

2018-2023

HOUSING & COMMUNITY DEVELOPMENT

Consolidated Plan

FOR THE LOS ANGELES URBAN COUNTY



Community Development Commission/
Housing Authority of the County of Los Angeles

BOARD OF SUPERVISORS

COUNTY OF LOS ANGELES



HILDA L. SOLIS
FIRST SUPERVISORIAL DISTRICT

MARK RIDLEY-THOMAS
SECOND SUPERVISORIAL DISTRICT

SHEILA KUEHL
THIRD SUPERVISORIAL DISTRICT

JANICE HAHN
FOURTH SUPERVISORIAL DISTRICT

KATHRYN BARGER
FIFTH SUPERVISORIAL DISTRICT

2018-2023 HOUSING AND COMMUNITY DEVELOPMENT CONSOLIDATED PLAN FOR THE LOS ANGELES URBAN COUNTY

**FINAL REPORT
JUNE 7, 2018**

**COMMUNITY DEVELOPMENT COMMISSION/HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES
Monique King-Viehland, Executive Director**

Prepared by:
Western Economic Services, LLC
212 SE 18th Avenue
Portland, OR 97214
Phone: (503) 239-9091
www.westernes.com



TABLE OF CONTENTS

| | |
|---|------------|
| I. EXECUTIVE SUMMARY | 1 |
| A. Introduction | 1 |
| B. Institutional Structure Summary | 2 |
| C. Summary of Findings | 4 |
| D. Summary of Priority Needs and Goals | 9 |
| II. CONSOLIDATED PLAN DEVELOPMENT PROCESS | 13 |
| A. Introduction | 13 |
| B. Lead and Responsible Agencies | 17 |
| C. Consultation | 22 |
| D. Citizen Participation | 24 |
| III. DEMOGRAPHIC AND ECONOMIC PROFILE | 29 |
| A. Introduction | 29 |
| B. Demographic Characteristics | 29 |
| C. Economic Conditions | 47 |
| D. Poverty and Food Insecurity | 55 |
| E. Demographic and Employment Forecast | 59 |
| IV. HOUSING MARKET ANALYSIS AND NEEDS ASSESSMENT | 63 |
| A. Introduction | 63 |
| B. Characteristics of the Housing Stock | 63 |
| C. Unmet Housing Needs | 98 |
| D. Housing Needs Forecast | 124 |
| E. Lead-Based Paint Hazards | 125 |
| F. Housing Public Involvement | 139 |
| G. Barriers to Affordable Housing | 145 |
| H. Fair Housing | 165 |
| I. Public Housing | 212 |
| V. HOMELESS NEEDS AND SERVICES | 225 |
| A. Introduction | 225 |
| B. Population that was Homeless | 228 |
| C. Homeless Prevention Services and Facilities | 231 |
| D. Homeless Needs Public Involvement | 246 |
| E. Homelessness Strategy | 248 |
| VI. NON-HOMELESS SPECIAL NEEDS AND SERVICES | 253 |
| A. Introduction | 253 |
| B. Special Needs Populations and Programs | 253 |

| | |
|--|------------|
| VII. NON-HOUSING COMMUNITY DEVELOPMENT NEEDS AND SERVICES | 281 |
| A. Introduction | 281 |
| B. Anti-Crime Programs | 282 |
| C. Public Services | 285 |
| D. Public Facilities | 292 |
| E. Senior Programs | 300 |
| F. Infrastructure | 301 |
| G. Youth and Childcare Programs | 313 |
| H. Economic Development | 317 |
| I. Planning and Administrative Needs | 327 |
| J. Digital Divide | 328 |
| K. Climate Change and Sustainability | 331 |
| VIII. STRATEGIC PLAN | 337 |
| A. Introduction | 337 |
| B. Priority Needs | 340 |
| C. Goals, Strategies, and Objectives | 354 |
| D. Geographic Priorities | 370 |
| E. Lead-Based Paint Goals, Strategies, and Objectives | 394 |
| F. Anticipated Resources | 395 |
| G. Institutional Delivery Structure | 409 |
| H. Anti-Poverty Strategy | 417 |
| I. Disaster Response and Recovery | 422 |
| IX. MONITORING | 425 |
| A. Introduction | 425 |
| B. Monitoring Techniques | 425 |
| C. Monitoring Strategy | 427 |
| APPENDIX A: ADDITIONAL PLAN DATA | 431 |
| APPENDIX B: PUBLIC INPUT DATA | 453 |
| APPENDIX C: CITIZEN PARTICIPATION PLAN | 479 |

I. EXECUTIVE SUMMARY

A. INTRODUCTION

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting, and citizen participation processes for four (4) formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grants (ESG),¹ and Housing Opportunities for Persons with HIV/AIDS (HOPWA). The new single-planning process, termed the Consolidated Plan for Housing and Community Development, was intended to more comprehensively fulfill three (3) basic goals: to offer decent housing, to provide a suitable living environment, and to expand economic opportunities.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlements the opportunity to shape these housing and community development programs into effective, coordinated housing and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the *2018–2023 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*, the Community Development Commission/Housing Authority of the County of Los Angeles (CDC) follows HUD’s guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing these citizen participation requirements; those that accompany the Consolidated Plan and the CDBG, HOME, and ESG programs; and those that complement the CDC planning processes already at work in the County. Consequently, the CDC strongly encourages public participation and consultation with other organizations as fundamental means of identifying community needs.

PURPOSE OF THE CONSOLIDATED PLAN

The *2018–2023 Housing and Community Development 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.

GOALS OF THE CONSOLIDATED PLAN

The goals of the Los Angeles Urban County program are to provide decent housing, a suitable living environment, and expanded economic opportunities for its low- and moderate-income residents. The CDC and its participating agencies strive to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development

¹The Emergency Shelter Grants program was renamed the Emergency Solutions Grants program in 2011.

activities that will serve the economically disadvantaged residents and communities of the Urban County. By addressing needs and creating opportunities at the individual and neighborhood levels, the CDC and the participating agencies hope to improve the quality of life for all residents of the Urban County. These goals are further explained as follows:

- *Providing decent housing* requires helping persons that are homeless obtain appropriate housing and assisting those at risk of homelessness, preserving the affordable housing stock, increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination, and increasing the supply of supportive housing.
- *Providing a suitable living environment* entails improving the safety and livability of neighborhoods, increasing access to quality facilities and services, and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- *Expanding economic opportunities* involves creating jobs that are accessible to low- and moderate-income persons, making mortgage financing available for low- and moderate-income persons at reasonable rates, providing access to credit for development activities that promote long-term economic and social viability of the community, and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally assisted and public housing.

CITIZEN PARTICIPATION PROCESS

To encourage citizen participation in the preparation of the 2018–2023 Consolidated Plan and 2018–2019 Action Plan, the CDC took the following actions in accordance with its Citizen Participation Plan:

- Provided sufficient advance notice of community meetings and the public hearing by advertising the times and locations of each meeting in a number of widely circulated, as well as targeted limited-distribution newspapers. These meetings were also noticed on the CDC's website.
- Conducted six (6) community meetings throughout the Urban County.
- Made the Consolidated Plan and Action Plan available at 28 public libraries and on the CDC website, giving County residents 30 calendar days to review and comment on it.
- Conducted a public hearing to consider approval of the Action Plan.
- Received and recorded comments at the meetings and public hearing.

The public review period ran from April 22, 2018 through May 22, 2018. The Board of Supervisors' public hearing was held on May 22, 2018 at 9:30 a.m. and the Board approved the Plan.

B. INSTITUTIONAL STRUCTURE SUMMARY

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 CDC values its partners and affiliated agencies and recognizes their vital contributions to improving the health and wellbeing of the entire Los Angeles County community.

The Los Angeles County Board of Supervisors created the CDC in 1982 by combining the Community Development agency with the Housing Authority of the County of Los Angeles, which oversees the County's public housing and housing assistance programs. In bringing together these two (2) entities, the Board created a single agency to leverage resources that promote quality of life in Los Angeles County communities. The CDC's mission is to "Build better lives and better neighborhoods" by strengthening communities, empowering families, supporting local economies, and promoting individual achievement.

DEFINING THE URBAN COUNTY

The CDC administers the CDBG, HOME and ESG funds on behalf of the County of Los Angeles. The Los Angeles Urban County comprises the unincorporated areas and 47 cities that utilize a portion of the County's CDBG allocation and generally have populations of 50,000 or less. The population of the Urban County in the 2016 American Community Survey (ACS) was 2,509,979.

The Consolidated Plan has been developed to examine housing and community development from a comprehensive, jurisdiction-wide approach. For purposes of receiving federal formula grant funds including CDBG, HOME, and ESG, the jurisdiction addressed by this document is the Los Angeles Urban County. According to HUD, an urban county is any county with a population of 200,000 or more, excluding metropolitan cities.

PROGRAMS ADMINISTERED

CDBG Program

In FY 2018–2019, the CDC will receive \$23,428,902 in CDBG funds on behalf of the County. The CDC targets its CDBG funding to benefit low- and moderate-income residents earning 80 percent or less of the Los Angeles County median family income. The CDC funds hundreds of activities each year to benefit residents in the unincorporated areas of the County and in the 47 participating cities. Specific activities are detailed in each Annual Action Plan developed by the CDC.

HOME Investment Partnerships Program

Following HUD's approval of the grant agreement with the CDC, HOME funds become available. The CDC follows a distribution method approved by the Board of Supervisors for HOME funding whereby funds become available for use in the County's unincorporated areas and participating cities. A portion of HOME funds are allocated to the First-Time Homebuyer Program. Due to the extensive coverage and marketing of this program by lenders, brokers, and participating cities, its funds are offered on a first-come first-served basis, and are subject to equitable geographic distribution requirements. In FY 2018–2019, the CDC will receive \$9,194,761 in HOME funds on behalf of the County.

Homeless Services Programs Including the ESG Program

In FY 2018–2019, the CDC will receive \$1,870,616 in ESG funds. Both Los Angeles County and the City of Los Angeles provide their ESG funds to the Los Angeles Homeless Services Authority, which is the lead Continuum of Care agency for the area.

The ESG program ensures that persons that 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.

C. SUMMARY OF FINDINGS

DEMOGRAPHIC AND ECONOMIC PROFILE

Demographic Characteristics

The population of the Los Angeles Urban County rose by 5.6 percent between 2000 and 2016, reaching 2,509,979 people. In 2016, 52.8 percent of the Urban County’s population was white, with 18.7 percent Asian and another 5.4 percent black. Of residents of all races, 54.5 percent were of Hispanic ethnicity. The distribution and concentration of these populations varied significantly by community and by race or ethnicity, but significant concentration occurred in specific areas. Nearly 300,000 Urban County residents were aged 65 or older in 2010, and over 49 percent of these had a disability. Among residents of all ages, the disability rate was 9.2 percent in 2016, representing 230,560 residents across the Urban County.

Economic Conditions

The Bureau of Labor Statistics reported that from 1990 through 2016, the labor force in Los Angeles County rose from about 4.5 million to more than 5 million persons, representing an average rate of less than one-half (1/2) percent per year. The countywide unemployment rate reached an all-time high of 12.6 percent in 2010, declining to 5.4 percent in 2016. The Bureau of Economic Analysis’s count of all full- and part-time jobs in the County increased significantly from 1969 to 2016, from around 3.4 million to over 6.3 million jobs, though it decreased dramatically in 2008 and 2009.

In 2010, real average earnings per job in Los Angeles County was around \$65,000, slightly lower than the statewide figure. The Census Bureau reports that the average household income in Los Angeles County in the 2016 five-year American Community Survey (ACS) was \$57,952. In the 2016 five-year ACS, more than a third of all Urban County residents earned \$100,000 or more, an increase of more than 14 percentage points from 2000. This high income level was far more common in the participating cities of the Urban County than in the unincorporated areas.

Poverty

As counted in the 2016 ACS, California had a larger population of persons in poverty than did any other state in the nation, and in the Los Angeles Urban County the poverty rate was 13.5 percent. However, the Urban County's relatively low average poverty rate was not seen in all communities, and rates in the high 20's and up to 40.6 percent were seen in some unincorporated communities. Another measure of the population struggling to pay essential living costs is the rate of food insecurity, or the share of persons who could not consistently afford to purchase sufficient and adequate food. Food insecurity may more accurately measure the in-need population than poverty estimates due to more current shares of income spent on various costs. The total food insecure population in Los Angeles County was 9.9 percent in 2014, compared to 8.1 percent statewide.

HOUSING MARKET ANALYSIS

Characteristics of the Housing Stock

In the 2016 five-year ACS, there were 834,544 housing units in the Urban County; more than 71 percent of these were single-family homes and nearly 20 percent were apartment units. The other nine percent were comprised of mobile homes, duplex, tri-or four-plex units, or boats, RV, vans, or other.

In the 2016, 93.8 percent of housing was occupied in 2016, compared to 96.3 percent in 2000, though homeownership and vacancy rates varied widely within the Urban County. On average, the participating cities saw a slightly lower owner occupancy rate than did the unincorporated communities. There were 51,587 vacant units in 2016, comprising 6.2 percent of units. Of the vacant units, many were available for rental but were not rented (21.7 percent). However some 33.3 percent were not for sale or for rent, considered "other vacant"; these units may be abandoned, boarded up, or otherwise neglected, and can contribute to neighborhood blight.

By year built, the largest group of units in the Urban County, made up of 23 percent, were constructed between 1950 and 1959 as of the 2016 five-year ACS. The California Association of Realtors reported that the median sales price in all of Los Angeles County rose from 2000 until mid-late 2007, peaking at \$625,812 in September of that year and then falling to a low of \$248,851 in May of 2009. Housing prices have been climbing since that time, reaching a high of over \$600,000 in the middle of 2017.

Unmet Housing Needs

The 2016 ACS reported significant details regarding housing problems seen in Urban County households, including overcrowding, lack of complete plumbing or kitchen facilities, and cost burden. About 5 percent of owner-occupied units were overcrowded or severely overcrowded, though more than 15 percent of renter-occupied units had these issues. The ACS also reported that 2.0 percent of all housing units were lacking complete kitchen facilities, and 1.1 percent were lacking complete plumbing facilities. Another housing problem is excessive housing cost related to income; 93,594 households in the Urban County or 20.4 percent were cost-burdened, and another 75,118 or 16.4 percent were severely cost-burdened. In the Urban County, Hispanic households

face a disproportionate share of housing problems at all income levels, as well as Pacific Islanders under 50 percent HUD Area Median Family Income (HAMFI).

Barriers to Affordable Housing

The *2014–2021 Los Angeles County General Plan’s* Housing Element found that barriers to affordable housing in the unincorporated areas fell into four (4) categories: 1) governmental barriers, 2) environmental and safety constraints, 3) infrastructure constraints, and 4) market constraints. Some issues identified include lengthy and uncertainly costly application and permitting processes; a highly diverse topography with little available buildable land; infrastructure development requirements in buildable rural areas; high costs due to shortage of land; state prevailing wage requirements for construction jobs; and high competition for funding assistance. Many of these constraints also applied to the County as a whole, including the participating cities, where regulatory barriers to affordable housing may vary widely.

Fair Housing Access

The *2018 Analysis of Impediments to Fair Housing Choice for the Los Angeles Urban County and Housing Authority of the County of Los Angeles* identified several impediments in both the private and public sectors of the Urban County’s housing market. In response to these impediments, the County has created a strategy aimed at achieving fair housing access for all residents. The CDC has developed a set of fair housing goals to address these impediments.

Public and Assisted Housing

The Housing Authority of the County of Los Angeles (Housing Authority) serves in Los Angeles County, administering both the Section 8 Housing Choice Voucher and Public Housing programs. The Section 8 Housing Choice Voucher program currently assists approximately 23,000 families through a partnership with over 13,000 property owners. The Public Housing program manages 3,229 units of public and other affordable housing throughout Los Angeles County.

HOMELESS NEEDS ANALYSIS

Homeless Population

The population that is homeless is difficult to measure due to its transitory nature. However, the Los Angeles Homeless Services Authority (LAHSA) conducts an annual Greater Los Angeles Homeless Count of the Los Angeles Continuum of Care (CoC) area: Los Angeles County minus the cities of Glendale, Pasadena, and Long Beach. The 2017 homeless count was conducted in January and inspected 2,160 of the 2,160 Census tracts that lie within the Los Angeles CoC service area, representing 95% of the CoC service area.² The count consisted of a visual enumeration of unsheltered persons that are homeless, a census of sheltered persons that are homeless, and a survey-based count designed to capture the youth population that is homeless. The 2017 count indicated that on any given night in the Los Angeles CoC, 55,188 people were homeless, with 41,216

² <https://www.lahsa.org/documents?id=1645-2017-los-angeles-continuum-of-care-homeless-count-methodology-report.pdf>

unsheltered and 13,972 sheltered. The population that was homeless grew by more than 34 percent between 2015 and 2017, resulting in 14,014 more persons that are homeless in the CoC service area in 2017 than in 2015. The unsheltered population that was homeless grew by over 14.3 percent over the course of those two years.

NON-HOMELESS SPECIAL NEEDS ANALYSIS

Special needs populations in the Urban County include the elderly and the frail elderly; neglected or abused children; persons with physical or sensory disabilities; persons suffering from mental illness; victims of domestic violence; persons with disabilities related to substance abuse and chemical dependency; and emancipated foster youth. In addition, needs of persons with HIV/AIDS in the Urban County were evaluated as part of the non-homeless special needs analysis.

The following findings were identified regarding the non-HIV/AIDS population with special needs:

- By 2023 the elderly population is expected to increase significantly, with the majority of this growth in the 75 to 84 age group. Poverty and disability rates were considerably higher for the elderly and frail elderly in recent data, indicating high needs for these subpopulations.
- In 2010 42,148 children were receiving child welfare services, a 22.9 percent decrease from 2000.
- According to the 2016 five-year ACS, 229,241 people, or 9.2 percent of all Urban County residents, had a disability. However, in the 2015 the Los Angeles County Health Survey (LACHS) 22.6 percent of residents reported having a disability.
- As reported by the California Department of Justice, the County received 42,148 domestic violence calls in 2016, up from 39,145 in 2014.
- The Substance Abuse Prevention and Control (SAPC) division of the Los Angeles County Department of Public Health maintains a database of drug abuse program participants. The LACHS, last conducted in 2015, found that 15.9 percent of Los Angeles County residents engaged in binge drinking. The County of Los Angeles Public Health 2014-2015 FY Report found that there were over 50,000 admissions for drug abuse. Heroin was the most common primary drug reported at admission (36.8%), followed by methamphetamine (19.6%), marijuana (16.6%), and alcohol (15.4%).
- In FY 2010–2011, there were more than 24,000 emancipated foster youth aged between 16 and 21 in Los Angeles County as reported by the Department of Child and Family Services. An estimated 15,000 received services from the Department in that year. In FY 2015–2016, there were more than 1,000 youth utilizing the independent living program in the County.

