	28	64	19,855	16,517
South Whittier	6,846	643	139	2,585	103	230	56,415	45,080
Stevenson Ranch	9,094	790	37	5,402	26	157	20,178	3,629
Sun Village	2,123	536	27	73	5	45	12,345	9,302
Topanga	6,656	112	24	411	6	69	8,560	759
Valinda	1,117	281	47	3,815	44	85	22,437	16,847
Val Verde	627	68	5	62	2	18	2,399	1,549
View Park-Windsor Hills	1,004	8,048	9	319	10	87	11,419	1,098
Vincent	1,517	227	33	1,774	19	66	15,714	11,853
Walnut Park	214	54	2	52	2	28	15,214	14,817
West Athens	144	4,473	24	187	28	82	9,393	4,221
West Carson	3,761	2,176	63	7,886	253	124	22,870	7,783
Westmont	427	13,717	59	194	59	231	33,913	18,395
West Puente Valley	713	311	35	3,299	40	95	22,959	18,298
West Rancho Dominguez	434	9,745	32	240	66	117	24,347	13,208
West Whittier-Los Nietos	1,838	201	85	478	40	117	25,325	22,370
Willowbrook	259	4,365	32	115	34	86	24,295	19,173

Table F.9	
Share of Cost Burdened Residential Units by Participating City	
Urban County	
2020 Five-Year ACS	
Participating City	Share of Cost Burdened Residential Units
Agoura Hills	38.4%
Arcadia	42.6%
Avalon	49.9%
Azusa	47.4%
Bell	54.0%
Bell Gardens	57.5%
Beverly Hills	51.8%
Calabasas	44.5%
Cerritos	30.7%
Claremont	37.5%
Commerce	41.6%
Covina	41.3%
Cudahy	58.2%
Culver City	41.7%
Diamond Bar	38.6%
Duarte	40.8%
El Segundo	35.7%
Hawaiian Gardens	50.1%
Hermosa Beach	28.4%
Hidden Hills	31.2%
Irwindale	23.0%
La Cañada Flintridge	37.8%
La Habra Heights	25.3%
La Mirada	37.4%
La Puente	38.2%
La Verne	37.5%
Lawndale	47.8%
Lomita	39.0%
Malibu	38.9%
Manhattan Beach	31.6%
Maywood	54.8%
Monrovia	40.4%
Rancho Palos Verdes	37.4%
Rolling Hills Estates	42.7%
San Dimas	39.7%
San Fernando	46.9%
San Gabriel	44.0%
San Marino	38.0%
Santa Fe Springs	43.1%
Sierra Madre	36.3%
Signal Hill	45.5%
South El Monte	48.6%
South Pasadena	35.0%
Temple City	43.2%
Torrance	38.6%
Walnut	37.0%
West Hollywood	46.6%
Westlake Village	35.2%

Table F.10
Share of Cost Burdened Residential Units by Census Designated Place
 Urban County
 2020 Five-Year ACS

Census Designated Place	Share of Cost Burdened Residential Units
Acton	35.7%
Agua Dulce	31.1%
Alondra Park	48.9%
Altadena	39.6%
Avocado Heights	34.3%
Castaic	35.8%
Charter Oak	38.3%
Citrus	36.9%
Del Aire	32.2%
Desert View Highlands	51.3%
East Los Angeles	46.5%
East Pasadena	37.7%
East Rancho Dominguez	52.6%
East San Gabriel	41.0%
East Whittier	43.7%
Elizabeth Lake	42.7%
Florence-Graham	53.5%
Green Valley	38.6%
Hacienda Heights	34.9%
Hasley Canyon	32.2%
La Crescenta-Montrose	41.1%
Ladera Heights	48.6%
Lake Hughes	55.1%
Lake Los Angeles	37.3%
Lennox	53.3%
Leona Valley	34.8%
Littlerock	38.8%
Marina del Rey	49.7%
Mayflower Village	35.6%
North El Monte	46.1%
Pepperdine University	59.2%
Quartz Hill	33.6%
Rose Hills	38.9%
Rowland Heights	42.1%
San Pasqual	42.4%
South Monrovia Island	36.4%
South San Gabriel	46.1%
South San Jose Hills	30.9%
South Whittier	39.3%
Stevenson Ranch	48.1%
Sun Village	41.3%
Topanga	36.8%
Val Verde	32.8%
Valinda	37.0%
View Park-Windsor Hills	42.6%
Vincent	32.5%
Walnut Park	42.4%
West Athens	51.3%
West Carson	40.3%
West Puente Valley	62.3%
West Rancho Dominguez	35.2%
West Whittier-Los Nietos	47.0%
Westmont	38.9%
Willowbrook	58.8%

Table F.11		
Median Home Values and Rents by Participating City		
Urban County		
2020 Five-Year ACS		
Participating City	Median Home Value	Median Rent
Agoura Hills	\$ 828,100	\$ 2,644
Arcadia	\$ 1,136,700	\$ 1,700
Avalon	\$ 712,500	\$ 1,636
Azusa	\$ 438,700	\$ 1,524
Bell	\$ 436,400	\$ 1,216
Bell Gardens	\$ 483,100	\$ 1,432
Beverly Hills	\$ 2,000,001	\$ 2,259
Calabasas	\$ 1,127,500	\$ 2,476
Cerritos	\$ 716,000	\$ 2,455
Claremont	\$ 688,600	\$ 1,604
Commerce	\$ 429,800	\$ 1,110
Covina	\$ 549,500	\$ 1,587
Cudahy	\$ 422,700	\$ 1,359
Culver City	\$ 920,900	\$ 2,071
Diamond Bar	\$ 690,500	\$ 2,101
Duarte	\$ 519,700	\$ 1,627
El Segundo	\$ 1,180,000	\$ 2,022
Hawaiian Gardens	\$ 428,300	\$ 1,479
Hermosa Beach	\$ 1,649,900	\$ 2,246
Hidden Hills	\$ 2,000,001	\$ -
Irwindale	\$ 475,000	\$ 1,307
La Cañada Flintridge	\$ 1,643,400	\$ 3,186
La Habra Heights	\$ 916,500	\$ 3,268
La Mirada	\$ 595,200	\$ 1,905
La Puente	\$ 280,300	\$ 1,274
La Verne	\$ 134,600	\$ 950
Lawndale	\$ 551,800	\$ 1,564
Lomita	\$ 618,700	\$ 1,460
Malibu	\$ 2,000,001	\$ 2,743
Manhattan Beach	\$ 2,000,001	\$ 2,582
Maywood	\$ 510,900	\$ 913
Monrovia	\$ 694,700	\$ 1,696
Rancho Palos Verdes	\$ 1,209,200	\$ 2,839
Rolling Hills Estates	\$ 1,362,900	\$ 3,501
San Dimas	\$ 604,600	\$ 1,829
San Fernando	\$ 471,500	\$ 1,393
San Gabriel	\$ 712,400	\$ 1,545
San Marino	\$ 2,000,001	\$ 3,501
Santa Fe Springs	\$ 462,400	\$ 1,505
Sierra Madre	\$ 1,007,800	\$ 1,722
Signal Hill	\$ 528,300	\$ 1,600
South El Monte	\$ 1,281,500	\$ 1,779
South Pasadena	\$ 1,281,500	\$ 1,779
Temple City	\$ 732,200	\$ 1,701
Torrance	\$ 796,800	\$ 1,803
Walnut	\$ 806,900	\$ 2,518
West Hollywood	\$ 743,700	\$ 1,744
Westlake Village	\$ 743,700	\$ 1,744

Table F.12
Median Home Values and Rents by Census Designated Place
Urban County
2020 Five-Year ACS

Census Designated Place	Median Home Value	Median Rent
Acton	\$ 564,000	\$ 1,394
Agua Dulce	\$ 628,000	\$ 2,750
Alondra Park	\$ 609,200	\$ 1,206
Altadena	\$ 802,500	\$ 1,781
Avocado Heights	\$ 532,800	\$ 1,545
Castaic	\$ 579,500	\$ 1,795
Charter Oak	\$ 453,000	\$ 1,441
Citrus	\$ 463,900	\$ 1,820
Del Aire	\$ 684,900	\$ 2,529
Desert View Highlands	\$ 290,900	\$ 1,323
East Los Angeles	\$ 446,900	\$ 1,165
East Pasadena	\$ 830,800	\$ 1,894
East Rancho Dominguez	\$ 379,400	\$ 1,334
East San Gabriel	\$ 795,200	\$ 1,593
East Whittier	\$ 604,200	\$ 1,520
Elizabeth Lake	\$ 1,278,500	\$ 1,946
Florence-Graham	\$ 388,000	\$ 1,210
Green Valley	\$ 290,200	\$ 1,564
Hacienda Heights	\$ 622,500	\$ 1,873
Hasley Canyon	\$ 844,100	\$ -
La Crescenta-Montrose	\$ 857,700	\$ 1,833
Ladera Heights	\$ 151,400	\$ 798
Lake Hughes	\$ 398,400	\$ 1,114
Lake Los Angeles	\$ 331,500	\$ 1,421
Lennox	\$ 499,400	\$ 1,174
Leona Valley	\$ 438,000	\$ 809
Littlerock	\$ 235,500	\$ 1,435
Marina del Rey	\$ 893,100	\$ 3,066
Mayflower Village	\$ 510,900	\$ 913
North El Monte	\$ 665,300	\$ 1,923
Pepperdine University	\$ 596,000	\$ -
Quartz Hill	\$ 340,800	\$ 1,139
Rose Hills	\$ 415,500	\$ 1,077
Rowland Heights	\$ 655,400	\$ 1,611
San Pasqual	\$ 933,700	\$ 1,612
South Monrovia Island	\$ 489,000	\$ 1,366
South San Gabriel	\$ 546,400	\$ 1,743
South San Jose Hills	\$ 398,700	\$ 1,553
South Whittier	\$ 501,900	\$ 1,544
Stevenson Ranch	\$ 798,000	\$ 2,124
Sun Village	\$ 1,125,000	\$ 1,650
Topanga	\$ 1,124,200	\$ 3,501
Valinda	\$ 473,800	\$ 1,624
Val Verde	\$ 370,900	\$ 1,691
View Park-Windsor Hills	\$ 800,700	\$ 1,624
Vincent	\$ 457,200	\$ 1,581
Walnut Park	\$ 431,900	\$ 1,196
West Athens	\$ 463,200	\$ 1,190
West Carson	\$ 498,400	\$ 1,511
Westmont	\$ 213,800	\$ 1,074
West Puente Valley	\$ 127,900	\$ 780
West Rancho Dominguez	\$ 127,900	\$ 780
West Whittier-Los Nietos	\$ 462,500	\$ 1,566
Willowbrook	\$ 357,000	\$ 1,242