A special needs population with particular needs is that of persons affected with HIV and/or AIDS. The *2015 Epidemiologic Profile of HIV for Los Angeles County* included epidemiological characteristics such as the race and gender of persons with HIV/AIDS in the County, among other factors. From 1982 through 2015, the DPH reported a cumulative 85,500 diagnoses of HIV or AIDS, with 34,883 related deaths.

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS ANALYSIS

Non-housing related community development needs addressed in the Consolidated Plan include anti-crime programs, public facilities, infrastructure, senior programs, public services, youth programs, and economic development. Also discussed are planning and administration needs.

Anti-Crime Programs

The California Department of Justice found Los Angeles County that violent crimes declined from 2007 through 2013, from 63,397 in 2007 to 40,384 in 2013. However, it has risen steadily through 2016, ending in 56,351. However, crime fell by 13.5 percent when comparing January and February of 2017 to January and February of 2018, as reported by the Los Angeles County Sherriff. Department of Justice data found that Felony offenses dropped from 145,911 in 2007 to 75,131 in 2016, and Property offences were over 37,000 in 2007 and dropped to less than 20,000 in 2016.

Youth Programs

According to the 2016 ACS, there were 2,732,745 students enrolled in school in the County 2016. According to the Measure of America's report, *A Portrait of Los Angeles County*, Los Angeles County lags behind the nation in educational attainment.³ Health status in Los Angeles County is reportedly lower than the statewide average. As reported by 2014 CHIS data, some 5.8 percent of children aged 0 to 17 were in fair or poor health, which is slightly higher than the state average of 5.2 percent.

Public Facilities

Needs related to public facilities, including parks, libraries, health care facilities, and community centers, were also evaluated. These were rated by the Resident survey. The need for park and recreation facilities has risen overall between 2013 and 2017, according survey results; while needs rating for libraries remained relatively steady over the course of those five (5) years. Most districts saw a rise in rated need for healthcare facilities between 2013 and 2017, mirroring the rating for community centers as well.

Senior Programs

The elderly population was 37.3 percent of persons aged 65 or older in Los Angeles County as a whole who had a disability in the 2016 ACS. The size and share of the senior population varied widely by community. Forecasts predict that the statewide elderly population is expected to increase by 90 percent by 2023, with the majority of this growth in the 75 to 84 age group. Between 2010 and 2030, the older adult population in the Los Angeles region is expected to almost double, from approximately 1.1 million to more than 2.1 million individuals.⁴

³ <http://www.measureofamerica.org/los-angeles-county/>

⁴ <https://static1.squarespace.com/static/571a85103c44d84c6d2d5002/t/573f6a11f850821307642474/1463773719779/online+press+kit.pdf>

Infrastructure

Infrastructure features include 1) neighborhood infrastructure services such as sidewalks, street lighting, and accessibility improvements; and 2) major infrastructure, such as roads, pipes that deliver water, dams that generate electricity, reservoirs and pumps that treat wastewater, and systems that protect communities from storms and natural hazards. The Department of Public Works' 2017 Strategic Plan addresses six (6) core needs and includes: water resources, transportation, environmental services, public buildings, development services, and emergency management. The American Society of Civil Engineers' Metropolitan Los Angeles Branch found in its *2012 Report Card for Los Angeles County Infrastructure* that the lowest-quality infrastructure components were for urban run-off (D); streets and highways (C-); and transit, drinking water, and bridges (C).

Economic Development

The economic development requirements of the Urban County were separated into three (3) areas: job creation, retention and training; financial and technical assistance to businesses; and redevelopment.

Focus group interviews held in January 2018 that focused on economic development discussed financial industry barriers, business development barriers, and alternative approaches. Most respondents stated that the areas of economic development that are most needed are recruitment of new businesses, job training, and retention of existing businesses. The role the County could play would be to provide funding, provide businesses with technical assistance. The groups that would benefit the most from these efforts are lower income households, racial and ethnic minorities, and persons with disabilities.

D. SUMMARY OF PRIORITY NEEDS AND GOALS

The Strategic Plan in **Section VIII** of this plan has identified the Urban County's general priorities for activities and HUD-supported investments to address affordable housing needs, homelessness, the needs of non-homeless persons who require supportive housing and services, and non-housing community and economic development needs. These general and relative priorities will guide HUD-supported housing and community development initiatives in the Urban County for 2013–2018. Most general priorities in this Strategic Plan focus on meeting the housing and community development needs of low-income households and neighborhoods throughout the Urban County.

PRIORITY NEEDS

The CDC has identified 10 priority development areas to meet the greatest needs of residents in the participating cities and unincorporated areas of the Urban County. Priorities are based in part on responses to the 2017 Resident Survey and the Resident Fair Housing Survey conducted in the participating cities and the unincorporated areas, information gathered in specific focus groups, and interviews with various organizations and service providers in the housing and community

development field. It will invest its CDBG, HOME, ESG, and other resources to address needs in the following priority areas:

1. **Housing**
2. **Homelessness**
3. **Special Needs/Non-Homeless**
4. **Anti-Crime**
5. **Economic Development**
6. **Infrastructure**
7. **Public Facilities**
8. **Public Services**
9. **Senior Programs**
10. **Youth Programs**

The CDC must also ensure that its HUD-funded activities carried out under the Consolidated Plan meet its priority needs. Priority need rankings varied throughout the Urban County, with some participating jurisdictions expressing differing sets of housing and community development needs. Still, a uniform system of ranking was assigned according to the following HUD categories: High, Low, or No Such Need, to describe the relative need for assistance in each category. All priority needs were found to be High based on the Consolidated Plan's need assessments and resources available to address these needs.

Table I.1 shows the CDC's 2018–2023 Priority Needs along with the priority level, population served, and goals addressed by each.

GOALS

The CDC has set 15 strategic goals for the five-year period in response to the 10 priority needs identified. The Urban County's Consolidated Plan activities must meet one (1) of the three (3) national goals set for the Consolidated Plan by HUD, except for its administrative activities. As the lead entity for the Consolidated Plan, the CDC is responsible for ensuring that Consolidated Plan activities meet these goals.

The Strategic Plan in **Section VIII** summarizes the CDC's five-year priority needs in relation to the national goals for the Consolidated Plan. This section also contains goal tables for each of the 15 goals that correspond to the priority needs. The CDC will update these tables in each year's Annual Action Plan and CAPER to reflect actions and accomplishments. Such updates will allow citizens and other organizations to track the CDC's performance.

Table I.1
Priority Needs
 Los Angeles Urban County
 2018–2023 Consolidated Plan Data

| Priority Need | Definition | Priority | Population | Goals Addressing |
|-----------------------------------|--|----------|--|---|
| Housing | An activity that creates or improves residential units (single- or multi-family housing), including activities in support of housing such as code enforcement as well as infrastructure development specifically to support housing development. | High | Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Families Elderly Frail Elderly Persons with Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence | Housing–Affordability Housing–Sustainability (Code Enforcement) Housing–Accessibility (Fair Housing) |
| Homelessness | An activity that provides services exclusively to persons who are homeless or at risk of homelessness. | High | Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance use disorder Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth | Homelessness Programs |
| Non-Homeless Special Needs | A non-housing activity or facility which provides services exclusively to individuals with special needs that are not homeless or at risk of homelessness. | High | Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Frail Elderly Persons with Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-Housing Community Development Other | Special Needs Services and ADA Improvements |
| Anti-Crime | An activity designed to prevent, eliminate, or reduce crime, fraud, or delinquent behavior. | High | Extremely Low-Income Low-Income Moderate-Income | Anti-Crime Programs–Sustainability Anti-Crime Programs–Accessibility |
| Economic Development | An activity or improvement designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services. | High | Extremely Low-Income Low-Income Moderate-Income Non-Housing Community Development | Economic Development–Sustainability Economic Development–Accessibility |
| Infrastructure | Public improvements that support existing or future community development which benefits an entire area or site. | High | Extremely Low-Income Low-Income Moderate-Income | Infrastructure |
| Public Facilities | The construction or rehabilitation of a structure or facility that houses a public use, except for the general conduct of business. | High | Extremely Low-Income Low-Income Moderate-Income | Public Facilities and Improvements |
| Public Services | An activity that provides services to individuals and/or households, excluding services to specific clientele mentioned under another defined category. | High | Extremely Low-Income Low-Income Moderate-Income | Public Services–Accessibility Public Services–Sustainability |
| Senior Programs | A non-housing activity or facility, which provides services exclusively to an individual who is elderly, defined as 55 years of age or older, including frail elderly, as well as elderly households. | High | Extremely Low-Income Low-Income Moderate-Income Middle-Income Elderly Families Elderly Frail Elderly | Senior Services and Centers |
| Youth Programs | A non-housing activity or facility which provides services to youth and/or young people, 18 years of age or younger. | High | Extremely Low-Income Low-Income Moderate-Income | Youth Services and Centers (Including Child Care) |

OTHER STRATEGIES

The CDC also develops strategies to carry out specific national Consolidated Plan objectives. These include strategies to:

- Address obstacles to meeting underserved needs (drastic reduction in funding for developing new permanent supportive housing, the Governor's elimination of redevelopment agencies, and Congressional reduction of funding of the CDBG and HOME program),
- Reduce lead-based paint hazards,
- Reduce the number of poverty level families,
- Develop the institutional structure,
- Enhance coordination between public and private housing and social service agencies, and
- Conduct fair housing activities.

These strategies and challenges are addressed in further detail in each Annual Action Plan. In support of these strategies, the CDC developed the following additional strategies to ensure coordination and collaboration with other agencies in meeting the objectives:

- Coordination of housing and community development activities with the Continuum of Care.
- 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 County Department of Regional Planning Building and Safety and other municipal agencies.
- Coordination of CDC 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.

II. CONSOLIDATED PLAN DEVELOPMENT PROCESS

A. INTRODUCTION

This section summarizes the comprehensive process undertaken by the CDC to develop this five-year plan, as well as describes the extensive consultation and public involvement it carried out during the planning period. The CDC and other responsible agencies are also described in narrative and visual (geographic map) form, indicating the size and scope of the Urban County and programs.

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules to consolidate the planning, application, reporting, and citizen participation processes for four (4) formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA). The new single-planning process, termed the Consolidated Plan for Housing and Community Development, was intended to more comprehensively fulfill these basic goals:

- *Providing decent housing* requires helping persons that are homeless obtain appropriate housing and assisting those at risk of homelessness, preserving the affordable housing stock, increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination, and increasing the supply of supportive housing.
- *Providing a suitable living environment* entails improving the safety and livability of neighborhoods, increasing access to quality facilities and services, and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- *Expanding economic opportunities* involves creating jobs that are accessible to low- and moderate-income persons, making mortgage financing available for low- and moderate-income persons at reasonable rates, providing access to credit for development activities that promote long-term economic and social viability of the community, and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally assisted and public housing.

The Consolidated Plan is a three-part process comprising:

1. Developing a five-year strategic plan,
2. Preparing annual action plans, and
3. Submitting annual performance and evaluation reports.

The first element referred to above, the Strategic Plan, also has three (3) parts:

1. A housing market analysis;
2. A housing, homeless, and community development needs assessment; and
3. Establishment of long-term strategies for meeting the priority needs of the jurisdiction.

HUD asks that priority objectives be built upon specified goals that flow from quantitative and qualitative analyses of needs identified in the five-year planning process. Program funding is ensured by completing these documents on time and in a format acceptable to HUD.

Furthermore, the Consolidated Plan is designed to be created through a collaborative process whereby a community establishes a unified vision for community development actions. It offers the Los Angeles Urban County the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level. Thus, the Consolidated Plan functions as:

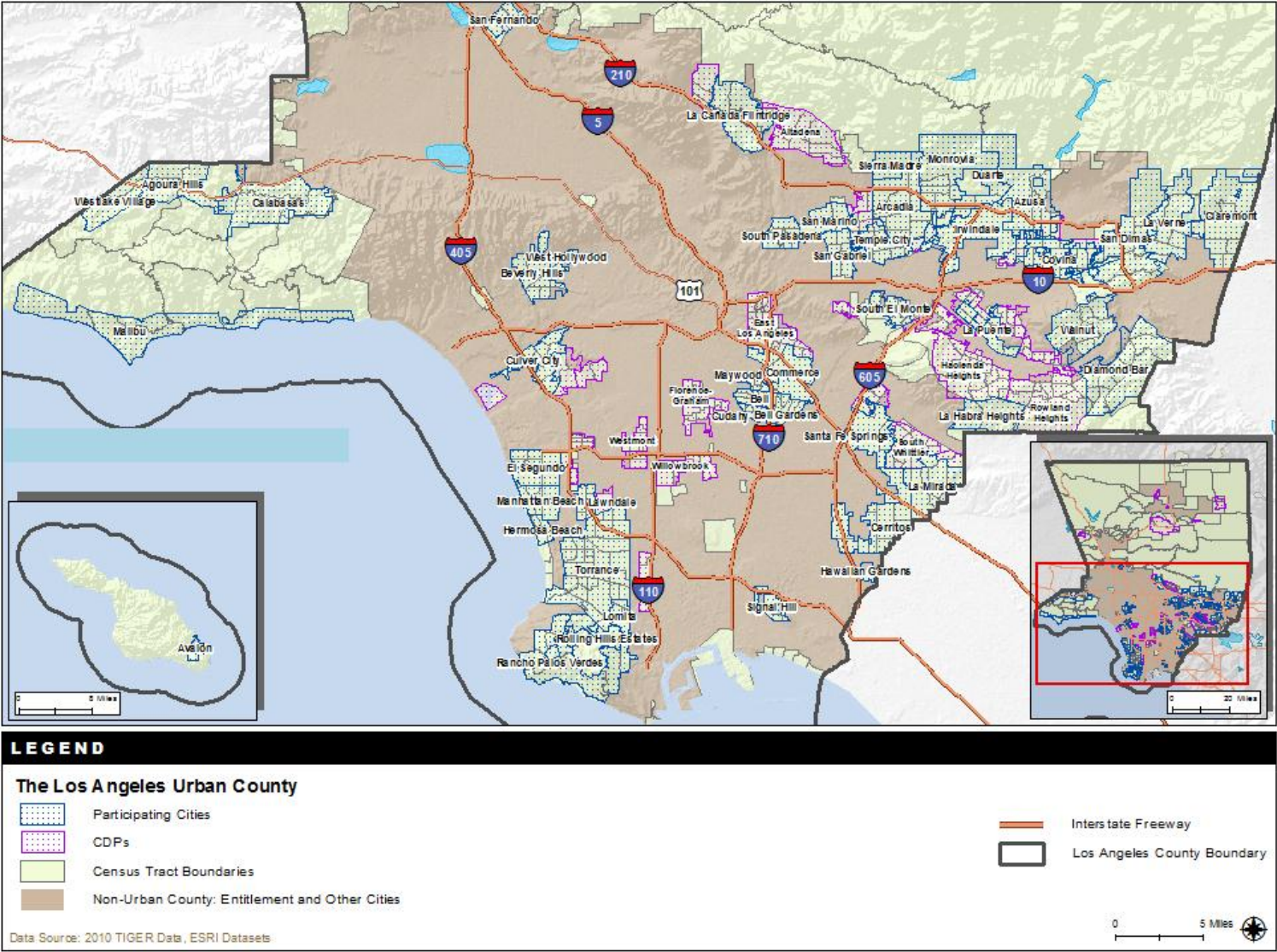
- A planning document for the Los Angeles Urban County, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- A submission document for federal funds under HUD's formula grant programs;
- A strategy document to be followed in carrying out HUD's programs; and
- A management tool for assessing performance and tracking results.

The *2018–2023 Housing and Community Development Consolidated Plan for the Los Angeles Urban County* is the comprehensive five-year planning document identifying needs and respective resource investments in satisfying the Urban County's housing, homelessness, non-homeless special needs population, community development, and economic development needs. As the lead agency for the Consolidated Plan, the CDC followed the federal guidelines regarding public involvement, evaluation of quantitative and qualitative data, needs assessment, strategy development, priority setting, and the formulation of objectives. The *2018–2023 Los Angeles Urban County Consolidated Plan* was prepared in accordance with 24 CFR Part 91 applicable to local government.

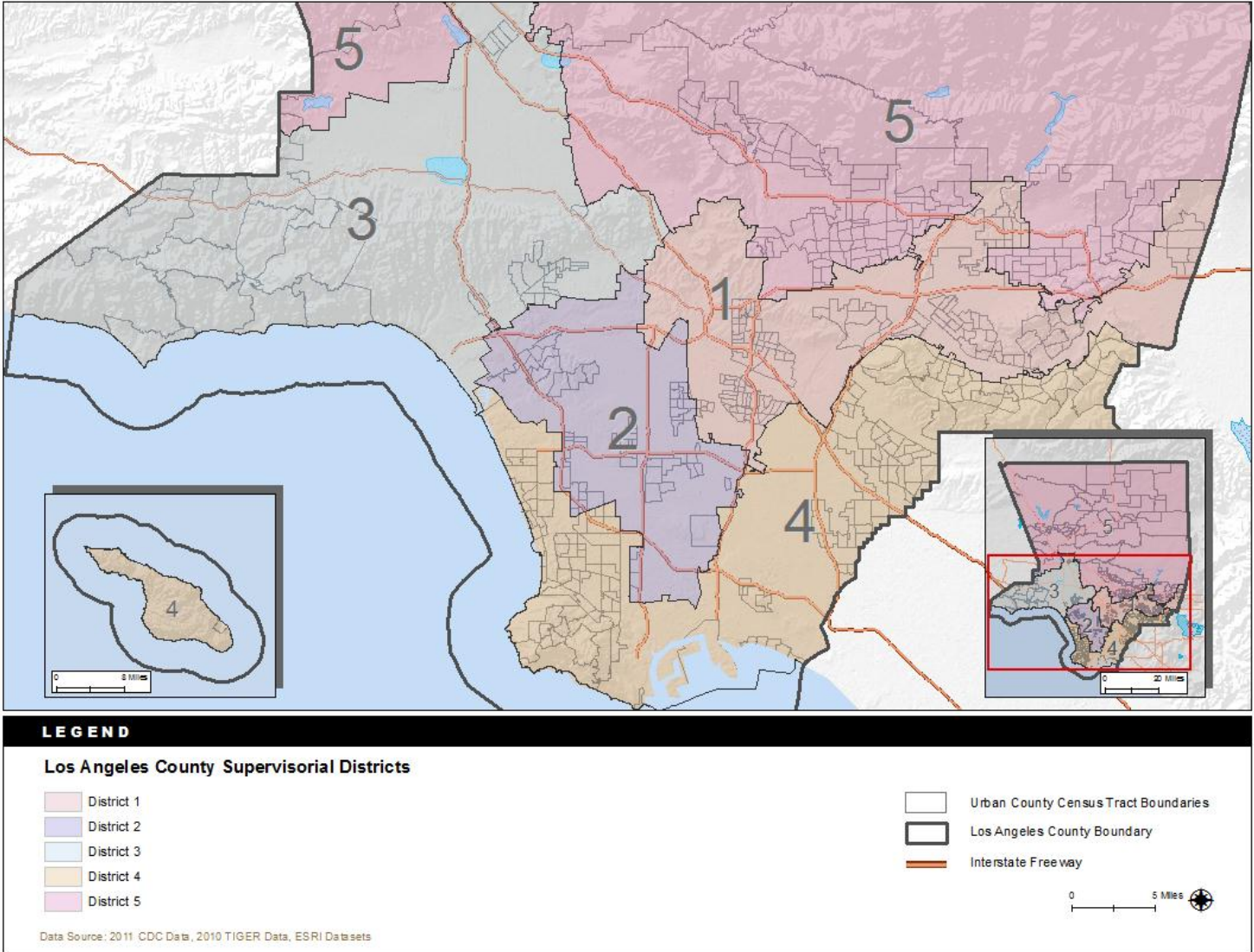
Map II.1 shows the geographic study area for the Consolidated Plan: the unincorporated areas and participating cities in the Urban County.