Table F.13
Housing Units by Type
Urban County Participating City
2020 Census

Participating City	1-unit, detached	1-unit, attached	2 units	3 - 4 units	5 - 9 units	10 - 19 units	20+ units	Mobile Home	Boat, RV, van, etc.	Total Units
Agoura Hills	5,294	1,149	43	306	173	411	362	15	0	7,753
Arcadia	12,467	1,785	278	1,249	1,622	1,417	2,231	8	0	21,057
Avalon	709	264	318	486	129	304	182	32	0	2,424
Azusa	6,887	2,253	176	1,297	501	588	1,859	559	0	14,120
Bell	4,339	1,175	342	1,064	749	459	586	453	6	9,173
Bell Gardens	5,757	1,571	472	623	452	208	395	396	0	9,874
Beverly Hills	6,686	240	750	1,054	3,165	2,576	2,750	48	0	17,269
Calabasas	6,030	745	39	534	719	822	493	69	0	9,451
Cerritos	12,914	1,059	58	545	233	153	920	52	0	15,934
Claremont	9,020	1,090	134	451	544	325	1,095	26	0	12,685
Commerce	2,404	396	90	170	174	179	181	16	0	3,610
Covina	8,975	1,415	298	941	996	762	1,900	593	40	15,920
Cudahy	2,614	712	107	277	565	582	571	461	0	5,889
Culver City	6,493	1,560	731	1,973	1,238	1,334	4,557	214	71	18,171
Diamond Bar	12,773	2,420	131	934	669	393	632	307	10	18,269
Duarte	4,572	992	51	276	191	287	765	121	0	7,255
El Segundo	2,967	474	295	736	1,406	449	636	0	0	6,963
Hawaiian Gardens	1,760	677	159	123	329	205	426	151	20	3,850
Hermosa Beach	4,352	980	1,090	808	789	401	1,162	151	86	9,819
Hidden Hills	723	3	0	0	0	0	0	0	0	726
Irwindale	394	4	0	4	6	2	16	6	0	432
La Cañada Flintridge	6,333	204	7	30	83	41	52	0	0	6,750
La Habra Heights	1,813	47	0	0	0	55	0	0	0	1,915
La Mirada	11,841	586	103	179	466	276	1,347	198	0	14,996
La Puente	6,985	577	72	293	413	245	1,324	114	0	10,023
La Verne	7,847	649	172	720	494	128	583	1,572	0	12,165
Lawndale	5,717	1,106	428	569	545	707	1,050	137	9	10,268
Lomita	4,450	613	80	229	684	424	1,243	267	99	8,089
Malibu	4,847	443	121	447	114	234	289	886	0	7,381
Manhattan Beach	10,239	1,376	995	784	759	434	299	66	0	14,952
Maywood	3,816	805	423	632	527	261	439	5	0	6,908
Monrovia	8,180	1,285	612	891	963	734	1,409	156	0	14,230
Rancho Palos Verdes	12,386	990	18	356	242	287	2,126	0	0	16,405
Rolling Hills Estates	2,348	488	0	8	9	9	51	0	0	2,913
San Dimas	7,362	1,501	33	275	288	414	1,033	1,008	33	11,947
San Fernando	4,713	511	167	419	384	202	351	93	0	6,840
San Gabriel	7,570	1,678	147	591	1,170	1,095	1,050	10	0	13,311
San Marino	4,478	12	8	53	13	27	0	9	0	4,600
Santa Fe Springs	3,355	475	18	120	168	235	885	114	0	5,370
Sierra Madre	3,478	586	95	324	345	326	108	0	0	5,262
Signal Hill	1,676	658	179	381	492	267	1,032	15	0	4,700
South El Monte	3,599	318	106	93	152	259	166	504	0	5,197
South Pasadena	5,074	795	329	805	1,002	1,205	1,264	11	0	10,485
Temple City	9,393	768	167	437	227	411	332	81	0	11,816
Torrance	30,949	4,347	781	2,470	2,188	2,561	13,712	1,327	59	58,394
Walnut	9,006	132	21	93	53	18	196	26	10	9,555
West Hollywood	2,400	665	665	867	4,807	6,209	9,831	57	0	25,501
Westlake Village	2,209	594	25	81	113	18	18	171	0	3,229

Table F.14
Housing Units by Type by Census Designated Places
Urban County
2020 Census

Census Designated Place	1-unit, detached	1-unit, attached	2 units	3 - 4 units	5 - 9 units	10 - 19 units	20+ units	Mobile home	Boat, RV, van, etc.	Total Units
Acton	2,578	0	0	0	0	0	56	155	27	2,816
Agua Dulce	1,099	34	0	0	0	0	0	88	0	1,221
Alondra Park	1,800	5	0	79	171	224	583	27	0	2,889
Altadena	13,723	685	215	614	127	282	440	54	8	16,148
Avocado Heights	3,501	102	0	52	8	5	0	69	0	3,737
Castaic	5,051	53	8	42	55	95	298	101	0	5,703
Charter Oak	1,504	205	0	193	177	263	548	349	0	3,239
Citrus	2,134	133	0	8	41	9	160	48	0	2,533
Del Aire	2,754	248	44	36	9	0	661	0	0	3,752
Desert View Highlands	996	15	34	37	0	0	0	0	0	1,082
East Los Angeles	20,083	4,011	2,297	2,824	1,738	645	1,121	151	15	32,885
East Pasadena	1,965	96	37	46	21	10	98	0	0	2,273
East Rancho Dominguez	2,535	93	215	153	206	65	155	54	0	3,476
East San Gabriel	6,030	362	61	51	120	230	1,448	7	7	8,316
East Whittier	2,386	26	27	152	51	41	745	0	0	3,428
Elizabeth Lake	763	0	0	0	0	0	0	0	0	763
Florence-Graham	9,262	2,705	958	1,037	561	331	213	75	13	15,155
Green Valley	513	0	7	3	6	0	0	7	0	536
Hacienda Heights	13,863	1,075	49	317	344	35	999	514	10	17,206
Hasley Canyon	317	0	0	0	0	0	0	128	0	445
La Crescenta-Montrose	5,464	280	124	420	288	444	459	70	0	7,549
Ladera Heights	1,941	383	68	211	175	77	159	0	0	3,014
Lake Hughes	209	0	0	0	8	31	58	0	0	306
Lake Los Angeles	3,536	30	0	6	29	0	0	26	0	3,627
Lennox	2,557	810	483	467	496	335	882	17	11	6,058
Leona Valley	644	52	0	0	0	0	0	0	0	696
Littlerock	232	0	0	0	0	0	0	0	0	232
Marina del Rey	29	21	0	52	51	174	6,061	0	37	6,425
Mayflower Village	1,634	16	34	11	4	0	89	86	0	1,874
North El Monte	1,220	18	0	9	0	34	22	0	0	1,303
Pepperdine University	49	76	0	10	0	0	0	0	0	135
Quartz Hill	3,119	53	255	22	64	168	96	353	0	4,130
Rose Hills	765	107	0	11	28	14	120	0	0	1,045
Rowland Heights	11,142	684	147	875	464	436	1,436	627	10	15,821
San Pasqual	497	45	45	26	89	149	70	0	0	921
South Monrovia Island	1,423	103	0	2	17	23	24	34	0	1,626
South San Gabriel	2,121	117	0	7	68	58	102	17	0	2,490
South San Jose Hills	3,240	121	77	17	0	11	15	707	0	4,188
South Whittier	12,179	516	39	210	546	654	1,655	92	0	15,891
Stevenson Ranch	4,164	487	17	221	451	248	1,037	0	0	6,625
Sun Village	3,311	18	0	18	0	0	25	140	0	3,512
Topanga	3,030	33	0	61	9	11	9	356	0	3,509
Valinda	4,686	177	0	33	0	0	78	9	9	4,992
Val Verde	821	28	0	0	0	0	0	21	0	870
View Park-Windsor Hills	4,246	111	112	247	64	28	315	0	0	5,123
Vincent	3,751	138	99	9	39	29	61	18	0	4,144
Walnut Park	2,714	322	345	312	78	12	50	5	0	3,838
West Athens	1,807	105	64	272	191	178	257	18	0	2,892
West Carson	4,695	807	166	169	457	260	653	1,190	0	8,397
Westmont	4,930	1,140	1,003	1,456	1,280	575	679	18	0	11,081
West Puente Valley	4,873	191	8	9	0	5	179	7	0	5,272
West Rancho Dominguez	5,311	311	76	115	94	38	339	175	0	6,459
West Whittier-Los Nietos	5,814	216	7	88	88	82	284	424	0	7,003
Willowbrook	3,814	504	268	310	308	280	403	53	0	5,940