Los Angeles County is divided into five (5) Supervisorial Districts, overseen by five (5) County supervisors. Map II.2, shows these districts and where they overlap with Urban County areas.

Map II.1
Los Angeles Urban County
Los Angeles Urban County
2010 Census, Tigerline, ESRI



Map II.2
Supervisory Districts
Los Angeles Urban County
2010 Census, Tigerline, ESRI, 2011 CDC Data



B. LEAD AND RESPONSIBLE AGENCIES

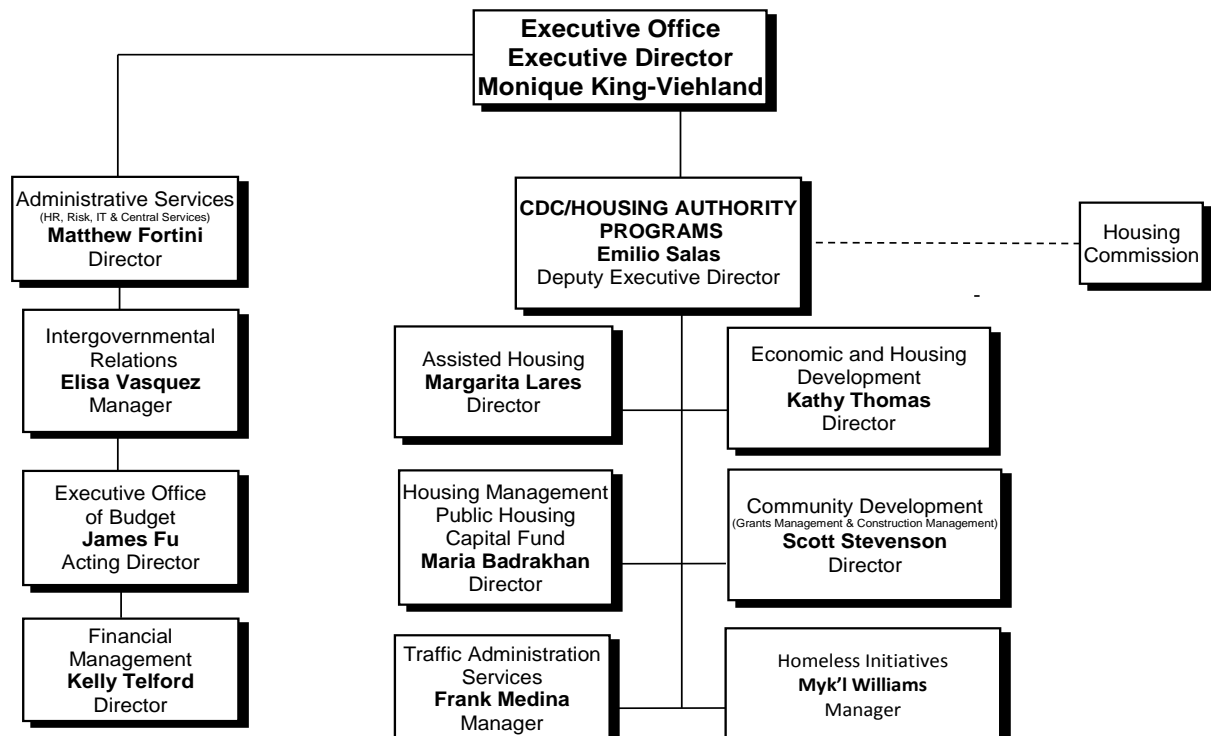
COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

The Los Angeles County Board of Supervisors created the CDC in 1982 by combining the Community Development agency with the Housing Authority of the County of Los Angeles, which oversees the County's public housing and housing assistance programs. In bringing together these two (2) entities, the Board created a single agency to leverage resources that promote quality of life in Los Angeles County communities. The CDC's mission is to "Build better lives and better neighborhoods" by strengthening communities, empowering families, supporting local economies, and promoting individual achievement.

CDC programs provide direct benefits to residents and business owners in the unincorporated areas of Los Angeles County, which rely primarily on County-sponsored services. In FY 2017–2018, the CDC had about 580 employees and an annual budget of \$457 million. Core CDC functions include affordable housing development and preservation, CDBG administration, and economic development. The CDC also provides development and construction assistance and administers housing choice voucher rental subsidies and public housing developments for the County.

As the organizational chart in Diagram II.1 shows, the CDC includes the CDBG program, the Housing Authority of the County of Los Angeles, the Commission, Administrative Services, and the Community Development Block Grant program.

Diagram II.1
CDC Organizational Chart
Los Angeles County



Since the CDC administers the County's CDBG Program, the HOME, and ESG programs, it has been designated as the lead agency for the *2018–2023 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*.

Monitoring

As the lead agency, the CDC also has the responsibility to ensure that the Urban County's CDBG, HOME, and ESG programs follow applicable laws and regulations. The CDC continually hones its monitoring procedures and views monitoring as an opportunity to provide ongoing technical assistance and support to help its grantees and participating cities reach project goals, achieve Consolidated Plan goals, and better deliver services.

The CDC's principal monitoring objective is to ensure that federal funds received from HUD are used only for approved activities and are administered according to all applicable statutory and regulatory requirements. The 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. To achieve this monitoring objective, the CDC uses an interactive, ongoing process that includes instructional training, ongoing technical assistance, routine site visits, quarterly reporting, and annual monitoring. Monitoring by the CDC is not just a regulatory process or a fact-finding mission. Rather, it involves effective communication and cooperative, problem-solving relationships between the CDC and its partners to efficiently and effectively deliver the activities provided by the participating jurisdictions to serve those who rely on them most.

Geographic Scope

For the purposes of federal housing and community development grant distribution, the Los Angeles Urban County generally consists of all of the unincorporated areas plus cities with populations of less than 50,000 persons that have signed cooperation agreements with the County. Currently, 47 cities participate in the Urban County program. As the grantee, the CDC provides the participating cities with administrative and technical assistance in the planning and implementation of CDBG, HOME, and ESG activities within their jurisdictions. The participating cities are listed in Table II.1, below.

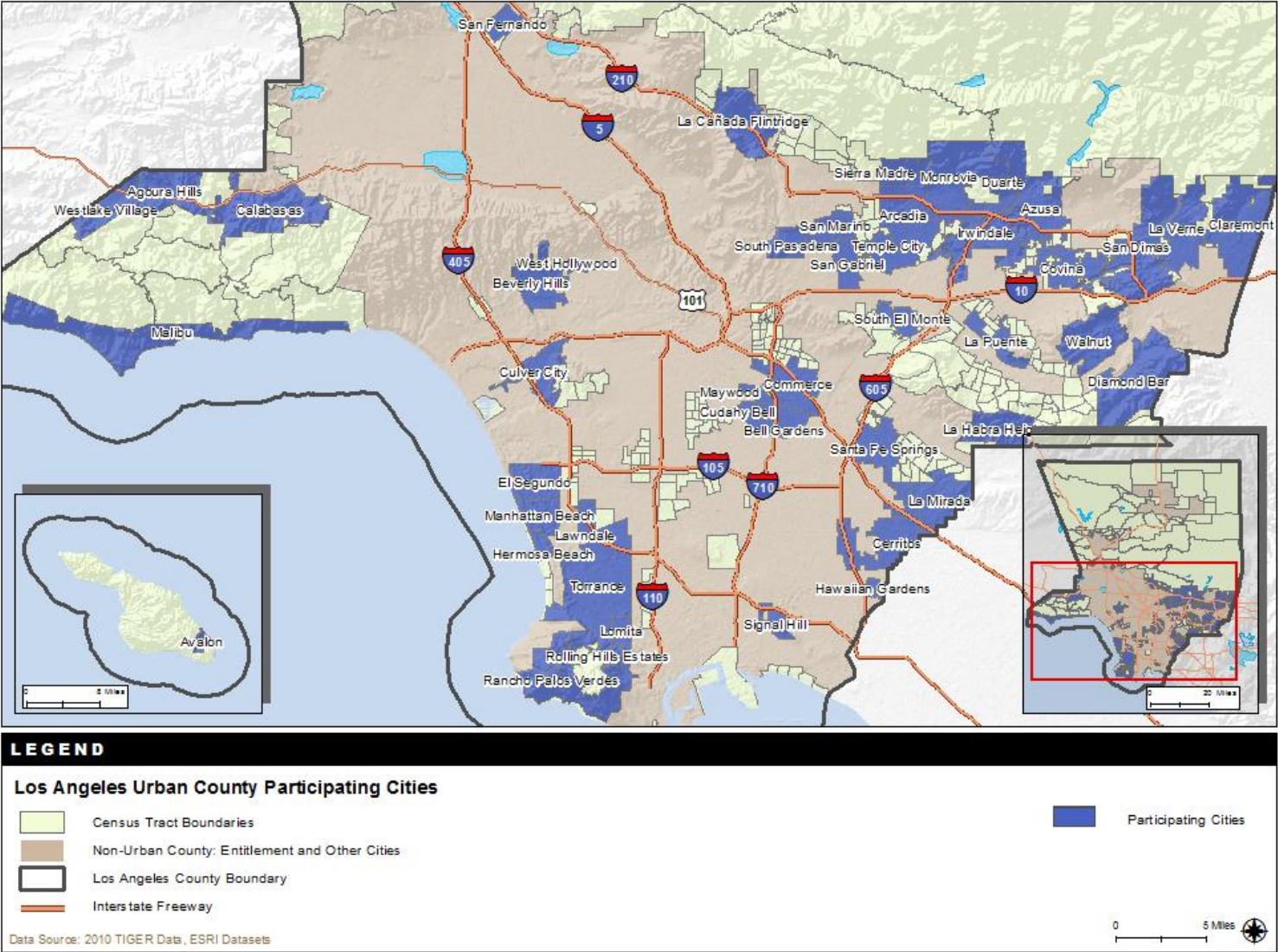
| Table II.1 Participating Cities Los Angeles Urban County 2018 CDC Data | | | | |
|---|------------------|----------------------|-----------------------|------------------|
| Cities | | | | |
| Agoura Hills | Commerce | La Cañada Flintridge | Monrovia | South El Monte |
| Arcadia | Covina | La Habra Heights | Rancho Palos Verdes | South Pasadena |
| Avalon | Cudahy | La Mirada | Rolling Hills Estates | Temple City |
| Azusa | Culver City | La Puente | San Dimas | Torrance |
| Bell | Diamond Bar | La Verne | San Fernando | Walnut |
| Bell Gardens | Duarte | Lawndale | San Gabriel | West Hollywood |
| Beverly Hills | El Segundo | Lomita | San Marino | Westlake Village |
| Calabasas | Hawaiian Gardens | Malibu | Santa Fe Springs | |
| Cerritos | Hermosa Beach | Manhattan Beach | Sierra Madre | |
| Claremont | Irwindale | Maywood | Signal Hill | |

The CDC also assumes the responsibility for monitoring the cities' CDBG and HOME activities for compliance with program regulations. Funding decisions for the Urban County programs for 2018–2023 are based on the needs and strategies discussed in the strategic plan identified by the Consolidated Plan process. Participating cities retain local control by designing and operating CDBG projects based on local needs.

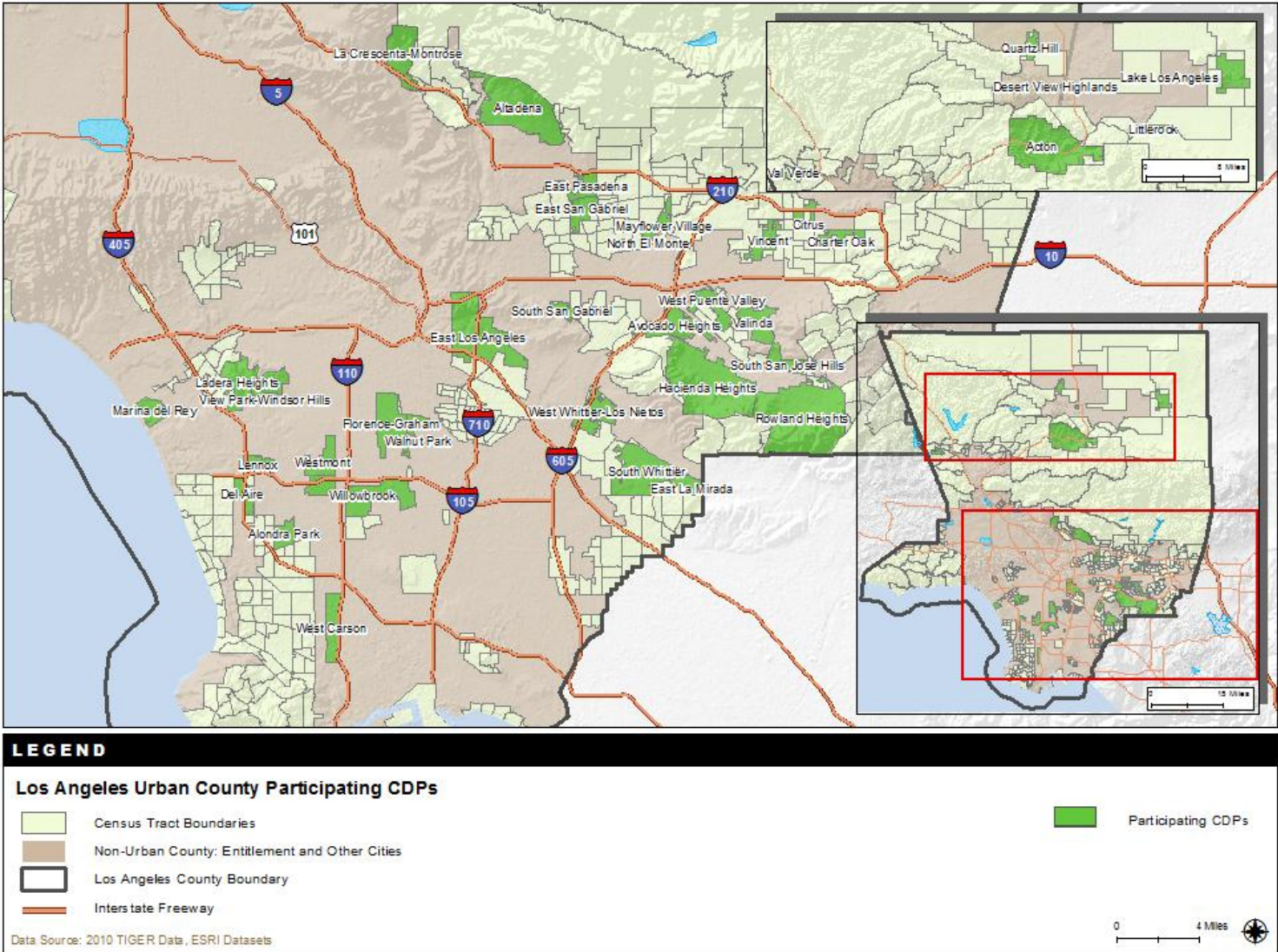
Map III.3 shows geographically the participating cities of the Urban County. As shown, these cities were concentrated around the City of Los Angeles area and other southern parts of the County and on Santa Catalina Island.

Other communities that benefit from CDC program funding include Census-designated places (CDPs) and unincorporated areas of the County. These are 41 communities in the remainder of the County, shown in Map II.4. Distributed across the County, these include communities in the far northern portion as well as communities located centrally around Los Angeles and other large cities. The CDC works with each individual Board of Supervisors office to determine project funding in the unincorporated areas of the County.

Map II.3
Participating Cities
Los Angeles Urban County
2010 Census, Tigerline, ESRI



Map II.4
Participating CDPs
Los Angeles Urban County
2010 Census, Tigerline, ESRI



PARTICIPATING CITY COORDINATION

With submission of their planning documents to the CDC each year, participating cities are required to submit proof of city council approval of their proposed activities in one (1) of the following ways:

- 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, or
- A certification by the city clerk stating that the activities have received city council approval.

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

C. CONSULTATION

As part of the consolidated planning process, the CDC consulted with a wide variety of organizations in order to gain understanding of the housing and community development arena. This Consolidated Plan represents a collective effort from a broad array of entities in the Los Angeles Urban County, ranging from advocacy groups for persons with disabilities to community development organizations. Economic development consultation activities were also undertaken, particularly in regard to CDBG funds, and included outreach to private industry, businesses, developers, and social service agencies.

CDC notified all 47 participating cities of the availability of the draft Consolidated Plan, which was available at various public libraries throughout the County. In addition, the CDC invited 38 adjacent grantees, listed in Table II.2, to provide comments on the draft Consolidated Plan and Action Plan. Any comments received from these jurisdictions will be considered and included in the final Consolidated Plan to be submitted to HUD.

| Table II.2 Adjacent Grantees Los Angeles Urban County 2018 CDC Data | | | |
|--|-----------------|---------------|-----------------------|
| Communities | | | |
| 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 | |

Additional consultation in the development of the Consolidated Plan involved several divisions of the CDC, other Los Angeles County departments, other public agencies, and many community-based organizations. These are shown in Table II.3.