Table F.15
Worker Occupation by Participating City
Urban County
2020 Five-Year ACS

Participating City	Management, business, science, and arts	Service	Sales and office	Natural resources, construction, and maintenance	Production, transportation, and material moving
Agoura Hills	63%	10%	18%	4%	5%
Arcadia	56%	12%	23%	3%	6%
Avalon	26%	28%	21%	10%	14%
Azusa	32%	20%	24%	8%	16%
Bell	16%	19%	24%	11%	30%
Bell Gardens	12%	19%	23%	12%	35%
Beverly Hills	64%	8%	23%	2%	3%
Calabasas	65%	7%	23%	1%	4%
Cerritos	59%	10%	21%	4%	6%
Claremont	56%	13%	20%	4%	7%
Commerce	20%	23%	26%	10%	20%
Covina	33%	20%	26%	8%	12%
Cudahy	12%	22%	23%	14%	30%
Culver City	62%	11%	20%	3%	4%
Diamond Bar	53%	11%	25%	4%	7%
Duarte	37%	18%	24%	7%	15%
El Segundo	56%	9%	22%	5%	8%
Hawaiian Gardens	17%	29%	22%	13%	19%
Hermosa Beach	67%	5%	20%	3%	4%
Hidden Hills	74%	4%	20%	1%	1%
Irwindale	23%	23%	25%	14%	15%
La Cañada Flintridge	71%	6%	19%	2%	2%
La Habra Heights	65%	13%	16%	1%	5%
La Mirada	44%	12%	27%	6%	11%
La Puente	21%	21%	24%	10%	24%
La Verne	47%	16%	23%	5%	9%
Lawndale	25%	29%	21%	11%	15%
Lomita	44%	16%	20%	7%	13%
Malibu	69%	9%	15%	4%	3%
Manhattan Beach	72%	5%	19%	2%	2%
Maywood	13%	21%	19%	15%	32%
Monrovia	45%	16%	22%	8%	8%
Rancho Palos Verdes	63%	7%	22%	2%	6%
Rolling Hills Estates	65%	7%	19%	2%	7%
San Dimas	48%	14%	24%	8%	6%
San Fernando	24%	16%	24%	14%	21%
San Gabriel	36%	22%	24%	6%	12%
San Marino	63%	7%	23%	2%	5%
Santa Fe Springs	32%	15%	32%	6%	15%
Sierra Madre	66%	7%	21%	3%	3%
Signal Hill	52%	14%	21%	5%	9%
South El Monte	19%	20%	22%	14%	25%
South Pasadena	67%	8%	20%	1%	4%
Temple City	47%	15%	27%	4%	8%
Torrance	54%	12%	22%	4%	8%
Walnut	53%	11%	24%	3%	8%
West Hollywood	58%	13%	23%	1%	5%
Westlake Village	64%	5%	19%	7%	5%

Table F.16
Worker Occupation by Census Designated Place
Urban County
2020 Five-Year ACS

Census Designated Place	Management, business, science, and arts	Service	Sales and office	Natural resources, construction, and maintenance	Production, transportation, and material moving
Acton	37%	15%	19%	16%	12%
Azua Dulce	41%	19%	19%	9%	12%
Alondra Park	32%	26%	23%	8%	11%
Altadena	51%	16%	19%	6%	8%
Avocado Heights	25%	19%	25%	10%	21%
Castaic	48%	17%	23%	5%	8%
Charter Oak	33%	25%	22%	11%	9%
Citrus	25%	19%	22%	15%	20%
Del Aire	45%	10%	28%	7%	10%
Desert View Highlands	27%	23%	17%	20%	14%
East Los Angeles	18%	21%	24%	13%	24%
East Pasadena	51%	16%	19%	4%	10%
East Rancho Dominguez	14%	20%	23%	12%	32%
East San Gabriel	45%	16%	25%	4%	10%
East Whittier	41%	16%	27%	7%	9%
Elizabeth Lake	27%	12%	21%	24%	15%
Florence-Graham	14%	22%	21%	13%	30%
Green Valley	47%	4%	15%	20%	14%
Hacienda Heights	37%	16%	28%	6%	14%
Hasley Canyon	46%	13%	31%	3%	8%
La Crescenta-Montrose	55%	10%	22%	8%	5%
Ladera Heights	67%	5%	17%	2%	9%
Lake Hughes	37%	23%	20%	3%	17%
Lake Los Angeles	25%	22%	19%	22%	12%
Lennox	14%	32%	22%	10%	21%
Leona Valley	46%	20%	15%	13%	5%
Littlerock	16%	18%	32%	25%	8%
Marina del Rey	67%	8%	22%	1%	2%
Mavflower Village	42%	12%	29%	6%	11%
North El Monte	48%	12%	23%	7%	9%
Pepperdine University	47%	22%	23%	1%	6%
Quartz Hill	39%	18%	12%	18%	12%
Rose Hills	51%	8%	32%	3%	6%
Rowland Heights	37%	20%	28%	3%	12%
San Pasqual	60%	18%	15%	3%	4%
South Monrovia Island	26%	23%	19%	11%	21%
South San Gabriel	34%	19%	27%	6%	14%
South San Jose Hills	20%	20%	23%	11%	26%
South Whittier	29%	16%	26%	11%	19%
Stevenson Ranch	64%	9%	20%	2%	5%
Sun Village	19%	23%	17%	21%	20%
Topanga	65%	13%	15%	3%	4%
Val Verde	24%	17%	24%	19%	16%
Valinda	22%	20%	27%	9%	22%
View Park-Windsor Hills	56%	12%	26%	2%	4%
Vincent	25%	18%	27%	10%	20%
Walnut Park	18%	20%	23%	14%	26%
West Athens	26%	21%	27%	6%	20%
West Carson	39%	19%	23%	5%	13%
West Puente Valley	25%	20%	24%	11%	20%
West Rancho Dominguez	25%	18%	26%	9%	22%
West Whittier-Los Nietos	28%	19%	26%	7%	21%
Westmont	15%	29%	25%	11%	21%
Willowbrook	14%	22%	20%	16%	27%

Table F.17 Climate Risk by Category by Submarkets Los Angeles Market 2023 Moody's Analytics						
Submarket	Risk Category					
	Hurricanes & Typhoons	Sea Level Rise	Floods	Heat Stress	Wildfire Risk	Water Stress
Central Los Angeles	0	2	22	68	84	96
Mid-Cities	0	0	26	73	81	95
San Gabriel Valley	0	0	18	61	91	95
LA/Pomona/Covina	0	0	26	55	90	95
South Bay	0	15	23	74	71	97
San Fernando	0	0	29	64	83	95
San Fernando	0	0	24	65	91	95
North Los Angeles	0	0	24	61	68	63

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GLOSSARY

Accessible (Fair Housing Act): Public or common use area of a building that can be approached, entered, and used by individuals with physical impairments.

Accessible (Section 504): Facility or portion of a facility, when designed, constructed, or altered, which can be approached, entered, and used by individuals with physical impairments.

Accessible housing: Housing designed to allow easier access for physically disabled or vision impaired persons.

ACS: American Community Survey, conducted by the U.S. Census Bureau every year.

ADDI: American Dream Down payment Initiative, designed to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for down payments, closing costs, and up-front rehabilitation. Administered as a part of HOME.

Affordability (HOME): Refers to the requirements of the HOME Program that relate to the cost of housing both at initial occupancy and over established timeframes, as prescribed in the HOME regulations. Affordability requirements vary depending on the nature of the HOME-assisted activity (i.e., homeownership or rental housing).

Affordable housing: Housing is considered affordable if it and all related expenses impose a cost of no more than 30 percent of a household's monthly income. See **Cost Burden**. Programs that encourage affordable housing include decent and safe rental and homeowner housing, for extremely low-, very low-, low-, and moderate-income households.

Age Discrimination Act of 1975: Prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance.

Agency (U.S. Government): Any department, agency, commission, authority, administration, board, or other independent establishment in the executive branch of the government, including any corporation wholly or partly owned by the United States that is an independent instrumentality of the United States, not including the municipal government of the District of Columbia.

AMI: Area median income

Annual Action Plan: One-year plan for the expenditure of federal housing and community development funds. Five annual action plans correspond to the priority needs, goals, and objectives set out in each period's five-year Consolidated Plan. An Action Plan includes an application for federal funds under HUD's formula grant programs, identification of federal and other resources expected to be used in the year, and description of activities to be undertaken.

Architectural Barriers Act of 1968: Requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 be accessible to and useable by handicapped persons.

At Risk of Homelessness (Category 1): An individual or family who has an annual income below 30 percent of MFI, does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition, and meets one of the following conditions:

- Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance,
- Is living in the home of another because of economic hardship,
- Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance,
- Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals,
- Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than 1.5 persons per room,
- Is exiting a publicly funded institution or system of care, or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

At Risk of Homelessness (Category 2): A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute

At Risk of Homelessness (Category 3): An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

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BEA: Bureau of Economic Analysis.

BLL: Blood lead level, a measure of lead in the blood measured in micrograms of lead per deciliter of blood ($\mu\text{g/dL}$). Lead poisoning occurs with an EBLL (elevated blood lead level), determined by the U.S. CDC to be 25 ($\mu\text{g/dL}$) in adults and 5 ($\mu\text{g/dL}$) in children.

BLS: Bureau of Labor Statistics

California Fair Employment and Housing Act (FEHA): Extends additional protections based on sexual orientation, ancestry, source of income, and marital status.

Brownfields Economic Development Initiative (BEDI) Grant Program: Designed to help cities redevelop abandoned, idled, or underutilized industrial and commercial properties and facilities where expansion or redevelopment is complicated by real or potential environmental contamination. Provides funding to local governments which can be used in conjunction with CDBG and Section 108 loan guarantees to finance redevelopment of brownfield sites.

CAPER (Consolidated Annual Performance and Evaluation Performance Report): Annual report that allows HUD, local officials, and the public to evaluate a grantee's overall performance, including whether activities and strategies undertaken during the preceding year made an impact on the goals and needs identified in the Consolidated Plan.

Capital Fund Program (CFP): Provides funds, annually, to PHAs for the development, financing, and modernization of public housing developments and for management improvements.

CAR: California Association of Realtors®

CDBG (Community Development Block Grant) Program: Federal grant program that distributes housing and community development funds to states, counties, and cities. Funds are used for activities such as housing construction and rehabilitation; economic development; public services that benefit low- and moderate- income people; and activities that eliminate slums and blight or meet urgent needs.

LACDA: Los Angeles County Development Authority, lead agency for the *2018–2023 Los Angeles Urban County Consolidated Plan for Housing and Community Development* and administrator of the County's federal housing and community development program funds. The LACDA comprises numerous divisions, each with its own area of responsibility. LACDA staff also coordinate with other County departments, approximately 40 community-based organizations, and the Los Angeles Homeless Services Authority to meet Consolidated Plan goals and allocate CDBG, HOME and ESG program funds.

CDC (U.S.): U.S. Centers for Disease Control and Prevention

CDHS: California Department of Health Services

Census tract: Geographic area of measurement defined by the U.S. Census Bureau. Census tract boundaries are updated with each decennial census based on population size, and ideally represent approximately the same number of persons in each tract (generally between 1,200 and 8,000 persons, with an optimum size of 4,000 persons).