Table II.3
Other Consulted Agencies
 Los Angeles Urban County
 2018 CDC Data

| Community-Based Organizations | | |
|---|---|--|
| 1736 Family Crisis Center | Office of Samoan Affairs | Topanga Community Club |
| Affordable Living for the Aging | OPCC | Volunteers of East Los Angeles (VELA) |
| Antelope Valley Partners for Health | Pacific Asian Consortium in Employment | Wayfinder Family Services |
| Century Center for Economic Opportunity | Peace4Kids | West Angeles Community Development Corporation |
| East Los Angeles Women's Center | Quality of Life Center | Wilmington Community Clinic |
| Florence/Firestone Chamber of Commerce | Samuel Dixon Family Health Center, Inc. | WINTER |
| Helpline Youth Counseling | San Gabriel Valley Economic Partnership | YWCA of Greater Los Angeles |
| Housing Rights Center | Santa Clarita Valley Committee on Aging Corp. | |
| Los Angeles Conservation Corps, Inc. | Shelter Partnership, Inc. | |
| New Horizons Caregivers Group | St. Joseph Center | |
| CDC Divisions | | |
| Community Development Division | Economic and Housing Development Division | Housing Authority - HMD |
| Construction Management Division | Housing Authority - AHD | |
| Los Angeles County Departments | | |
| County of L.A. Public Library | Department of Parks and Recreation | Department of Regional Planning |
| Department of Consumer and Business Affairs | Department of Public Works | Sheriff's Department, Los Angeles County |
| Other Public Agencies | | |
| Los Angeles Homeless Services Authority | | |

CONTINUUM OF CARE COORDINATION

The Los Angeles Homeless Services Authority (LAHSA) played a particularly key role in the development of the 2018–2023 Consolidated Plan. As the lead entity administering homeless funds, LAHSA is responsible for the planning process for the Los Angeles Continuum of Care (CoC). The CoC comprises the City of Los Angeles and the County of Los Angeles, except for the cities of Pasadena, Glendale, and Long Beach, which have their own Continuum of Care. The LAHSA Commission sets funding priorities and policy for homeless programs administered by LAHSA. The LAHSA Commission and its Programs and Evaluations, Policy and Planning and Finance, Contracts and Grants Committees hold public monthly meetings throughout the year.

To implement the Consolidated Plan project objectives, LAHSA coordinates with housing and service providers as well as city and County agency departments to ensure the effective and efficient provision of housing and services to homeless individuals and families. LAHSA staff participated in Consolidated Plan working groups and community meetings throughout the summer and fall of 2017.

The CoC and LAHSA Commission consulted with the CDC to determine how to allocate ESG funds for eligible activities such as developing performance standards, policies, and procedures for the operation and administration of the Homeless Integrated Management System.

Additionally, entitlement cities receiving ESG funds are required to coordinate with recipients of CoC Program funds. LAHSA is engaged in discussions with the five other ESG entitlement jurisdictions in the County to organize coordination efforts and ensure the best possible collaboration to strengthen the CoC.

As part of this process, LAHSA also works in the eight (8) Service Planning Areas (SPAs) on a regular basis to identify and address the most critical needs in each community and provide information and technical assistance on national leading practices as well as policy and funding issues. This includes:

- Organizing and facilitating 12 SPA-wide Continuum of Care meetings quarterly;
- Organizing and facilitating quarterly meetings for the Continuum’s Coordinating Council (elected leadership of homeless coalitions); and
- Attending and presenting information and trainings on trends, best practices, and legislation to monthly homeless coalition meetings (approximately 150 meetings per year).

Following the Federal Strategic Plan, Opening Doors, the CoC has prioritized three key goals: ending chronic homelessness; preventing and ending veteran homelessness; and preventing and ending homelessness for families, youth, and children. LAHSA requires all applicants for new CoC funding to allocate 100 percent of their units to the chronically homeless.

D. CITIZEN PARTICIPATION

As the lead agency for the Consolidated Plan, the CDC follows HUD’s guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan and the CDBG, HOME, and ESG programs, and that complement the CDC planning processes already at work in the County. Consequently, the CDC strongly encourages public participation and consultation with other organizations as fundamental means of identifying community needs.

The CDC encourages citizens throughout the Urban County and participating cities to participate in the development of the Consolidated Plan and Action Plan. As the plans are prepared, hearings are conducted for public input and comment. The citizen participation process was formulated at the beginning of the plan development process and is presented in the Citizen Participation Plan (CPP), presented in full in Appendix C.

The objectives of the CPP are to ensure that the citizens of the Urban County, particularly persons of low- and moderate-incomes, persons living in slum and blight areas, units of local government, public housing agencies, and other interested parties are provided with the opportunity to participate in the planning and preparation of the Consolidated Plan, including amendments to the Consolidated Plan and Annual Action Plan.

To encourage citizen participation in the preparation of the *2018–2023 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*, the CDC undertook several activities.

FOCUS GROUPS INTERVIEWS

In early 2018, key stakeholders and representatives of housing and community development organizations in the Urban County participated in one (1) of four (4) targeted focus groups

convened by the CDC. These focus groups were conducted as interviews in order to gather detailed feedback from stakeholders in the community. The four focus groups included:

- Affordable housing,
- Digital Divide
- Economic Development, and
- Sustainability.

Focus group participants represented the public, private, and nonprofit sectors. Summaries of each focus group can be found in the Housing Market Analysis or Non-Housing Community Development Needs sections. Table II.4 includes a list of organizations that participated in the focus group survey process. More than one person from each organization may have participated in the focus group interviews, and some participants elected to remain anonymous.

| Table II.4 Other Consulted Agencies Los Angeles Urban County 2018 CDC Data | | |
|---|-------------------------------------|---|
| Affordable Housing | | |
| Alliance for Housing and Healing | City of Culver City | HIV Commission, LA County |
| APAIT | City of La Verne / Planning | The People Concern |
| Art House (Recovery Bridge Housing) | Department of Regional Planning | |
| Digital Divide | | |
| Housing Authority County of LA | LA County DPH- CHS | University of Oregon |
| Human-I-T | LASD/Century Sheriff's Station | University of Southern California |
| LA County Department of Public Health | New Horizons Caregivers Group | YWCA Greater Los Angeles |
| Economic Development | | |
| 1010 Development Corporation | City of La Puente/Planning Division | Women In Non Traditional Employment Roles |
| Century Housing | Step Up | |
| Sustainability | | |
| Public Works | Regional Planning | |

COMMUNITY MEETINGS

The CDC conducted six (6) community meetings in April 2017 that served as joint meetings for the Analysis of Impediments and the Consolidated Plan. All were in the evening and at locations convenient to citizens and program beneficiaries. One meeting was held in each of the five (5) County Supervisorial Districts, ensuring that residents in all areas of the Urban County had opportunities to participate. Table II.5, on the following page, presents the community meeting schedule.

Citizens were invited to attend the meetings to learn about the programs and services available to them through the CDC, the Housing Authority, and the CDBG Urban County program; to express their views on their neighborhood's housing and community development needs and prioritization of grant expenditures during the ensuing five-year consolidated planning period; and to comment on program performance in the prior fiscal year. Attendants were also provided paper copies of the Fair Housing Survey, discussed on the following pages. English, Spanish, Chinese, Korean, and Russian versions of the surveys were made available as needed. Respondents returned the survey by mail or in person to the CDC. The survey was also made available online.

RESIDENT FAIR HOUSING SURVEY

In order to evaluate public opinion of specific housing and community development needs in the County, the CDC elected to use a survey instrument very similar in design and content to those used in previous years. Questions about specific needs were grouped into these areas:

- Your Neighborhood,
- Your Housing,
- New Housing, and
- About You & Your Household

Survey Process

The Resident Fair Housing Survey was distributed in paper form at the six (6) community meetings as well as offered online and advertised on the CDC website and by email to citizens and stakeholders from community organizations. Completed responses to the paper forms were collected at the community meetings and received by paper mail. The CDC provided surveys in English, Spanish, Korean, Chinese, and Russian and attached an envelope to each paper survey to facilitate returns.

Each of the 47 participating cities used the survey as part of their citizen participation process. As with results of the survey of unincorporated area residents and community meeting attendees, the results of the participating cities' surveys were intended to help guide decision-making at the local level during the ensuing five (5) years of the consolidated planning period.

The CDC purchased newspaper display ads and issued press releases to newspapers of general circulation, local community, and language-specific newspapers with information about the six (6) community meetings being held throughout Los Angeles County to assess community needs and interests. The ads and press releases also included information on completing the survey via the CDC website and via a hard copy survey in the mail.

A bulletin was distributed to the agencies, encouraging CDBG program participants to complete the survey. Completed surveys were returned to the CDC for data entry as well as submitted online.

There were 2,022 responses in the Urban County, and 6,290 responses Countywide. A complete set of responses from the Urban County is available in Appendix B.

| Table II.5 Community Meetings Los Angeles Urban County 2017 Meeting Data | | |
|---|---|------------------------|
| District | Location | Time and Date |
| 1 | Sunshine Park | |
| | 515 S. Deepmead Avenue La Puente, CA 91744 | 18-Apr-17 6:30 p.m. |
| 2 | Athens Park Gymnasium | |
| | 12603 S. Broadway Avenue Los Angeles, CA 90061 | 27-Apr-17 6:30 p.m. |
| 3 | San Fernando Regional Pool | |
| | 300 Park Ave San Fernando, CA 91340 | 20-Apr-17 6:30 p.m. |
| 4 | South Whittier Library | |
| | 11543 Colima Rd Whittier, CA 90604 | 19-Apr-17 6:30 p.m. |
| 5 | Jackie Robinson Park | |
| | 8773 East Avenue R Littlerock, CA 93543 | 25-Apr-17 6:30 p.m. |
| 6 | Pamela Park | |
| | 2236 Goodall Ave Duarte, CA 91010 | 26-Apr-17 6:30 p.m. |

Focus Groups

A series of focus groups were held in early 2017 to gather feedback and input for the fair housing process. These focus groups provided insights that are pertinent to the development of the Consolidated Plan as well as the Analysis of Impediments. A more detailed description of these focus groups are included in the Fair Housing section in **Section IV. Housing Market Analysis and Needs Assessment**. The Focus Group reports can be found in the Analysis of Impediments to Fair Housing Choice located on the CDC website at: <https://www.lacdc.org/programs/community-development-block-grant/plans-and-reports/assessment-of-fair-housing>

It included a series of three meetings of four focus groups each, with the meetings held in various locations throughout the City and County. These meetings were held January 10 and 11, February 1 and 2, and February 22 and 23 in 2017. The focus group topics included:

- Education
- Transportation and Jobs
- Healthy Neighborhoods
- Disability and Access

PUBLIC REVIEW PROCESS

This document represents the final version of the *2018–2023 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*. The CDC conducted a number of additional activities in completing this planning process, and did the following:

- Conducted a public hearing to consider approval of the Consolidated Plan,
- Provided sufficient advance notice of the meetings and the hearing by advertising times and locations in several widely circulated newspapers, and
- Received and responded to any oral and written comments at the meetings and public hearing, and included any comments and responses as appendices to the Consolidated Plan.

A 30-day public notice was published on or before April 20, 2018 in the legal section of the *Los Angeles Times*, advertising a public hearing on May 22, 2018 regarding the draft 2018–2023 Consolidated Plan and 2018–2019 Annual Action Plan.

The notice invited citizens to review the draft Consolidated Plan and Action Plan and to attend the public hearing to present oral and written comments to the Board of Supervisors for consideration in approving the document. Citizens unable to attend the public hearing were invited to submit written comments to the offices of the CDC up to and including the day of the public hearing. The draft plans were also available for review at the CDC, 700 W. Main Street, Alhambra, CA 91801, at various public libraries throughout the County, and online on the CDC's website.

Any written comments received by the CDC and at the public hearing and a transcript of oral comments received at the public hearing will be included in Appendix B, as well as Appendix E of the Annual Action Plan. The transcript will also include approval by the Board of Supervisors, Board

of Commissioners of the HACoLA, and Board of Commissioners of the CDC. The CDC received no written or oral comments.

Public Review in the Participating Cities

Each participating city offers its constituency the opportunity to provide citizen 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 citizen participation through an advertisement published in a local newspaper whose primary circulation is within the city, or
- Soliciting citizen participation through notices posted in public buildings within the city and at least 14 calendar days prior to the meeting date.

III. DEMOGRAPHIC AND ECONOMIC PROFILE

A. INTRODUCTION

The following narrative examines a broad range of socio-economic characteristics, including population growth, race and ethnicity, disability, poverty, and unemployment rates. Data were gathered from the U.S Census Bureau, the Bureau of Economic Analysis (BEA), the Bureau of Labor Statistics (BLS), and the Department of Housing and Urban Development (HUD). All this information was used to analyze the current social and economic complexion of Los Angeles County, including the Urban County.

The Census Bureau reported significant levels of detail about the demographic characteristics of geographic areas in each of the decennial Census enumerations. However, some data were not reported in the most recent Census, so data from the Census Bureau's American Community Survey (ACS), including one-year estimates and five-year data averages, were used to supplement decennial Census data. ACS data are not directly comparable to traditional Census data; however, population shares may be used in analysis.

B. DEMOGRAPHIC CHARACTERISTICS

Los Angeles County, one of California's original 27 counties, was established on February 18, 1850. It is one of the nation's largest counties in geographic area, with more than 4,750 square miles, larger than the combined area of the states of Delaware and Rhode Island. It also had the largest population of any county in the nation in 2010, exceeded by only 10 states, and more than 26 percent of California's residents lived in Los Angeles County.

TOTAL POPULATION

Table III.1, below, shows the change in population that occurred in the Los Angeles Urban County from the Census count in 2000 through the most recent population count from the 2016 American Community Survey (ACS). Overall, the population increased from about 2.4 million to more than 2.5 million persons in 2016. This was an increase of 115,710 persons, or 4.8 percent, over the period. This rate of increase was lower than the growth rate for the remainder of the county, which was 5.9 percent.

| Table III.1 Population Change Los Angeles Urban County 2000 Census & 2016 5-Year ACS Data | | | |
|--|--------------------|-------------------|-----------------------|
| | 2000 Census | 2016 ACS | % Change 00-16 |
| Urban County | 2,377,035 | 2,509,979 | 5.6% |
| Remainder of County | 7,142,303 | 7,547,176 | 5.9% |
| Total County | 9,519,338 | 10,057,155 | 5.6% |

The Los Angeles Urban County represents many communities within Los Angeles County that receive federal funds allocated from HUD to the CDC for eligible HOME and CDBG activities. These communities represent 47 incorporated cities that participate in the Los Angeles Urban County Program and a large number of unincorporated communities, which the Census Bureau terms Census Designated Places (CDPs), plus all remaining areas of the County that are outside of CDPs and incorporated cities.

Selected statistics are presented for all individual areas of the Urban County from the 2000 and 2010 Censuses and the 2016 five-year ACS. Table III.2, below, enumerates the 2010 decennial population data for all the geographic areas in the Urban County. The largest participating city was Torrance, with 145,428 persons. The next highest had populations slightly above 50,000 persons, with Arcadia and Diamond Bar having 56,364 and 55,544 respectively.

| Table III.2 Total Population Los Angeles County: Participating Cities 2010 Census Data | | | | | |
|---|--------|-----------------------|--------|----------------------------|------------------|
| Place | Total | Place | Total | Place | Total |
| Agoura Hills | 20,330 | Hawaiian Gardens | 14,254 | San Fernando | 23,645 |
| Arcadia | 56,364 | Hermosa Beach | 19,506 | San Gabriel | 39,718 |
| Avalon | 3,728 | Irwindale | 1,422 | San Marino | 13,147 |
| Azusa | 46,361 | La Cañada Flintridge | 20,246 | Santa Fe Springs | 16,223 |
| Bell | 35,477 | La Habra Heights | 5,325 | Sierra Madre | 10,917 |
| Bell Gardens | 42,072 | La Mirada | 48,527 | Signal Hill | 11,016 |
| Beverly Hills | 34,109 | La Puente | 39,816 | South El Monte | 20,116 |
| Calabasas | 23,058 | La Verne | 31,063 | South Pasadena | 25,619 |
| Cerritos | 49,041 | Lawndale | 32,769 | Temple City | 35,558 |
| Claremont | 34,926 | Lomita | 20,256 | Torrance | 145,438 |
| Commerce | 12,823 | Malibu | 12,645 | Walnut | 29,172 |
| Covina | 47,796 | Manhattan Beach | 35,135 | West Hollywood | 34,399 |
| Cudahy | 23,805 | Maywood | 27,395 | Westlake Village | 8,270 |
| Culver City | 38,883 | Monrovia | 36,590 | Participating Cities Total | 1,403,560 |
| Diamond Bar | 55,544 | Rancho Palos Verdes | 41,643 | Unincorporated Areas Total | 1,057,426 |
| Duarte | 21,321 | Rolling Hills Estates | 8,067 | Urban County Total | 2,460,986 |
| El Segundo | 16,654 | San Dimas | 33,371 | Los Angeles County Total | 9,818,605 |

As shown in Table III.3, on the following page, at that time, the unincorporated communities made up more than 42 percent of the Urban County population, the largest being East Los Angeles by far with 126,496 people, and the next largest being Florence-Graham with 63,387; both were more populated than most of the participating cities. Consequently, the size and needs of the communities throughout the Urban County tend to be dramatically diverse.

| Table III.3 Total Population Los Angeles Urban County: Unincorporated Areas 2010 Census Data | | | | | |
|---|---------|-----------------------|--------|----------------------------|------------------|
| Place | Total | Place | Total | Place | Total |
| Acton | 7,596 | La Crescenta-Montrose | 19,653 | View Park-Windsor Hills | 11,075 |
| Alondra Park | 8,592 | Ladera Heights | 6,498 | Vincent | 15,922 |
| Altadena | 42,777 | Lake Los Angeles | 12,328 | Walnut Park | 15,966 |
| Avocado Heights | 15,411 | Lennox | 22,753 | West Athens | 8,729 |
| Charter Oak | 9,310 | Littlerock | 1,377 | West Carson | 21,699 |
| Citrus | 10,866 | Marina del Rey | 8,866 | Westmont | 31,853 |
| Del Aire | 10,001 | Mayflower Village | 5,515 | West Puente Valley | 22,636 |
| Desert View Highlands | 2,360 | North El Monte | 3,723 | West Rancho Dominguez | 5,669 |
| East La Mirada | 9,757 | Quartz Hill | 10,912 | West Whittier Los Nietos | 25,540 |
| East Los Angeles | 126,496 | Rowland Heights | 48,993 | Willowbrook | 35,983 |
| East Pasadena | 6,144 | South San Gabriel | 8,070 | Other Unincorporated | 213,925 |
| East Rancho Dominguez | 15,135 | South San Jose Hills | 20,551 | Unincorporated Areas Total | 1,057,426 |
| East San Gabriel | 14,874 | South Whittier | 57,156 | Participating Cities Total | 1,403,560 |
| Florence-Graham | 63,387 | Valinda | 22,822 | Urban County Total | 2,460,986 |
| Hacienda Heights | 54,038 | Val Verde | 2,468 | Los Angeles County Total | 9,818,605 |

POPULATION BY AGE

Of the approximately 2.5 million people enumerated in the Urban County in the 2010 Census, 691,569 were under the age of 20, with another 713,932 between the ages of 35 and 54. However, the elderly population, those 65 and over, made up nearly 300,000 persons. These data are presented below in Table III.4.

| Table III.4 Population by Age Los Angeles Urban County 2010 Census Data | | | | | |
|--|------------------|----------------|------------------|---------------|----------------|
| Age | 2000 Census | | 2010 Census | | % Change 00–10 |
| | Population | % of Total | Population | % of Total | |
| Under 5 | 173,252 | 7.30% | 151,368 | 6.2% | -12.6% |
| 5 to 19 | 567,203 | 23.90% | 540,201 | 22.0% | -4.8% |
| 20 to 24 | 156,769 | 6.60% | 170,463 | 6.9% | 8.7% |
| 25 to 34 | 348,288 | 14.70% | 316,300 | 12.9% | -9.2% |
| 35 to 54 | 695,911 | 29.30% | 713,932 | 29.0% | 2.6% |
| 55 to 64 | 194,002 | 8.20% | 276,066 | 11.2% | 42.3% |
| 65 or Older | 241,609 | 10.20% | 292,656 | 11.9% | 21.1% |
| Total | 2,377,034 | 100.00% | 2,460,986 | 100.0% | 3.5% |

Data for the participating cities in the Urban County are presented in Table III.5. Torrance had the largest overall population, as well as the largest population under the age of 20, with 35,289, and between the ages of 35 and 54, with 46,833. Azusa had the next highest under-20 population with 15,084 persons. Torrance also had the highest population over 65, with 21,726. The next highest was Rancho Palos Verdes with 9,654 persons.

Table III.5
Population by Age

Los Angeles Urban County: Participating Cities
2010 Census Data

| Participating City | Under 5 | 5 to 19 | 20 to 24 | 25 to 34 | 35 to 54 | 55 to 64 | 65 and Over | Total |
|---------------------------------|----------------|------------------|----------------|------------------|------------------|------------------|------------------|------------------|
| Agoura Hills | 896 | 4,527 | 1,063 | 1,852 | 6,465 | 3,237 | 2,290 | 20,330 |
| Arcadia | 2,432 | 11,115 | 2,845 | 5,570 | 17,703 | 7,485 | 9,214 | 56,364 |
| Avalon | 258 | 803 | 215 | 436 | 1,088 | 522 | 406 | 3,728 |
| Azusa | 3,488 | 11,596 | 5,047 | 6,740 | 11,953 | 3,961 | 3,576 | 46,361 |
| Bell | 3,122 | 9,514 | 2,851 | 5,647 | 9,227 | 2,720 | 2,396 | 35,477 |
| Bell Gardens | 3,901 | 12,040 | 3,601 | 6,687 | 10,722 | 2,920 | 2,201 | 42,072 |
| Beverly Hills | 1,283 | 6,082 | 1,784 | 4,194 | 9,671 | 4,579 | 6,516 | 34,109 |
| Calabasas | 1,131 | 5,218 | 1,367 | 1,891 | 7,305 | 3,243 | 2,903 | 23,058 |
| Cerritos | 1,935 | 9,311 | 2,832 | 4,913 | 13,743 | 7,636 | 8,671 | 49,041 |
| Claremont | 1,297 | 7,596 | 4,344 | 3,067 | 8,560 | 4,292 | 5,770 | 34,926 |
| Commerce | 1,030 | 3,239 | 1,013 | 1,822 | 3,237 | 1,112 | 1,370 | 12,823 |
| Covina | 3,028 | 10,445 | 3,466 | 6,431 | 13,807 | 5,049 | 5,570 | 47,796 |
| Cudahy | 2,182 | 7,048 | 1,953 | 3,718 | 6,153 | 1,529 | 1,222 | 23,805 |
| Culver City | 2,072 | 5,951 | 2,000 | 5,895 | 12,244 | 4,915 | 5,806 | 38,883 |
| Diamond Bar | 2,389 | 11,122 | 3,974 | 6,110 | 17,346 | 8,117 | 6,486 | 55,544 |
| Duarte | 1,244 | 4,068 | 1,288 | 2,643 | 5,906 | 2,794 | 3,378 | 21,321 |
| El Segundo | 831 | 3,240 | 768 | 2,511 | 5,747 | 1,879 | 1,678 | 16,654 |
| Hawaiian Gardens | 1,282 | 3,851 | 1,202 | 2,086 | 3,568 | 1,139 | 1,126 | 14,254 |
| Hermosa Beach | 992 | 2,280 | 1,063 | 4,697 | 6,667 | 2,050 | 1,757 | 19,506 |
| Irwindale | 95 | 339 | 93 | 204 | 395 | 145 | 151 | 1,422 |
| La Cañada Flintridge | 748 | 5,069 | 861 | 1,021 | 6,175 | 3,185 | 3,187 | 20,246 |
| La Habra Heights | 196 | 957 | 336 | 387 | 1,541 | 872 | 1,036 | 5,325 |
| La Mirada | 2,488 | 10,070 | 4,780 | 5,322 | 13,218 | 5,272 | 7,377 | 48,527 |
| La Puente | 2,974 | 9,822 | 3,267 | 5,789 | 10,878 | 3,420 | 3,666 | 39,816 |
| La Verne | 1,356 | 6,277 | 2,078 | 3,137 | 8,637 | 4,321 | 5,257 | 31,063 |
| Lawndale | 2,468 | 7,604 | 2,599 | 5,334 | 9,647 | 2,861 | 2,256 | 32,769 |
| Lomita | 1,271 | 3,609 | 1,241 | 2,742 | 6,297 | 2,564 | 2,532 | 20,256 |
| Malibu | 408 | 2,198 | 820 | 868 | 3,782 | 2,247 | 2,322 | 12,645 |
| Manhattan Beach | 2,031 | 7,193 | 1,241 | 4,031 | 11,641 | 4,541 | 4,457 | 35,135 |
| Maywood | 2,587 | 7,391 | 2,349 | 4,519 | 6,981 | 1,926 | 1,642 | 27,395 |
| Monrovia | 2,374 | 7,073 | 2,151 | 5,177 | 11,160 | 4,414 | 4,241 | 36,590 |
| Rancho Palos Verdes | 1,540 | 8,580 | 1,480 | 2,182 | 12,503 | 5,704 | 9,654 | 41,643 |
| Rolling Hills Estates | 293 | 1,755 | 259 | 351 | 2,364 | 1,176 | 1,869 | 8,067 |
| San Dimas | 1,453 | 6,507 | 2,306 | 3,530 | 9,473 | 4,919 | 5,183 | 33,371 |
| San Fernando | 1,895 | 5,860 | 1,845 | 3,751 | 6,268 | 2,033 | 1,993 | 23,645 |
| San Gabriel | 2,084 | 6,699 | 2,638 | 5,232 | 12,645 | 4,846 | 5,574 | 39,718 |
| San Marino | 515 | 3,138 | 481 | 777 | 3,974 | 1,953 | 2,309 | 13,147 |
| Santa Fe Springs | 973 | 3,862 | 1,221 | 1,995 | 4,356 | 1,656 | 2,160 | 16,223 |
| Sierra Madre | 513 | 1,727 | 394 | 1,014 | 3,475 | 1,899 | 1,895 | 10,917 |
| Signal Hill | 824 | 2,071 | 763 | 1,669 | 3,452 | 1,325 | 912 | 11,016 |
| South El Monte | 1,694 | 5,037 | 1,633 | 3,066 | 5,236 | 1,654 | 1,796 | 20,116 |
| South Pasadena | 1,325 | 5,166 | 1,083 | 3,248 | 8,556 | 3,137 | 3,104 | 25,619 |
| Temple City | 1,609 | 6,803 | 2,024 | 3,870 | 11,037 | 4,854 | 5,361 | 35,558 |
| Torrance | 7,520 | 27,769 | 7,417 | 16,779 | 46,833 | 17,394 | 21,726 | 145,438 |
| Walnut | 1,014 | 6,011 | 2,155 | 2,773 | 8,770 | 4,885 | 3,564 | 29,172 |
| West Hollywood | 665 | 1,123 | 2,197 | 9,221 | 12,348 | 3,720 | 5,125 | 34,399 |
| Westlake Village | 295 | 1,621 | 300 | 461 | 2,417 | 1,419 | 1,757 | 8,270 |
| Participating Cities Total | 78,917 | 293,878 | 93,927 | 177,619 | 420,259 | 169,631 | 186,899 | 1,403,560 |
| Unincorporated Areas Total | 73,367 | 249,824 | 77,775 | 140,940 | 298,761 | 108,545 | 108,214 | 1,057,426 |
| Urban County Total | 152,284 | 543,702 | 171,702 | 318,559 | 719,020 | 278,176 | 295,113 | 2,460,986 |
| Remainder of County Total | 493,509 | 1,522,463 | 581,086 | 1,157,172 | 2,080,253 | 734,980 | 770,586 | 7,340,049 |
| Los Angeles County Total | 645,793 | 2,066,165 | 752,788 | 1,475,731 | 2,799,273 | 1,013,156 | 1,065,699 | 9,818,605 |

Table III.6, below, shows the population by age for the unincorporated areas. The area with the largest population was East Los Angeles, which also had the most persons under 20 (44,595) and between 35 and 54 (31,459). The next highest population of ages 20 and under was in Florence-Graham, with 24,642. South Whittier had the most persons 35 to 54, with 16,056 and East Los Angeles also had the most persons 65 and over (10,864).

| Table III.6 Population by Age Los Angeles Urban County: Unincorporated Areas 2010 Census Data | | | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Unincorporated Area | Under 5 | 5 to 19 | 20 to 24 | 25 to 34 | 35 to 54 | 55 to 64 | 65 and Over | Total |
| Acton | 310 | 1,594 | 428 | 509 | 2,674 | 1,248 | 833 | 7,596 |
| Alondra Park | 686 | 1,871 | 593 | 1,312 | 2,524 | 836 | 770 | 8,592 |
| Altadena | 2,447 | 8,082 | 2,264 | 4,576 | 13,300 | 6,044 | 6,064 | 42,777 |
| Avocado Heights | 1,092 | 3,620 | 1,174 | 2,080 | 4,181 | 1,591 | 1,673 | 15,411 |
| Charter Oak | 559 | 2,124 | 659 | 1,258 | 2,785 | 1,004 | 921 | 9,310 |
| Citrus | 863 | 2,642 | 900 | 1,729 | 2,922 | 959 | 851 | 10,866 |
| Del Aire | 653 | 1,948 | 683 | 1,565 | 3,062 | 1,029 | 1,061 | 10,001 |
| Desert View Highlands | 174 | 666 | 177 | 262 | 636 | 240 | 205 | 2,360 |
| East La Mirada | 623 | 2,057 | 793 | 1,239 | 2,807 | 979 | 1,259 | 9,757 |
| East Los Angeles | 11,132 | 33,463 | 10,402 | 19,656 | 31,459 | 9,520 | 10,864 | 126,496 |
| East Pasadena | 340 | 1,089 | 384 | 817 | 1,736 | 821 | 957 | 6,144 |
| East Rancho Dominguez | 1,542 | 4,357 | 1,378 | 2,390 | 3,646 | 1,016 | 806 | 15,135 |
| East San Gabriel | 788 | 2,776 | 845 | 1,867 | 4,600 | 1,976 | 2,022 | 14,874 |
| Florence-Graham | 6,359 | 18,283 | 5,546 | 10,063 | 15,514 | 4,201 | 3,421 | 63,387 |
| Hacienda Heights | 2,630 | 10,821 | 3,597 | 6,438 | 15,155 | 7,075 | 8,322 | 54,038 |
| La Crescenta-Montrose | 862 | 4,340 | 1,045 | 1,840 | 6,560 | 2,578 | 2,428 | 19,653 |
| Ladera Heights | 232 | 1,020 | 271 | 547 | 1,836 | 1,064 | 1,528 | 6,498 |
| Lake Los Angeles | 1,015 | 3,582 | 882 | 1,365 | 3,345 | 1,202 | 937 | 12,328 |
| Lennox | 2,078 | 6,332 | 1,908 | 3,598 | 5,992 | 1,627 | 1,218 | 22,753 |
| Littlerock | 102 | 375 | 102 | 160 | 416 | 113 | 109 | 1,377 |
| Marina del Rey | 273 | 346 | 433 | 2,376 | 3,140 | 1,107 | 1,191 | 8,866 |
| Mayflower Village | 345 | 977 | 310 | 629 | 1,717 | 779 | 758 | 5,515 |
| North El Monte | 198 | 628 | 217 | 433 | 1,090 | 548 | 609 | 3,723 |
| Quartz Hill | 635 | 2,690 | 735 | 1,214 | 3,236 | 1,295 | 1,107 | 10,912 |
| Rowland Heights | 2,360 | 8,975 | 3,479 | 6,383 | 14,375 | 6,979 | 6,442 | 48,993 |
| South San Gabriel | 430 | 1,431 | 524 | 1,076 | 2,211 | 1,046 | 1,352 | 8,070 |
| South San Jose Hills | 1,624 | 5,400 | 1,822 | 2,930 | 5,372 | 1,763 | 1,640 | 20,551 |
| South Whittier | 4,089 | 14,269 | 4,553 | 8,065 | 16,056 | 5,139 | 4,985 | 57,156 |
| Valinda | 1,667 | 5,825 | 1,831 | 3,140 | 6,224 | 2,147 | 1,988 | 22,822 |
| Val Verde | 180 | 605 | 209 | 364 | 743 | 243 | 124 | 2,468 |
| View Park-Windsor Hills | 455 | 1,869 | 521 | 912 | 3,369 | 1,591 | 2,358 | 11,075 |
| Vincent | 1,104 | 4,015 | 1,240 | 2,198 | 4,408 | 1,538 | 1,419 | 15,922 |
| Walnut Park | 1,298 | 4,005 | 1,288 | 2,533 | 4,140 | 1,414 | 1,288 | 15,966 |
| West Athens | 655 | 2,212 | 697 | 1,104 | 2,352 | 813 | 896 | 8,729 |
| West Carson | 1,211 | 3,344 | 1,327 | 2,804 | 6,239 | 2,871 | 3,903 | 21,699 |
| Westmont | 2,695 | 8,406 | 2,518 | 4,449 | 8,417 | 2,690 | 2,678 | 31,853 |
| West Puente Valley | 1,568 | 5,553 | 1,851 | 3,072 | 5,976 | 2,134 | 2,482 | 22,636 |
| West Rancho Dominguez | 403 | 1,470 | 424 | 688 | 1,528 | 474 | 682 | 5,669 |
| West Whittier Los Nietos | 1,770 | 5,984 | 1,889 | 3,644 | 6,830 | 2,571 | 2,852 | 25,540 |
| Willowbrook | 3,156 | 10,050 | 3,084 | 4,997 | 8,960 | 2,838 | 2,898 | 35,983 |
| Other Unincorporated | 12,764 | 50,728 | 14,792 | 24,658 | 67,228 | 23,442 | 20,313 | 213,925 |
| Unincorporated Areas Total | 73,367 | 249,824 | 77,775 | 140,940 | 298,761 | 108,545 | 108,214 | 1,057,426 |
| Urban County Total | 152,284 | 543,702 | 171,702 | 318,559 | 719,020 | 278,176 | 295,113 | 2,478,556 |

Elderly and Frail Elderly

The elderly population is defined by the Census Bureau as comprising any person aged 65 or older. The older age group, those aged 75 and older, are referred to as the frail elderly. Data on the Urban County's elderly population are presented in Table III.7, below. The largest group was of persons made up of those aged 70 to 74, representing 23.3 percent of the total Urban County elderly population. There were 134,320 persons aged 75 or over, meaning nearly half, 45.9 percent, of the total Urban County elderly population were frail elderly persons. These populations have particular needs for housing and services, and are discussed in more detail in section **VI. Non-Homeless Special Needs**.

| Table III.7 Elderly Population by Age Los Angeles Urban County 2010 Census Data and 2010 Census | | | | | |
|--|----------------|----------------|----------------|---------------|----------------|
| Age | 2000 Census | | 2010 Census | | % Change 00–10 |
| | Population | % of Total | Population | % of Total | |
| 65 to 66 | 29,310 | 12.10% | 39,241 | 13.4% | 33.9% |
| 67 to 69 | 41,255 | 17.10% | 50,952 | 17.4% | 23.5% |
| 70 to 74 | 62,628 | 25.90% | 68,143 | 23.3% | 8.8% |
| 75 to 79 | 51,092 | 21.10% | 53,423 | 18.3% | 4.6% |
| 80 to 84 | 31,397 | 13.00% | 41,708 | 14.3% | 32.8% |
| 85 or Older | 25,927 | 10.70% | 39,189 | 13.4% | 51.2% |
| Total | 241,609 | 100.00% | 292,656 | 100.0% | 21.1% |

Population by Race and Ethnicity

The characteristics of the population in the Los Angeles Urban County can also be examined by race and ethnicity. The Urban County has many residents from differing races, and many households with widely differing socioeconomic characteristics. Compared to the United States overall, the racial and ethnic makeup within the Los Angeles Urban County is uniquely diverse.