Certification: A written assertion based on supporting evidence that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

CHAS: HUD's Comprehensive Housing Affordability Strategy

CHDO (Community and Housing Development Organization): Private nonprofit, community-based service organization whose primary purpose is to provide and develop decent, affordable housing. Certified CHDOs are approved by HUD grantees to confirm that they meet certain HOME Program requirements, making them eligible for HOME funding. At least one-third of the board of CHDOs must come from low-income areas.

Chronically Homeless: Having a disabling condition and having either been continuously homeless for a year or more or have had at least four (4) episodes of homelessness in the past three (3) years: sleeping in a place not meant for human habitation and/or in an emergency shelter/safe haven during that time.

CLPPP: U.S. CDC's Childhood Lead Poisoning Prevention Program

CoC (Continuum of Care): Policies designed to address homelessness that include a coordinated, community-based process of identifying needs and building a system to address those needs, based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs—physical, economic, and social.

Consolidated Plan (Consolidated Plan for Housing and Community Development): Five-year planning document prepared by HUD grantees in exchange for federal funding from the CDBG, ESG, HOME, and HOPWA programs. Consolidated Plans evaluate needs based on current data and citizen participation; define goals and objectives to meet priority needs; create a five-year strategy to achieve goals; and describe individual activities and current funding levels in an Annual Action Plan for the first year of the five-year period.

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Cost burden: The condition that occurs when a household has gross housing costs that range from 30.1 to 50 percent of gross household income.

CPP: Citizen Participation Plan, required for Consolidated Plans

Developmental Disability (Developmental Disabilities Assistance and Bill of Rights Act of 2000):

- (1) A severe, chronic disability of an individual that:
 - (i) Is attributable to a mental or physical impairment or combination of mental and physical impairments,
 - (ii) Is manifested before the individual attains age 22,
 - (iii) Is likely to continue indefinitely,
 - (iv) Results in substantial functional limitations in three or more of the following areas of major life activity:
 - (A) Self-care;
 - (B) Receptive and expressive language;
 - (C) Learning;
 - (D) Mobility;
 - (E) Self-direction;
 - (F) Capacity for independent living; or
 - (G) Economic self-sufficiency.or
 - (v) Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.
- (2) An individual from birth to age 9, inclusive, who has a substantial developmental delay or specific congenital or acquired condition if the individual, without services and supports, has a high probability of meeting three (3) or more of above the criteria later in life.

Disability: A lasting physical, mental, or emotional condition that makes it difficult for a person to conduct daily activities of living or impedes him or her from being able to go outside the home alone or to work.

Disproportionate share: Exists when the percentage of a population is 10 percentage points or more above the study area average.

DPH: Los Angeles County Department of Public Health

EBLL: See BLL.

EDI: Economic Development Initiative Grant Program; provides grants to local governments to be used in conjunction with Section 108 loan guarantees, enhancing the security of Section 108 loans and making more feasible the development and revitalization projects that Section 108 guarantees finance. EDI grants may be used to provide additional security for Section 108 loans (for example, as a loss reserve), thereby reducing the exposure of its CDBG funds (which by law must be pledged as security for the loan guarantees) or to pay for costs associated with a project.

Elderly (CDC, CDBG non-housing activities): A person aged 55 or older, as defined by the County for non-housing activities; CDBG regulations do not define the term "elderly" and allow grantees to choose their own definitions. The CDBG low and moderate-income limited clientele national objective at 570.208(a)(2)(i)(A) includes the elderly.

Elderly (Census Bureau): A person aged 65 or older. Includes the **frail elderly** population: those aged 75 or older.

Elderly (HUD): A person aged 62 or older, as defined in 24 CFR 91.5 and 24 CFR 5.100.

Emergency shelter (HUD): Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Entitlement community: Unit of general local government that qualifies to receive CDBG entitlement funds. These are:

- Principal cities of Metropolitan Statistical Areas;
- Other metropolitan cities with populations of at least 50,000; and
- Qualified urban counties with populations of at least 200,000 (excluding the population of entitlement cities).

Entitlement grant: Formula block grant program funding providing annual funds to eligible local government recipients. See **Entitlement Communities, Grant**.

ESG (Emergency Solutions Grants) Program: A federally funded program designed to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. ESG fund can be used by grantees or subrecipients for programs that meet one of five program goals: street outreach,

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emergency shelter, homelessness prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System or HMIS.

ESG: Emergency Solutions Grants program

Fair Housing Act: Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and persons securing custody of children under the age of 18), and handicap (disability).

Fair Housing Amendments Act: Title VIII was amended in 1988 (effective March 12, 1989); in connection with prohibitions on discrimination against individuals with disabilities, contains design and construction accessibility provisions for certain new multi-family dwellings developed for first occupancy on or after March 13, 1991.

Family: A household composed of two or more people related by birth, marriage, or adoption and residing together.

Fannie Mae: Federal National Mortgage Association (FNMA), a government-sponsored enterprise that purchases mortgages from lenders and repackages them as mortgage-backed securities for investors.

Financing: Functions necessary to provide the financial resources to fund government operations and federal assistance including the functions of taxation, fee and revenue generation, public debt, deposit funds, and intragovernmental collections.

First-Time Homebuyer (Los Angeles County Housing Resource Center): A low-income family or individual applicant to the Affordable Homeownership Program who has not owned a home during the three years preceding application. The program provides first-time homebuyers financial assistance for owner-occupied home purchases.

Fiscal Year: Yearly accounting period, July 1 through June 30 of each calendar year.

Frail Elderly: A person aged 75 or older (See **Elderly**).

Freddie Mac: Federal Home Loan Mortgage Corporation (FHLMC), a government-sponsored enterprise that purchases mortgages from lenders and repackages them as mortgage-backed securities for investors.

Grant (Federal): An award of financial assistance from a federal agency to a recipient to carry out a public purpose of support or stimulation authorized by a law of the United States. Federal grants are not federal assistance or loans to individuals.

Grantee: Unit of state or local government or other entity named in the notice of grant awards as the recipient.

Gross housing costs: For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and electricity or natural gas energy charges.