The table on the following page presents the breakdown of the population in the County by race and ethnicity from 2010 Census data. At that time, the racial composition of the Urban County was predominantly white; this group made up 52.4 percent of the population at close to 1.3 million persons. The next most populous group was persons counted as “other” race, which accounted for 18.9 percent of the population and represented 465,853 persons, followed by persons counted as Asian, which represented 17.9 percent of the population or 439,985 persons. The black population represented 5.7 percent of the population, and persons counted as two (2) or more races represented 4.2 percent of the population. In terms of ethnicity, which is defined separately from race, the Hispanic population was shown to comprise 44.9 percent of the population and represented 1.1 million persons.

| Table III.8 Population by Race and Ethnicity Los Angeles Urban County 2010 Census Data | | | | | |
|---|------------------|----------------|------------------|---------------|----------------|
| Race | 2000 Census | | 2010 Census | | % Change 00–10 |
| | Population | % of Total | Population | % of Total | |
| White | 1,250,679 | 52.60% | 1,290,139 | 52.4% | 3.2% |
| Black | 151,805 | 6.40% | 139,349 | 5.7% | -8.2% |
| American Indian | 18,346 | 0.80% | 17,324 | 0.7% | -5.6% |
| Asian | 354,881 | 14.90% | 439,985 | 17.9% | 24.0% |
| Native Hawaiian/ Pacific Islander | 4,966 | 0.20% | 4,847 | 0.2% | -2.4% |
| Other | 492,951 | 20.70% | 465,853 | 18.9% | -5.5% |
| Two or More Races | 103,406 | 4.40% | 103,489 | 4.2% | 0.1% |
| Total | 2,377,034 | 100.00% | 2,460,986 | 100.0% | 3.5% |
| Hispanic | 987,879 | 41.60% | 1,104,071 | 44.9% | 11.8% |
| Non-Hispanic | 1,389,155 | 58.40% | 1,356,915 | 55.1% | -2.3% |

The population by race and ethnicity for the entire Urban County is also shown in 2016. The Asian population grew during this time, while the white population remained about the same. All other racial and ethnic groups fell, as a percentage, between 2010 and 2016 estimates.

| Table III.9 Population by Race and Ethnicity Los Angeles Urban County 2010 Census Data | | | | |
|---|------------------|----------------|--------------------|----------------|
| Race | 2010 Census | | 2016 Five-Year ACS | |
| | Population | % of Total | Population | % of Total |
| White | 1,290,139 | 52.40% | 1,324,673 | 52.80% |
| Black | 139,349 | 5.70% | 136,400 | 5.40% |
| American Indian | 17,324 | 0.70% | 12,645 | 0.50% |
| Asian | 439,985 | 17.90% | 468,697 | 18.70% |
| Native Hawaiian/ Pacific Islander | 4,847 | 0.20% | 5,540 | 0.20% |
| Other | 465,853 | 18.90% | 459,582 | 18.30% |
| Two or More Races | 103,489 | 4.20% | 102,442 | 4.10% |
| Total | 2,460,986 | 100.00% | 2,509,979 | 100.00% |
| Hispanic | 1,356,915 | 55.10% | 1,367,472 | 54.50% |
| Non-Hispanic | 1,104,071 | 44.90% | 1,142,507 | 45.50% |

These same categories were also collected for each of the participating cities and CDPs and are presented in Table III.10 on the following page. As noted therein, the city with the largest Asian population was Torrance, with 50,240 Asian persons or more than 34 percent of its population. Torrance also had the largest black population in the participating cities, with 3,955, or almost 3 percent of the city's total population. Bell Gardens had the largest Hispanic population, amounting to 40,271 people at the time of the 2010 Census, or in excess of 95 percent of that city's population.

| Table III.10 Population by Race/Ethnicity Los Angeles Urban County: Participating Cities 2010 Census Data | | | | | | | | | |
|--|------------------|----------------|-----------------|----------------|--------------------------------------|----------------|-------------------|------------------|----------------------|
| Participating City | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islander | Other | Two or More Races | Total | Hispanic (Ethnicity) |
| Agoura Hills | 17,147 | 267 | 51 | 1,521 | 24 | 590 | 730 | 20,330 | 1,936 |
| Arcadia | 18,191 | 681 | 186 | 33,353 | 16 | 2,352 | 1,585 | 56,364 | 6,799 |
| Avalon | 2,313 | 20 | 22 | 49 | 13 | 1,137 | 174 | 3,728 | 2,079 |
| Azusa | 26,715 | 1,499 | 562 | 4,054 | 87 | 11,270 | 2,174 | 46,361 | 31,328 |
| Bell | 19,098 | 337 | 315 | 259 | 8 | 13,899 | 1,561 | 35,477 | 33,028 |
| Bell Gardens | 20,824 | 377 | 476 | 261 | 37 | 18,787 | 1,310 | 42,072 | 40,271 |
| Beverly Hills | 28,112 | 746 | 48 | 3,032 | 12 | 485 | 1,674 | 34,109 | 1,941 |
| Calabasas | 19,341 | 375 | 48 | 1,993 | 8 | 368 | 925 | 23,058 | 1,481 |
| Cerritos | 11,341 | 3,388 | 131 | 30,363 | 138 | 1,822 | 1,858 | 49,041 | 5,883 |
| Claremont | 24,666 | 1,651 | 172 | 4,564 | 38 | 2,015 | 1,820 | 34,926 | 6,919 |
| Commerce | 6,930 | 96 | 161 | 140 | 9 | 4,886 | 601 | 12,823 | 12,114 |
| Covina | 27,937 | 2,013 | 532 | 5,684 | 104 | 9,230 | 2,296 | 47,796 | 25,030 |
| Cudahy | 11,708 | 333 | 246 | 137 | 24 | 10,339 | 1,018 | 23,805 | 22,850 |
| Culver City | 23,450 | 3,694 | 191 | 5,742 | 81 | 3,364 | 2,361 | 38,883 | 9,025 |
| Diamond Bar | 18,434 | 2,288 | 178 | 29,144 | 106 | 3,237 | 2,157 | 55,544 | 11,138 |
| Duarte | 11,076 | 1,587 | 179 | 3,361 | 26 | 4,108 | 984 | 21,321 | 10,190 |
| El Segundo | 12,997 | 337 | 68 | 1,458 | 38 | 799 | 957 | 16,654 | 2,609 |
| Hawaiian Gardens | 6,477 | 546 | 178 | 1,513 | 57 | 4,929 | 554 | 14,254 | 11,010 |
| Hermosa Beach | 16,928 | 229 | 49 | 1,111 | 46 | 325 | 818 | 19,506 | 1,632 |
| Irwindale | 833 | 12 | 29 | 34 | 8 | 448 | 58 | 1,422 | 1,288 |
| La Cañada Flintridge | 13,959 | 109 | 24 | 5,214 | 5 | 245 | 690 | 20,246 | 1,267 |
| La Habra Heights | 3,855 | 47 | 26 | 841 | 6 | 333 | 217 | 5,325 | 1,254 |
| La Mirada | 29,462 | 1,099 | 394 | 8,650 | 142 | 6,670 | 2,110 | 48,527 | 19,272 |
| La Puente | 19,658 | 558 | 430 | 3,356 | 42 | 14,316 | 1,456 | 39,816 | 33,896 |
| La Verne | 23,057 | 1,065 | 265 | 2,381 | 61 | 2,822 | 1,412 | 31,063 | 9,635 |
| Lawndale | 14,274 | 3,320 | 301 | 3,269 | 367 | 9,374 | 1,864 | 32,769 | 20,002 |
| Lomita | 11,987 | 1,075 | 174 | 2,923 | 140 | 2,680 | 1,277 | 20,256 | 6,652 |
| Malibu | 11,565 | 148 | 20 | 328 | 15 | 182 | 387 | 12,645 | 769 |
| Manhattan Beach | 29,686 | 290 | 59 | 3,023 | 49 | 409 | 1,619 | 35,135 | 2,440 |
| Maywood | 14,244 | 166 | 208 | 87 | 20 | 11,495 | 1,175 | 27,395 | 26,696 |
| Monrovia | 21,932 | 2,500 | 279 | 4,107 | 76 | 5,818 | 1,878 | 36,590 | 14,043 |
| Rancho Palos Verdes | 25,698 | 1,015 | 80 | 12,077 | 41 | 748 | 1,984 | 41,643 | 3,556 |
| Rolling Hills Estates | 5,463 | 109 | 19 | 2,007 | 8 | 120 | 341 | 8,067 | 499 |
| San Dimas | 24,038 | 1,084 | 233 | 3,496 | 48 | 2,828 | 1,644 | 33,371 | 10,491 |
| San Fernando | 12,068 | 222 | 314 | 248 | 33 | 9,877 | 883 | 23,645 | 21,867 |
| San Gabriel | 10,076 | 388 | 220 | 24,091 | 43 | 3,762 | 1,138 | 39,718 | 10,189 |
| San Marino | 5,434 | 55 | 5 | 7,039 | 2 | 198 | 414 | 13,147 | 855 |
| Santa Fe Springs | 9,514 | 371 | 233 | 677 | 31 | 4,712 | 685 | 16,223 | 13,137 |
| Sierra Madre | 8,967 | 201 | 44 | 835 | 9 | 390 | 471 | 10,917 | 1,628 |
| Signal Hill | 4,650 | 1,502 | 83 | 2,245 | 135 | 1,778 | 623 | 11,016 | 3,472 |
| South El Monte | 10,136 | 107 | 250 | 2,211 | 12 | 6,718 | 682 | 20,116 | 17,079 |
| South Pasadena | 13,922 | 771 | 107 | 7,973 | 9 | 1,422 | 1,415 | 25,619 | 4,767 |
| Temple City | 11,941 | 283 | 150 | 19,803 | 31 | 2,316 | 1,034 | 35,558 | 6,853 |
| Torrance | 74,333 | 3,955 | 554 | 50,240 | 530 | 7,808 | 8,018 | 145,438 | 23,440 |
| Walnut | 6,913 | 824 | 69 | 18,567 | 28 | 1,750 | 1,021 | 29,172 | 5,575 |
| West Hollywood | 28,979 | 1,115 | 103 | 1,874 | 34 | 1,049 | 1,245 | 34,399 | 3,613 |
| Westlake Village | 7,326 | 98 | 12 | 490 | 13 | 114 | 217 | 8,270 | 533 |
| Participating Cities Total | 777,655 | 42,953 | 8,478 | 315,825 | 2,810 | 194,324 | 61,515 | 1,403,560 | 502,031 |
| Unincorporated Areas Total | 512,484 | 96,396 | 8,846 | 124,160 | 2,037 | 271,529 | 41,974 | 1,057,426 | 602,040 |
| Urban County Total | 1,290,139 | 139,349 | 17,324 | 439,985 | 4,847 | 465,853 | 103,489 | 2,460,986 | 1,104,071 |
| Remainder of County Total | 3,646,460 | 717,525 | 55,504 | 906,880 | 21,247 | 1,674,779 | 335,224 | 7,357,619 | 3,583,818 |
| Los Angeles County Total | 4,936,599 | 856,874 | 72,828 | 1,346,865 | 26,094 | 2,140,632 | 438,713 | 9,818,605 | 4,687,889 |

The unincorporated areas indicated a different trend, as shown in Table III.11 below. East Los Angeles had the largest Hispanic community, with 122,784 persons. Ninety-seven percent of the community was of Hispanic ethnicity in 2010. The Florence-Graham CDP had the next highest Hispanic population, with 57,066 Hispanic persons at the time that the decennial Census was taken. While some areas had high or extremely high concentrations, at the Census tract level, some tracts reached 100 percent Hispanic concentration.

Table III.11
Population by Race/Ethnicity
Los Angeles Urban County: Unincorporated Areas
2010 Census Data

| Unincorporated Area | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islander | Other | Two or More Races | Total | Hispanic (Ethnicity) |
|-----------------------------------|------------------|----------------|-----------------|----------------|--------------------------------------|----------------|-------------------|------------------|----------------------|
| Acton | 6,564 | 57 | 70 | 155 | 5 | 451 | 294 | 7,596 | 1,373 |
| Alondra Park | 3,716 | 806 | 32 | 1,396 | 48 | 2,167 | 427 | 8,592 | 4,304 |
| Altadena | 22,569 | 10,136 | 300 | 2,307 | 71 | 4,852 | 2,542 | 42,777 | 11,502 |
| Avocado Heights | 8,564 | 136 | 107 | 1,359 | 13 | 4,726 | 506 | 15,411 | 12,648 |
| Charter Oak | 5,602 | 405 | 85 | 1,035 | 18 | 1,693 | 472 | 9,310 | 4,546 |
| Citrus | 5,898 | 240 | 120 | 860 | 4 | 3,302 | 442 | 10,866 | 7,911 |
| Del Aire | 6,052 | 458 | 60 | 922 | 131 | 1,815 | 563 | 10,001 | 4,724 |
| Desert View Highlands | 1,286 | 182 | 29 | 50 | 1 | 669 | 143 | 2,360 | 1,253 |
| East La Mirada | 7,022 | 178 | 78 | 462 | 20 | 1,557 | 440 | 9,757 | 4,907 |
| East Los Angeles | 63,934 | 817 | 1,549 | 1,144 | 63 | 54,846 | 4,143 | 126,496 | 122,784 |
| East Pasadena | 3,183 | 183 | 47 | 1,589 | 7 | 857 | 278 | 6,144 | 2,139 |
| East Rancho Dominguez | 4,774 | 2,404 | 133 | 33 | 109 | 7,156 | 526 | 15,135 | 12,407 |
| East San Gabriel | 5,037 | 243 | 58 | 7,421 | 3 | 1,602 | 510 | 14,874 | 3,700 |
| Florence-Graham | 23,895 | 5,861 | 498 | 150 | 25 | 30,704 | 2,254 | 63,387 | 57,066 |
| Hacienda Heights | 21,873 | 743 | 315 | 20,065 | 99 | 9,199 | 1,744 | 54,038 | 24,608 |
| La Crescenta-Montrose | 12,807 | 142 | 70 | 5,375 | 12 | 533 | 714 | 19,653 | 2,232 |
| Ladera Heights | 979 | 4,786 | 20 | 231 | 2 | 134 | 346 | 6,498 | 355 |
| Lake Los Angeles | 6,862 | 1,388 | 178 | 116 | 27 | 3,068 | 689 | 12,328 | 6,604 |
| Lennox | 8,623 | 765 | 199 | 177 | 188 | 11,811 | 990 | 22,753 | 21,162 |
| Littlerock | 808 | 75 | 16 | 24 | 11 | 373 | 70 | 1,377 | 745 |
| Marina del Rey | 7,071 | 465 | 31 | 749 | 10 | 154 | 386 | 8,866 | 686 |
| Mayflower Village | 2,929 | 83 | 28 | 1,734 | 4 | 491 | 246 | 5,515 | 1,521 |
| North El Monte | 1,768 | 33 | 13 | 1,437 | 4 | 336 | 132 | 3,723 | 1,002 |
| Quartz Hill | 8,218 | 795 | 142 | 303 | 28 | 947 | 479 | 10,912 | 2,689 |
| Rowland Heights | 11,506 | 772 | 175 | 29,284 | 61 | 5,658 | 1,537 | 48,993 | 13,229 |
| South San Gabriel | 2,198 | 83 | 56 | 3,990 | 4 | 1,427 | 312 | 8,070 | 3,444 |
| South San Jose Hills | 9,302 | 304 | 195 | 1,649 | 30 | 8,449 | 622 | 20,551 | 17,713 |
| South Whittier | 33,663 | 859 | 743 | 2,305 | 147 | 17,085 | 2,354 | 57,156 | 44,094 |
| Valinda | 11,058 | 439 | 240 | 2,718 | 42 | 7,530 | 795 | 22,822 | 17,977 |
| Val Verde | 1,404 | 105 | 26 | 48 | 1 | 732 | 152 | 2,468 | 1,507 |
| View Park-Windsor Hills | 669 | 9,392 | 45 | 147 | 4 | 244 | 574 | 11,075 | 720 |
| Vincent | 8,670 | 312 | 146 | 1,128 | 31 | 4,857 | 778 | 15,922 | 11,921 |
| Walnut Park | 9,046 | 70 | 277 | 89 | 2 | 5,953 | 529 | 15,966 | 15,543 |
| West Athens | 1,584 | 4,578 | 31 | 111 | 10 | 2,127 | 288 | 8,729 | 3,843 |
| West Carson | 7,630 | 2,330 | 185 | 6,730 | 301 | 3,411 | 1,112 | 21,699 | 7,100 |
| Westmont | 5,037 | 16,262 | 188 | 126 | 31 | 9,180 | 1,029 | 31,853 | 14,871 |
| West Puente Valley | 11,383 | 471 | 256 | 1,650 | 28 | 7,945 | 903 | 22,636 | 19,365 |
| West Rancho Dominguez | 1,054 | 2,974 | 32 | 46 | 21 | 1,354 | 188 | 5,669 | 2,526 |
| West Whittier Los Nietos | 15,170 | 254 | 372 | 393 | 43 | 8,404 | 904 | 25,540 | 22,369 |
| Willowbrook | 8,245 | 12,387 | 273 | 119 | 49 | 13,858 | 1,052 | 35,983 | 22,979 |
| Other Unincorporated | 134,831 | 13,423 | 1,428 | 24,533 | 329 | 29,872 | 9,509 | 213,925 | 69,971 |
| Unincorporated Areas Total | 512,484 | 96,396 | 8,846 | 124,160 | 2,037 | 271,529 | 41,974 | 1,057,426 | 602,040 |
| Urban County Total | 1,297,237 | 139,960 | 17,422 | 446,392 | 4,887 | 468,542 | 104,116 | 2,478,556 | 1,110,199 |

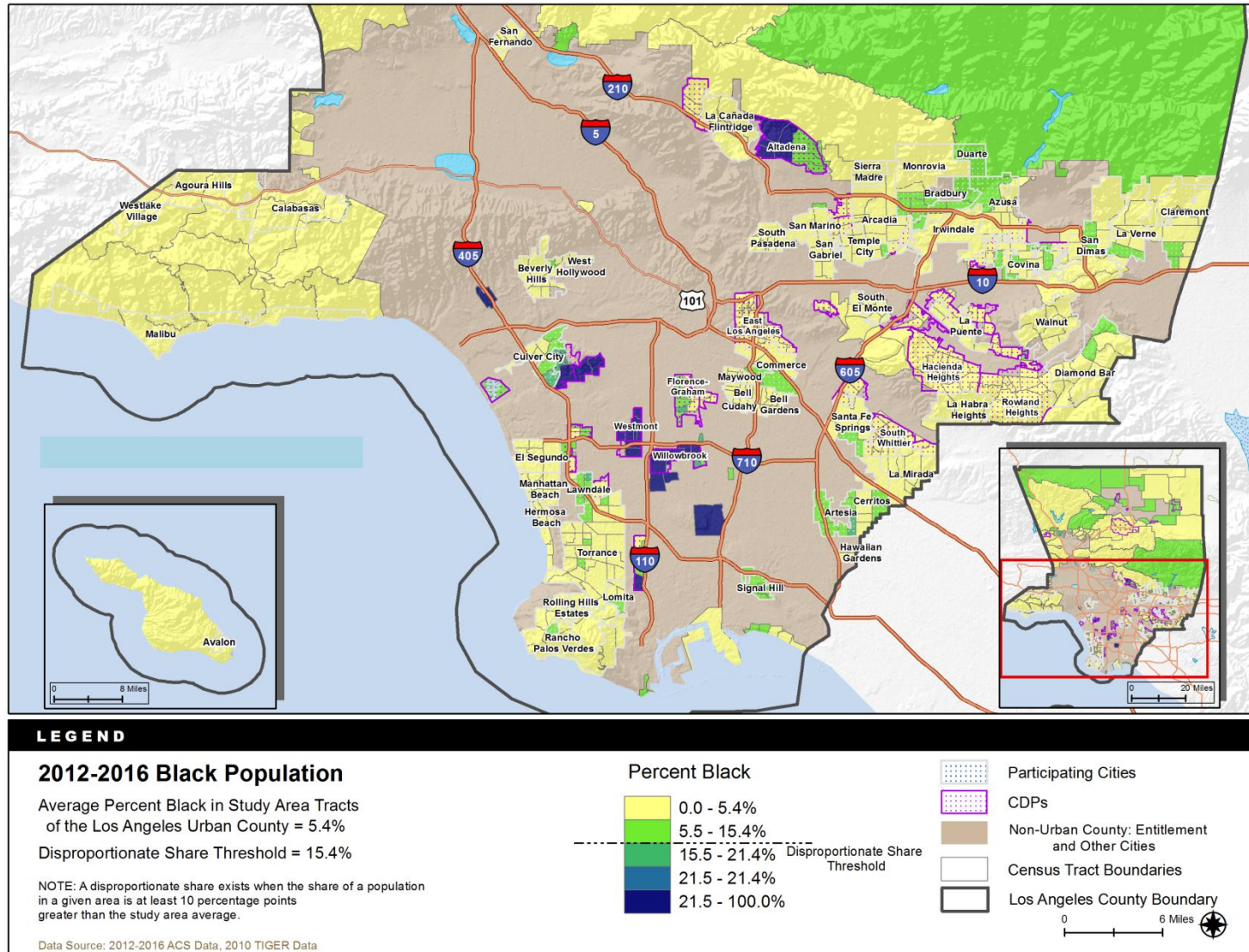
These ACS data are also presented on maps presented in the following pages. The geographic distribution of these racial and ethnic minorities can vary throughout a region. HUD has determined

that an area demonstrates a disproportionate share when the portion of that population represents a share that is 10 percentage points or more greater than the jurisdiction average. For example, the black population in the Urban County represented 5.6 percent of the population in 2010. Therefore, any area that showed a black population higher than 15.6 percent displayed a disproportionate share of this population. This analysis of racial distribution was conducted by calculating members of each race as a percentage share of total population in each Census tract and then plotting the data on a geographic map of tracts in the Urban County. For the sake of comparison, maps were produced for each racial and ethnic group individually, and illustrate how several minority populations were not distributed evenly throughout the Urban County.

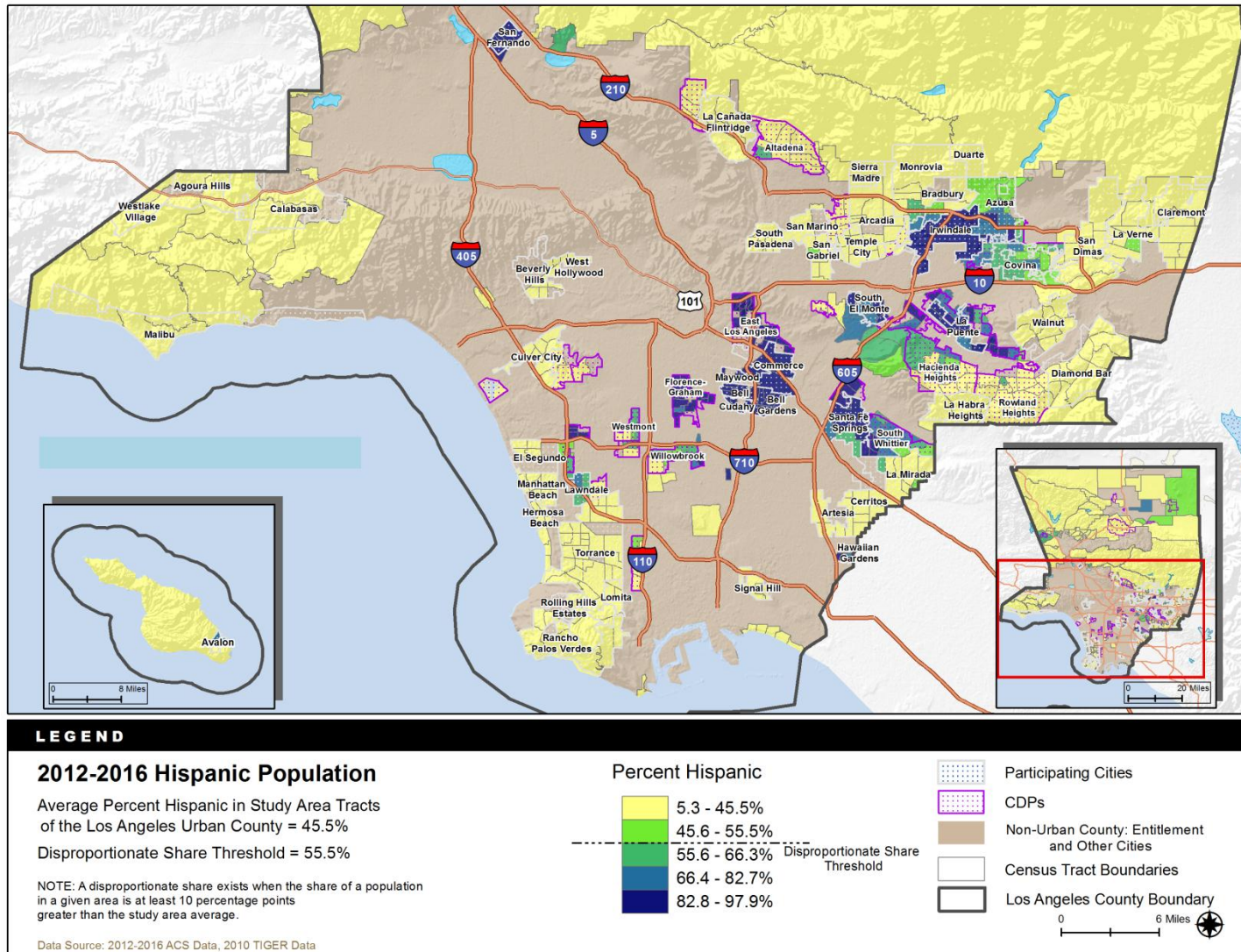
The concentration of the black population in the Los Angeles Urban County at the time of the 2016 ACS is presented on the following page in Map III.1. Several Census tracts displayed concentrations of this population above the disproportionate share threshold of 15.5 percent, with many such tracts located near Westmont and Willowbrook.

The Hispanic ethnic population in the Urban County occurred in disproportionate share levels in many areas, suggesting possible segregation in comparison to other areas where the Hispanic population was below the 45.5 percent average. This population was concentrated by as much as 97.9 percent. The highest concentrations of Hispanic households were found in Census tracts near Commerce, Bell, Bell Gardens, Santa Fe Springs, La Puente, Irwindale, and San Fernando. These data are presented in Map III.2.

Map III.1
Black Population
 Los Angeles Urban County
 2016 ACS, Tigerline



Map III.2
Hispanic Population
 Los Angeles Urban County
 2016 ACS, Tigerline



POPULATION BY LANGUAGE

Distinct from race and ethnicity, language has a profound effect on the opportunities available to Urban County residents. While the majority of residents spoke English at home as measured by the 2016 ACS, 1,537,020 persons had limited English proficiency, representing 22.8 percent of the population. The most commonly spoken language at home was Spanish, which accounted for 14.1 percent of the Urban County population, followed by Chinese at 4.2 percent.

| Table III.12 Limited English Proficiency and Language Spoken at Home Los Angeles Urban County 2016 Five-Year ACS | | | |
|---|--|------------------|-----------------------------|
| Number | County | Number of Person | Percent of Total Population |
| #1 LEP Language | Spanish | 332,732 | 14.1% |
| #2 LEP Language | Chinese | 99,913 | 4.2% |
| #3 LEP Language | Korean | 28,580 | 1.2% |
| #4 LEP Language | Other Asian and Pacific Island languages | 21,185 | 0.9% |
| #5 LEP Language | Other Indo-European languages | 17,158 | 0.7% |
| #6 LEP Language | Tagalog | 13,528 | 0.6% |
| #7 LEP Language | Vietnamese | 13,035 | 0.6% |
| #8 LEP Language | Russian, Polish, or other Slavic languages | 4,720 | 0.2% |
| #9 LEP Language | Arabic | 4,275 | 0.2% |
| #10 LEP Language | Other and unspecified languages | 1,894 | 0.1% |

PERSONS WITH DISABILITIES

Disability is defined by the Census Bureau as a lasting physical, mental, or emotional condition that makes it difficult for a person to participate in activities, go outside the home alone, or to work. The 2010 Census did not collect data on disability status, so estimates are derived from the 2016 five-year ACS. As shown in Table III.13, below, the disability rate for the Urban County was 9.2 percent in 2016. This rate was slightly higher for female residents in the Urban County, at 9.7 percent versus 8.8 percent for males. This represented a total of 230,560 persons with disabilities in the Urban County.

| Table III.13 Disability by Age Los Angeles Urban County 2016 Five-Year ACS Data | | | | | | |
|--|---------------------------|-----------------|---------------------------|-----------------|---------------------------|-----------------|
| Age | Male | | Female | | Total | |
| | Persons with Disabilities | Disability Rate | Persons with Disabilities | Disability Rate | Persons with Disabilities | Disability Rate |
| Under 5 | 376 | 0.5% | 379 | 0.5% | 755 | 0.5% |
| 5 to 17 | 9,320 | 4.2% | 5,815 | 2.8% | 15,135 | 3.5% |
| 18 to 34 | 13,501 | 4.6% | 9,493 | 3.3% | 22,994 | 4.0% |
| 35 to 64 | 39,526 | 8.2% | 40,639 | 7.9% | 80,165 | 8.0% |
| 65 to 74 | 17,623 | 20.0% | 21,780 | 21.2% | 39,403 | 20.7% |
| 75 or Older | 27,612 | 46.0% | 44,496 | 52.3% | 72,108 | 49.7% |
| Total | 107,958 | 8.8% | 122,602 | 9.7% | 230,560 | 9.2% |

Because a disability is a physical, mental, or emotional condition that makes it difficult for a person to participate in activities, go outside the home alone, or to work, it is important to evaluate employment status by disability. Disability data are separated by type of impairment and employment status in Table III.14. This table addresses the population who may participate in the labor force, defined as the total non-institutionalized civilian population between 18 and 64. This table also separates disabilities for these persons; note that disability totals cannot be calculated manually since some persons may have more than one (1) disability and fall into more than one (1) disability category within the employed, unemployed, and not in labor force groups. Ambulatory difficulties were most common disability among all persons, accounting for 5.4 percent of the population, or 126,246 persons. This was followed by independent living difficulty, which accounted for 5.1 percent, or 98,394 persons.

| Table III.14 Total Disabilities Tallied: Aged 5 and Older Los Angeles Urban County 2016 Five-Year ACS | | |
|--|----------------------------|-------------------------|
| Disability Type | Population with Disability | Percent with Disability |
| Hearing disability | 61,564 | 2.5% |
| Vision disability | 40,621 | 1.6% |
| Cognitive disability | 85,327 | 3.6% |
| Ambulatory disability | 126,246 | 5.4% |
| Self-Care disability | 60,579 | 2.6% |
| Independent living difficulty | 98,394 | 5.1% |

Persons with disabilities throughout the Urban County are shown in Map III.3, on the following page. While there are no areas with disproportionate shares of households with disabilities in the Urban County, there are areas with higher concentrations of persons with disabilities. This includes many of the participating cities, including Rancho Palo Verdes, Torrance, and Commerce.

Map III.3
Persons with Disabilities
 Los Angeles Urban County
 2016 ACS, Tigerline

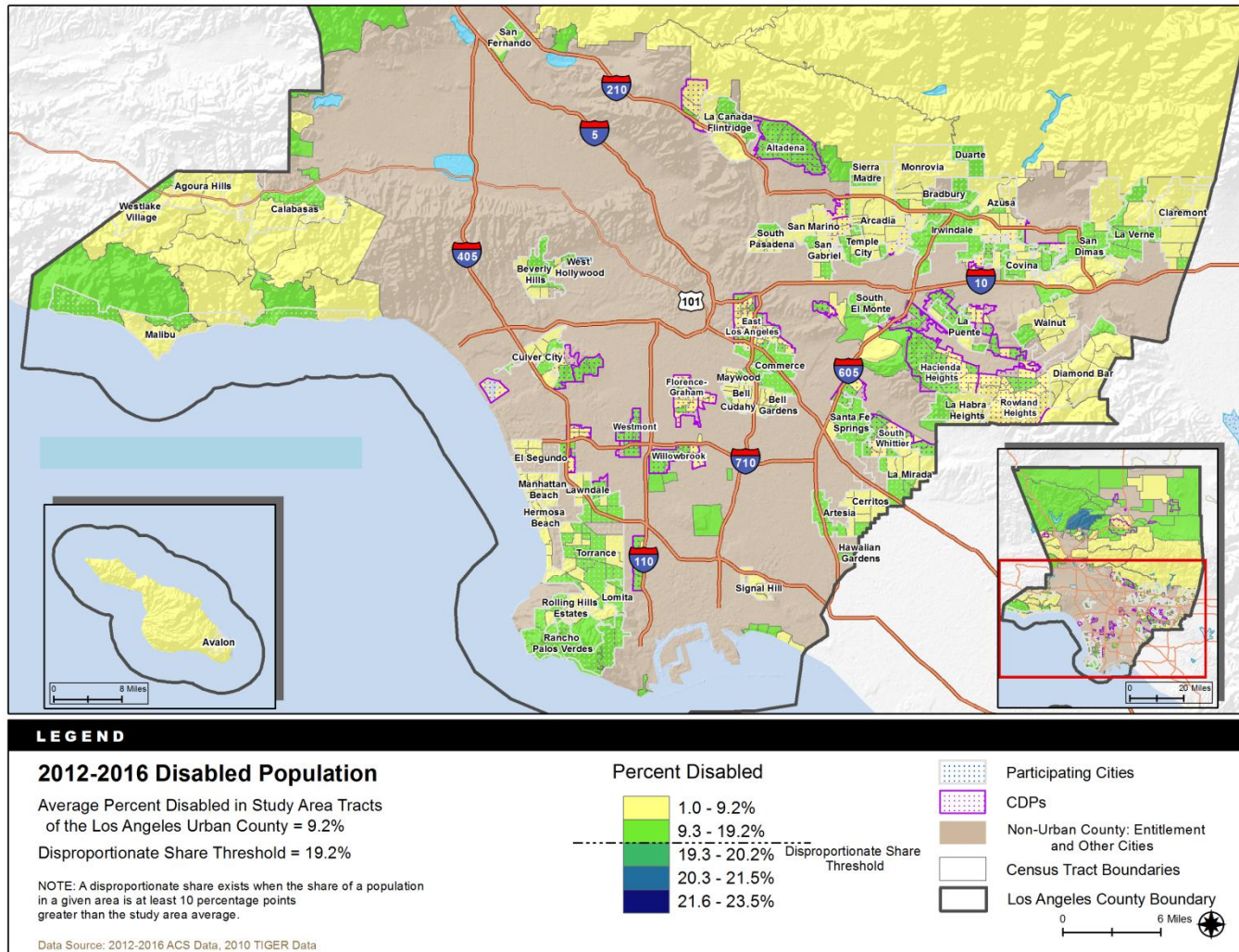


Table III.15
Total Disabilities Tallied: Aged 5 and Older
 Los Angeles Urban County: Participating Cities
 2016 Five-Year ACS

| Participating City | Disability | | | | | |
|-----------------------|--------------------|-------------------|----------------------|-----------------------|----------------------|-------------------------------|
| | Hearing Disability | Vision Disability | Cognitive Disability | Ambulatory Disability | Self-Care Disability | Independent Living Difficulty |
| Agoura Hills | 332 | 214 | 581 | 886 | 304 | 634 |
| Arcadia | 1,440 | 748 | 1,565 | 2,564 | 1,425 | 2,246 |
| Avalon | 80 | 69 | 106 | 129 | 83 | 104 |
| Azusa | 873 | 742 | 1,558 | 1,734 | 768 | 1,387 |
| Bell | 514 | 457 | 1,282 | 1,705 | 859 | 1,290 |
| Bell Gardens | 606 | 494 | 1,175 | 1,448 | 831 | 1,100 |
| Beverly Hills | 1,094 | 521 | 1,241 | 1,945 | 1,112 | 1,471 |
| Calabasas | 253 | 178 | 634 | 1,054 | 652 | 742 |
| Cerritos | 1,378 | 684 | 1,496 | 2,307 | 1,058 | 1,961 |
| Claremont | 962 | 373 | 1,337 | 1,387 | 446 | 981 |
| Commerce | 360 | 295 | 629 | 929 | 443 | 695 |
| Covina | 1,277 | 745 | 1,675 | 2,347 | 1,077 | 1,849 |
| Cudahy | 340 | 388 | 849 | 1,085 | 545 | 718 |
| Culver City | 726 | 668 | 1,308 | 1,841 | 883 | 1,369 |
| Diamond Bar | 1,214 | 639 | 1,788 | 2,331 | 1,147 | 2,082 |
| Duarte | 700 | 423 | 779 | 1,500 | 903 | 1,293 |
| El Segundo | 297 | 104 | 302 | 417 | 105 | 258 |
| Hawaiian Gardens | 325 | 347 | 689 | 781 | 344 | 613 |
| Hermosa Beach | 442 | 232 | 600 | 442 | 205 | 508 |
| Irwindale | 37 | 41 | 26 | 100 | 44 | 51 |
| La Canada Flintridge | 408 | 226 | 429 | 651 | 330 | 552 |
| La Habra Heights | 268 | 13 | 56 | 292 | 117 | 104 |
| La Mirada | 1,008 | 694 | 1,557 | 2,551 | 945 | 1,914 |
| La Puente | 1,050 | 790 | 1,386 | 2,314 | 1,040 | 1,945 |
| La Verne | 1,479 | 821 | 1,505 | 2,126 | 976 | 1,692 |
| Lawndale | 651 | 986 | 1,049 | 1,826 | 988 | 1,240 |
| Lomita | 571 | 370 | 844 | 1,141 | 547 | 951 |
| Malibu | 429 | 130 | 433 | 424 | 217 | 428 |
| Manhattan Beach | 570 | 248 | 653 | 883 | 487 | 807 |
| Maywood | 355 | 506 | 605 | 1,083 | 539 | 771 |
| Monrovia | 812 | 483 | 781 | 1,689 | 845 | 1,259 |
| Rancho Palos Verdes | 1,491 | 580 | 1,644 | 2,124 | 1,069 | 1,759 |
| Rolling Hills Estates | 200 | 205 | 234 | 323 | 135 | 291 |
| San Dimas | 1,063 | 572 | 1,305 | 1,956 | 793 | 1,629 |
| San Fernando | 702 | 763 | 829 | 972 | 449 | 581 |
| San Gabriel | 1,043 | 618 | 1,047 | 1,445 | 759 | 1,377 |
| San Marino | 225 | 145 | 175 | 398 | 227 | 458 |
| Santa Fe Springs | 522 | 335 | 780 | 1,100 | 587 | 912 |
| Sierra Madre | 352 | 201 | 242 | 376 | 119 | 330 |
| Signal Hill | 125 | 159 | 456 | 451 | 170 | 342 |
| South El Monte | 630 | 388 | 790 | 1,375 | 553 | 968 |
| South Pasadena | 560 | 181 | 584 | 1,030 | 489 | 774 |
| Temple City | 813 | 462 | 1,124 | 1,703 | 976 | 1,517 |
| Torrance | 4,861 | 2,377 | 5,069 | 7,805 | 3,324 | 6,157 |
| Walnut | 735 | 269 | 694 | 1,168 | 579 | 1,113 |
| West Hollywood | 1,012 | 1,089 | 1,708 | 2,957 | 1,642 | 2,325 |
| Westlake Village | 294 | 68 | 250 | 352 | 134 | 297 |
| Incorporated Cities | 35,479 | 22,041 | 45,849 | 67,447 | 32,270 | 53,845 |
| Unincorporated Areas | 26,085 | 18,580 | 39,478 | 58,799 | 28,309 | 44,549 |
| Urban County | 61,564 | 40,621 | 85,327 | 126,246 | 60,579 | 98,394 |
| Los Angeles County | 247,441 | 192,103 | 379,947 | 543,615 | 267,197 | 421,165 |