Group home: Housing occupied by two or more single persons or families consisting of common space and/or facilities for group use by the occupants of the unit and (except in the case of shared one-bedroom units) separate private space for each family.

Item omitted

HAL: High annual percentage rate (APR) loan, defined as more than three percentage points higher than comparable treasury rates for home purchase loans, or five percentage points higher for refinance loans.¹

HAMFI: HUD Area Median Family Income, the threshold that varies geographically and by family size, and is used to calculate income levels. In 2011, it was \$64,000 in the Los Angeles-Long Beach metropolitan area in 2011 for families of all sizes.²

HCV Program: Housing Choice Voucher Program, formerly the Section 8 Program. Primary program that provides rental assistance to low-income families who are unable to afford market rents. Assistance is provided on behalf of the family or individual in the form of vouchers or certificates; participants can choose any housing that meets the requirements of the program.

HEARTH Act: Homeless Emergency Assistance and Rapid Transition to Housing Act

HHPF: Homeless and Housing Program Fund, created by Los Angeles County Board of Supervisors

HMDA: Home Mortgage Disclosure Act

HOME Program: Home Investment Partnerships Program, largest federal block grant program for states and local governments; designed to provide decent and affordable housing for low-income families.

¹ 12 CFR Part 203, http://www.ffiec.gov/hmda/pdf/regc_020702.pdf

² U.S. Department of Housing and Urban Development, FY 2011 Income Limits, May 31, 2011, http://www.huduser.org/portal/datasets/il/il11/ca_v2.pdf

Homeless (HUD): On January 4, 2012 the federal definition of homeless was revised to include four categories:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they resided for up to 90 days (it was previously 30 days) if they were in shelter or a place not meant for human habitation before entering the institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days (previously 7 days) and lack resources or support networks to remain in housing. The regulation also describes specific documentation requirements for this category.
- (New category) Families with children or unaccompanied youth (up to age 24) who are unstably housed and likely to continue in that state. Unstably housed families are those who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening situations related to violence; have no other residence; and lack the resources or support networks to obtain other permanent housing.

Homeless Management Information System (HMIS): Information system designated by the Continuum of Care to comply with HUD's data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

HOPWA Program: Housing Opportunities for People with AIDS Program, designed to provide entitlements with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immunodeficiency syndrome (AIDS) or related diseases and their families.

Household: A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall. Households include family and non-family households.

Housing problems (HUD): Overcrowding, incomplete plumbing or kitchen facilities, or cost burdens

Housing: Includes manufactured housing and manufactured housing lots, permanent housing for disabled homeless persons, transitional housing, single-room occupancy housing, and group homes. Does not include emergency shelters (including shelters for disaster victims) or facilities such as nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities, and student dormitories.

HPI: Homeless Prevention Initiative, created by Los Angeles County Board of Supervisors

HUD: U.S. Department of Housing and Urban Development; federal agency responsible for national policy and programs that address housing needs, improve and develop communities, and enforce fair housing laws.

Income levels (HUD): Income levels serve as eligibility criteria for persons, households, and areas participating in federally funded programs. Income levels are based on median family income (MFI), which varies geographically and by family size.

- **Extremely Low-Income:** Between 0 and 30 percent of MFI
- **Very Low-Income:** Between 30.1 and 50 percent of MFI
- **Low-Income:** Between 50.1 and 80 percent of MFI
- **Moderate-Income:** Between 80.1 and 100 percent of MFI

Incomplete kitchen facilities: A housing unit is classified as lacking complete kitchen facilities when any of the following are not present: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

Incomplete plumbing facilities: A housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower.

Joint Powers Authority: Entity wherein two or more public authorities can operate collectively.

Jurisdiction: Unit of government such as a city, county, or state.

Labor force: The total number of persons working or looking for work.

LAHSA: Los Angeles Homeless Services Authority, a Joint Powers Authority established in 1993 as an independent agency by the County and the City of Los Angeles.

Large family (HUD): Family of five or more persons.

LCCA: Lead Contamination Control Act

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Lead-based paint hazard: Any condition that causes exposure to lead, such as lead-contaminated dust; soil; or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

Letter of Credit: Line of credit to a grant recipient established at a time of approval of application.

Liability: Assets owed for items received, services received, assets acquired, construction performed (regardless of whether invoices have been received), an amount received but not yet earned, or other expenses incurred.

Limited Clientele Activities: For school-wide activities that benefit the entire student population, who are at least 51 percent low- or moderate- income, the eligibility citation of 570.208(2)(D) will be applied. To demonstrate that the school population meets the 51 percent low – or moderate –income level, staff will obtain the percentage of students participating in free or reduced-price lunch program from the respective school district’s website.

LMA (CDBG): Low-Mod Area

LMC (CDBG): Low-Mod Limited Clientele

LMH (CDBG): Low-Mod Housing

LMJ (CDBG): Low-Mod Jobs

Los Angeles Urban County: The County’s unincorporated areas and 48 participating cities which participate in the Urban County funding program. The population of the Los Angeles Urban County was 2,478,556 in 2010, making it the largest Urban County in the U.S.

Low-Mod: Low- to moderate-income (household, family, individual, for example)

MFI: Median family income

Mixed-use development: The use of a building, set of buildings, or neighborhood for more than one purpose.

MSA: Metropolitan Statistical Area

NIMBYism: “Not in my backyard” mentality among community members, often in protest of affordable or multi-family housing.

NOFA: Notice of Funding Availability, which notifies prospective applicants for HUD’s competitive funding of funding availability for the following fiscal year.

Non-entitlement community: Unit of general local government that does not qualify to receive CBDG entitlement funds or unit of local government that has opted not to participate in an urban county entitlement CBDG program.

Other vacant units (Census Bureau): Vacant housing units that are not for sale or rent.

Overcrowding: Condition that occurs when a housing unit has more than one to 1.5 persons per room.

Permanent supportive housing (HUD): Long-term housing that enables special needs populations to live as independently as possible in a permanent setting. Includes supportive services for homeless individuals with disabilities provided by the organization managing the housing or other public or private service agencies.

Person with a disability (HUD): Any person who has a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such an impairment.

Poverty: The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family’s total income is less than the family’s threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

Predatory loan: As defined by the Predatory Lending Consumer Protection Act of 2002 as well as the Homeowner Equity Protection Act (HOEPA), loans are considered predatory based on:

1. If they are HOEPA loans;³
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans); and
3. Presence of HALs. For full definition, see **HAL**.

Private nonprofit organization: A secular or religious organization described in section 501 (c) of the Internal Revenue Code of 1988 which: (a) is exempt from taxation under subtitle A of the Code; (b) has an accounting system and a voluntary board; and (c) practices nondiscrimination in the provision of assistance.

Program Income: Gross income received by the participating jurisdiction, State recipient, or a subrecipient directly generated from the use of federal funds or matching contributions.

³ Loans are subject to the HOEPA if they impose rates or fees above a certain threshold set by the Federal Reserve Board. “HMDA Glossary.” <http://www.ffiec.gov/hmda/glossary.htm#H>

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- Project sponsor:** Any nonprofit organization or governmental housing agency that receives funds under a contract with the grantee (the LACDA) to carry out eligible activities. The selection of project sponsors is not subject to the procurement requirements of 24 CFR 85.36.
- Protected class:** Group of people protected from discrimination and harassment. California residents are protected from housing discrimination based on race, sex, religion, familial status, disability, national origin, color, sexual orientation, ancestry, age, source of income, and marital status.
- Public housing:** Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.
- PHA:** Public Housing Authority
- Rapid Re-Housing Assistance:** The provision of housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.
- RDA:** Redevelopment agency
- Rehabilitation:** The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. Includes cases where the use of a building is changed to an emergency shelter and the cost of this change and any rehabilitation costs do not exceed 75 percent of the value of the building before the change in use.
- Rental assistance:** Provides financial assistance for rental housing costs through either project-based (property) or tenant-based (portable with tenant) assistance. See **HCV, Section 8, TBRA.**
- Renovation:** Rehabilitation that involves costs of 75 percent or less of the value of the building before rehabilitation.
- RFP:** Request for proposals, an instrument used to solicit proposals and/or offers for proposed contracts using the negotiated procurement method.
- RHNA:** Regional Housing Needs Assessment, mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. In Los Angeles County, conducted by SCAG.
- SCAG:** Southern California Association of Governments, the designated metropolitan planning organization for Southern California.
- Section 108 Loan Guarantee Program:** Loan guarantee provision of the CDBG program. Provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects.
- Section 109 of the Housing and Community Development Act of 1974:** Prohibits discrimination on the basis of race, color, national origin, sex, or religion in programs and activities receiving financial assistance from the CDBG program.
- Section 504 of the Rehabilitation Act of 1973:** Protects qualified individuals from discrimination based on disability.
- Section 8:** See HCV (Housing Choice Voucher) Program.
- Senior:** Elderly person, usually more than 60 or 65 years old. See **Elderly.**
- Severe cost burden:** Occurs when gross housing costs represent 50 percent or more of gross household income.
- Severe overcrowding:** Occurs when a housing unit has more than 1.5 persons per room.
- Shelter Plus Care (S+C) Program:** Federally-funded McKinney Act program designed to provide housing and supportive services on a long-term basis for homeless persons with mental and/or physical disabilities.
- Single-family housing:** A one- to four-family residence, condominium unit, cooperative unit, combination of manufactured housing and lot, or manufactured housing lot.
- Special needs populations:** Include the elderly and the frail elderly; neglected or abused children; persons with physical or sensory disabilities (including mobility impaired, blind, deaf, or chemically/environmentally sensitive); persons suffering from mental illness; victims of domestic violence; persons with disabilities related to substance abuse and chemical dependency; and emancipated foster youth
- SRO:** Single-room occupancy hotel room, formerly a common public housing option for homeless persons.
- State:** Any State of the United States and the Commonwealth of Puerto Rico.
- Subrecipient:** A public or private nonprofit agency, authority, or organization or an authorized for-profit entity selected by the participating jurisdiction to administer all or apportion of the jurisdiction's federal grant funds. Subrecipients receive federal funds from the primary entitlement recipient or another subrecipient to undertake activities eligible for such assistance.
- Subsidy:** A payment or benefit made where the benefit exceeds the cost to the beneficiary.
- Substantial rehabilitation:** Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Appendix G: Glossary

- Supportive housing:** Housing linked with social services tailored to the needs of the population being housed; designed to help those with special needs live more stable, productive lives.
- Supportive Housing Program:** Helps develop housing and related supportive services for people moving from homelessness to independent living.
- TBRA:** Tenant-Based Rental Assistance; any form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance elsewhere.
- Tenure:** The status by which a housing unit is held. A housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is “owned” only if the owner or co-owner lives in it. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.
- Title II of the Americans with Disabilities Act of 1990:** Prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities, including public housing, housing assistance, and housing referrals.
- Title VI of the Civil Rights Act of 1964:** Prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.
- Title IX of the Education Amendments Act of 1972:** Prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.
- Transit-oriented development (TOD):** A mixed-use residential and commercial area designed to maximize access to transportation services. Typically within a 1/4 to 1/2 mile radius from a transit spot so as to be accessible to pedestrians.
- Transitional housing:** Temporary housing designed to provide a safe living environment for homeless individuals and families while facilitating their transition to permanent housing within a reasonable amount of time (usually 24 months).
- Transitional housing (HUD):** A project that has its purpose facilitating the movement of homelessness individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional supportive housing is where the homeless get a change to re-establish their lives through the stability and safety that housing provides.
- Unit of general local government:** A city, town, township, county, parish, village, or other general purpose political subdivision of a State; a consortium of such political subdivisions recognized by HUD in accordance with § 92.101; and any agency or instrumentality thereof that is established pursuant to legislation and designated by the chief executive to act on behalf of the jurisdiction with regard to provisions of this part.
- Unruh Civil Rights Act:** Provides additional protection from discrimination by business establishments, including housing providers, based on age.
- Urban county (HUD):** A county that receives a CDBG entitlement grant and includes units of general local government that sign cooperation agreements with the county. Also eligible to participate in the HOME program if it joins a consortium.
- Victim Service Provider:** A private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. Includes rape crisis centers, battered women’s shelters, domestic violence transitional housing programs, and other programs.

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