| Table III.16 Total Disabilities Tallied Percentages: Aged 5 and Older Los Angeles Urban County: Unincorporated Areas 2016 Five-Year ACS | | | | | | |
|--|-----------------------|-------------------|----------------------|-----------------------|----------------------|-------------------------------|
| Unincorporated Area | Disability Percentage | | | | | |
| | Hearing Disability | Vision Disability | Cognitive Disability | Ambulatory Disability | Self-Care Disability | Independent Living Difficulty |
| Agoura Hills | 1.6 | 1.0 | 3.0 | 4.5 | 1.5 | 4.0 |
| Arcadia | 2.5 | 1.3 | 2.8 | 4.7 | 2.6 | 5.0 |
| Avalon | 2.1 | 1.8 | 3.1 | 3.7 | 2.4 | 4.0 |
| Azusa | 1.8 | 1.5 | 3.4 | 3.8 | 1.7 | 3.7 |
| Bell | 1.4 | 1.3 | 3.9 | 5.2 | 2.6 | 5.1 |
| Bell Gardens | 1.4 | 1.2 | 3.0 | 3.8 | 2.2 | 3.9 |
| Beverly Hills | 3.2 | 1.5 | 3.7 | 5.8 | 3.3 | 5.3 |
| Calabasas | 1.1 | 0.7 | 2.7 | 4.5 | 2.8 | 4.1 |
| Cerritos | 2.8 | 1.4 | 3.1 | 4.8 | 2.2 | 4.9 |
| Claremont | 2.7 | 1.0 | 3.9 | 4.0 | 1.3 | 3.4 |
| Commerce | 2.8 | 2.3 | 5.3 | 7.8 | 3.7 | 7.3 |
| Covina | 2.6 | 1.5 | 3.8 | 5.3 | 2.4 | 5.1 |
| Cudahy | 1.4 | 1.6 | 3.9 | 4.9 | 2.5 | 4.4 |
| Culver City | 1.9 | 1.7 | 3.5 | 5.0 | 2.4 | 4.3 |
| Diamond Bar | 2.2 | 1.1 | 3.3 | 4.3 | 2.1 | 4.6 |
| Duarte | 3.3 | 2.0 | 3.8 | 7.4 | 4.4 | 7.7 |
| El Segundo | 1.8 | 0.6 | 1.9 | 2.7 | 0.7 | 2.0 |
| Hawaiian Gardens | 2.2 | 2.4 | 5.2 | 5.9 | 2.6 | 6.0 |
| Hermosa Beach | 2.2 | 1.2 | 3.2 | 2.4 | 1.1 | 3.2 |
| Irwindale | 2.8 | 3.1 | 2.1 | 8.0 | 3.5 | 5.2 |
| La Canada Flintridge | 2.0 | 1.1 | 2.2 | 3.4 | 1.7 | 3.6 |
| La Habra Heights | 5.0 | 0.2 | 1.1 | 5.6 | 2.2 | 2.3 |
| La Mirada | 2.1 | 1.4 | 3.4 | 5.5 | 2.0 | 4.9 |
| La Puente | 2.6 | 2.0 | 3.7 | 6.2 | 2.8 | 6.5 |
| La Verne | 4.6 | 2.6 | 5.0 | 7.1 | 3.3 | 6.8 |
| Lawndale | 2.0 | 3.0 | 3.4 | 5.9 | 3.2 | 4.9 |
| Lomita | 2.8 | 1.8 | 4.4 | 5.9 | 2.8 | 5.8 |
| Malibu | 3.3 | 1.0 | 3.5 | 3.4 | 1.7 | 3.9 |
| Manhattan Beach | 1.6 | 0.7 | 2.0 | 2.6 | 1.5 | 3.0 |
| Maywood | 1.3 | 1.8 | 2.4 | 4.3 | 2.2 | 4.0 |
| Monrovia | 2.2 | 1.3 | 2.3 | 4.9 | 2.4 | 4.4 |
| Rancho Palos Verdes | 3.5 | 1.4 | 4.0 | 5.2 | 2.6 | 5.3 |
| Rolling Hills Estates | 2.4 | 2.5 | 3.0 | 4.1 | 1.7 | 4.6 |
| San Dimas | 3.1 | 1.7 | 4.1 | 6.1 | 2.5 | 6.0 |
| San Fernando | 2.9 | 3.1 | 3.7 | 4.3 | 2.0 | 3.3 |
| San Gabriel | 2.6 | 1.6 | 2.8 | 3.8 | 2.0 | 4.3 |
| San Marino | 1.7 | 1.1 | 1.4 | 3.1 | 1.8 | 4.6 |
| Santa Fe Springs | 3.0 | 1.9 | 4.8 | 6.8 | 3.6 | 7.0 |
| Sierra Madre | 3.2 | 1.8 | 2.3 | 3.6 | 1.1 | 3.8 |
| Signal Hill | 1.1 | 1.4 | 4.4 | 4.3 | 1.6 | 4.0 |
| South El Monte | 3.1 | 1.9 | 4.1 | 7.2 | 2.9 | 6.3 |
| South Pasadena | 2.2 | 0.7 | 2.4 | 4.2 | 2.0 | 4.0 |
| Temple City | 2.3 | 1.3 | 3.3 | 5.0 | 2.9 | 5.4 |
| Torrance | 3.3 | 1.6 | 3.7 | 5.6 | 2.4 | 5.3 |
| Walnut | 2.4 | 0.9 | 2.4 | 4.1 | 2.0 | 4.6 |
| West Hollywood | 2.8 | 3.1 | 4.9 | 8.4 | 4.7 | 6.8 |
| Westlake Village | 3.5 | 0.8 | 3.1 | 4.3 | 1.6 | 4.4 |
| Incorporated Cities | 3.6 | 1.2 | 2.6 | 4.7 | 2.6 | 5.5 |
| Unincorporated Areas | 2.7 | 1.0 | 2.2 | 4.1 | 2.2 | 4.5 |
| Urban County | 2.5 | 1.6 | 3.6 | 5.4 | 2.6 | 5.1 |
| Los Angeles County | 2.5 | 1.9 | 4.1 | 5.8 | 2.9 | 5.5 |

HOUSEHOLD TYPE AND SIZE

At the time of the 2010 Census, the Los Angeles Urban County had 782,221 households, as shown in Table III.17. More than half of all households in the Urban County were married families, meaning a married couple and children, and a majority of these households (287,637) owned their homes. Other types of family households, meaning those made up for members related by conditions other than marriage, the strong majority were headed by female householders. Among non-family households, which made up 112,356 of the Urban County's total households, most were in rental housing, with 62,901 in this category.

| Table III.17 Household Type by Tenure Los Angeles Urban County 2010 Census SF1 & 2016 Five-Year ACS Data | | | | |
|---|---------------------------|---------------|----------------------------------|---------------|
| Household Type | 2010 Census Households | Households | 2016 Five-Year ACS Households | % of Total |
| Family Households | 576,337 | 73.70% | 575,882 | 73.60% |
| Married-Couple Family | 416,148 | 72.20% | 413,570 | 71.80% |
| Owner-Occupied | 296,059 | 71.10% | 287,637 | 69.50% |
| Renter-Occupied | 120,089 | 28.90% | 125,933 | 30.50% |
| Other Family | 160,189 | 27.80% | 162,312 | 27.80% |
| Male Householder, No Spouse Present | 48,801 | 30.50% | 49,956 | 30.10% |
| Owner-Occupied | 24,101 | 49.40% | 23,860 | 47.80% |
| Renter-Occupied | 24,700 | 50.6% | 26,096 | 52.2% |
| Female Householder, No Spouse Present | 111,388 | 69.5% | 112,356 | 68.6% |
| Owner-Occupied | 54,081 | 48.6% | 49,455 | 44.0% |
| Renter-Occupied | 57,307 | 51.4% | 62,901 | 56.0% |
| Non-Family Households | 205,884 | 26.3% | 207,075 | 26.3% |
| Owner-Occupied | 94,433 | 45.9% | 93,836 | 45.3% |
| Renter-Occupied | 111,451 | 54.1% | 113,239 | 54.7% |
| Total | 782,221 | 100.0% | 782,957 | 100.0% |

Households by household size are shown in Table III.18, on the following page. There were a total of 782,221 households in 2010, up from 756,125 in 2000. One person households changed by 756,125 percent between 2000 and 2010, while two person households changed by 2.4 percent. Three and four (4) person households changed by 8.5 and 5 percent respectively, representing 17.3 percent and 16.8 percent of the population in 2010.

| Table III.18 Households by Household Size Los Angeles Urban County 2000 & 2010 Census SF1 Data | | | | | |
|---|----------------|---------------|----------------|---------------|-------------------|
| Size | 2000 Census | | 2010 Census | | % Change 00–10 |
| | Households | % of Total | Households | % of Total | |
| One Person | 157,461 | 20.8% | 158,973 | 20.3% | 1.0% |
| Two Persons | 202,547 | 26.8% | 207,411 | 26.5% | 2.4% |
| Three Persons | 124,495 | 16.5% | 135,085 | 17.3% | 8.5% |
| Four Persons | 124,825 | 16.5% | 131,117 | 16.8% | 5.0% |
| Five Persons | 71,113 | 9.4% | 72,552 | 9.3% | 2.0% |
| Six Persons | 36,493 | 4.8% | 36,659 | 4.7% | 0.5% |
| Seven Persons or More | 39,191 | 5.2% | 40,424 | 5.2% | 3.1% |
| Total | 756,125 | 100.0% | 782,221 | 100.0% | 3.5% |

Data for all areas of the Urban County are presented in Appendix A. Many communities experienced similar patterns as the Urban County total; in Torrance, the greatest share of households contained those with two (2) persons, with 16,895 or 30.2 percent of total households this size. The city with the largest number of households with seven (7) persons or more was Le Verne, with 1,444, though the most common family size in that city was four (4) persons.

C. ECONOMIC CONDITIONS

While the Census Bureau provides economic data for each of the communities addressed in this plan, economic data reported by the U.S. Bureau of Economic Analysis and the U.S. Bureau of Labor Statistics are available only at the county level. Consequently, some of the economic data in the following section are reported for the Urban County and its communities, and some are presented for the entire county.

LABOR FORCE AND EMPLOYMENT

The U.S. Bureau of Labor Statistics (BLS) reports on the number of people working or seeking work. Together, this group of persons is considered the labor force. The BLS reports this data by county; hence, the following discussion is for Los Angeles County in its entirety.

Table III.19 shows the labor for statistics for Los Angeles County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2006 with a rate of 4.8. The highest level of unemployment occurred during 2010 rising to a rate of 12.5, compared to a statewide low of 4.9 in 2000 and statewide high of 12.2 in 2010. Over the last year the unemployment rate in Los Angeles County decreased from 6.6 percent in 2015 to 5.2 percent in 2016, which compared to a statewide decrease to 5.4 percent.

Diagram III.1 shows the employment and labor force for Los Angeles County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,778,759 persons, with the labor force reaching 5,043,254, indicating there were a total of 264,495 unemployed persons.

Diagram III.1
Employment and Labor Force
 Los Angeles County
 1990 – 2016 BLS Data

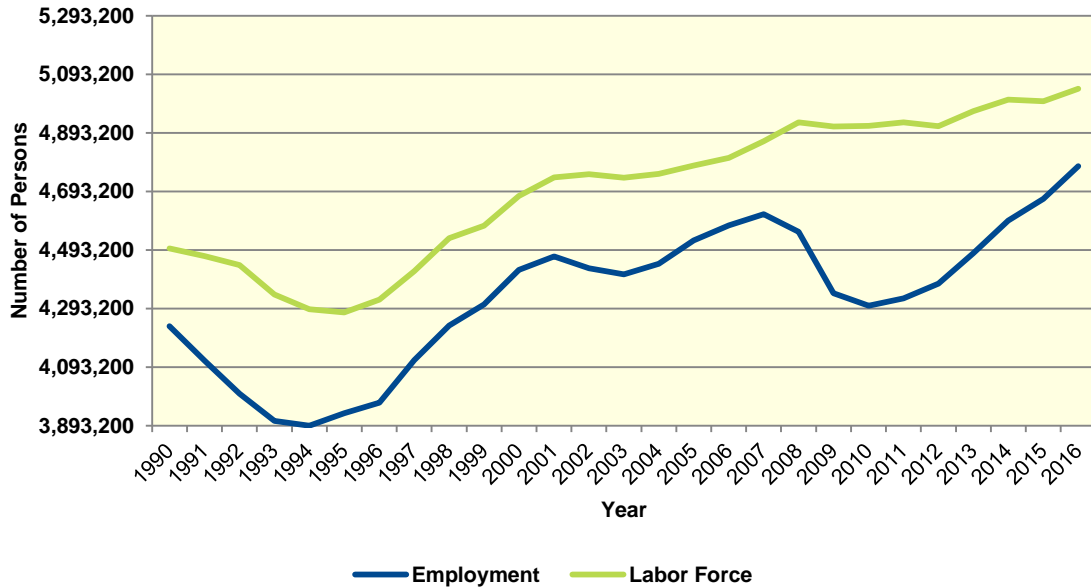


Diagram III.2 shows the unemployment rate for both the state and Los Angeles County. During the 1990's the average unemployment rate for Los Angeles County was 7.8 percent, which compared to 7.3 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 6.6 percent, which compared to 6.4 percent statewide. Since 2010 the average unemployment rate was 9.3 percent. Over the course of the entire period, Los Angeles County had an average unemployment rate higher than the state, 7.8 percent for Los Angeles County, versus 7.4 percent statewide.

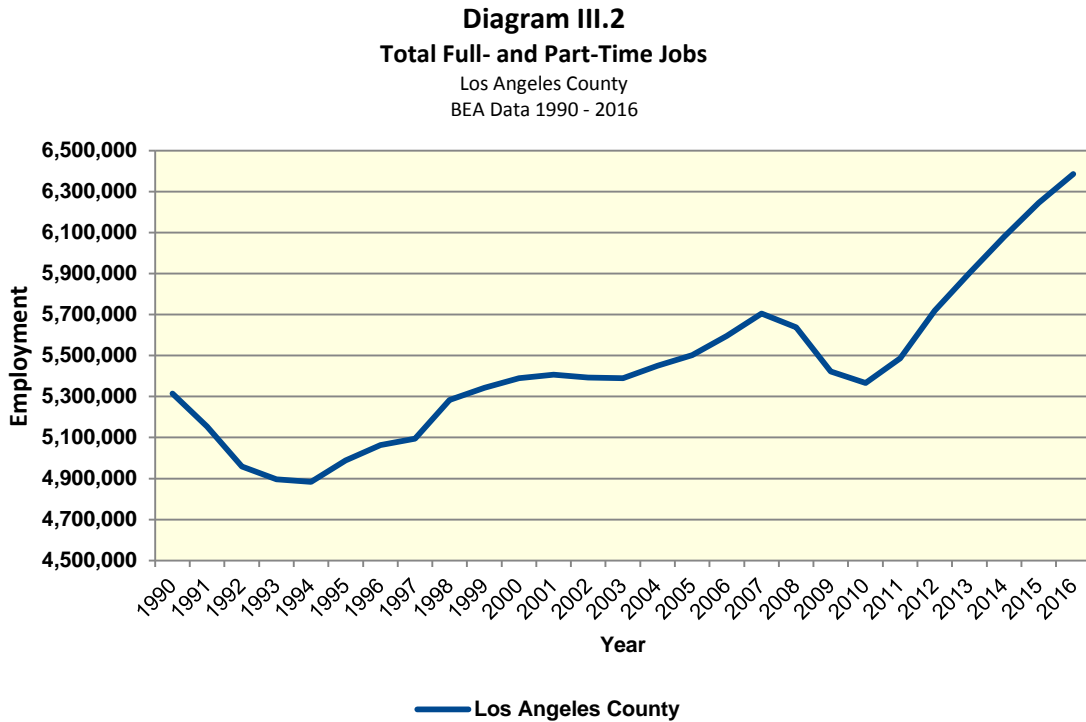
Table III.19
Labor Force Statistics
 Los Angeles County
 1990 - 2016 BLS Data

| Year | Los Angeles County | | | | Statewide Unemployment Rate |
|------|--------------------|------------|-------------|-------------------|--------------------------------|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 265,577 | 4,233,137 | 4,498,714 | 5.9% | 5.8% |
| 1991 | 356,932 | 4,114,757 | 4,471,689 | 8.0% | 7.7% |
| 1992 | 438,634 | 4,002,563 | 4,441,197 | 9.9% | 9.3% |
| 1993 | 431,641 | 3,908,826 | 4,340,467 | 9.9% | 9.5% |
| 1994 | 397,539 | 3,893,251 | 4,290,790 | 9.3% | 8.6% |
| 1995 | 343,916 | 3,935,618 | 4,279,534 | 8.0% | 7.9% |
| 1996 | 352,087 | 3,971,474 | 4,323,561 | 8.1% | 7.3% |
| 1997 | 304,084 | 4,116,772 | 4,420,856 | 6.9% | 6.4% |
| 1998 | 297,936 | 4,235,401 | 4,533,337 | 6.6% | 5.9% |
| 1999 | 269,368 | 4,307,045 | 4,576,413 | 5.9% | 5.2% |
| 2000 | 251,766 | 4,425,623 | 4,677,389 | 5.4% | 4.9% |
| 2001 | 268,992 | 4,471,537 | 4,740,529 | 5.7% | 5.4% |
| 2002 | 320,640 | 4,430,944 | 4,751,584 | 6.7% | 6.7% |
| 2003 | 329,559 | 4,409,913 | 4,739,472 | 7.0% | 6.8% |
| 2004 | 308,120 | 4,445,361 | 4,753,481 | 6.5% | 6.2% |
| 2005 | 256,381 | 4,525,223 | 4,781,604 | 5.4% | 5.4% |
| 2006 | 230,308 | 4,577,565 | 4,807,873 | 4.8% | 4.9% |
| 2007 | 249,384 | 4,614,776 | 4,864,160 | 5.1% | 5.4% |
| 2008 | 373,856 | 4,555,103 | 4,928,959 | 7.6% | 7.3% |
| 2009 | 569,520 | 4,345,182 | 4,914,702 | 11.6% | 11.2% |
| 2010 | 615,101 | 4,302,274 | 4,917,375 | 12.5% | 12.2% |
| 2011 | 600,541 | 4,327,923 | 4,928,464 | 12.2% | 11.7% |
| 2012 | 536,871 | 4,378,392 | 4,915,263 | 10.9% | 10.4% |
| 2013 | 484,962 | 4,482,057 | 4,967,019 | 9.8% | 8.9% |
| 2014 | 412,856 | 4,593,903 | 5,006,759 | 8.2% | 7.5% |
| 2015 | 332,405 | 4,668,203 | 5,000,608 | 6.6% | 6.2% |
| 2016 | 264,495 | 4,778,759 | 5,043,254 | 5.2% | 5.4% |

FULL- AND PART-TIME EMPLOYMENT

The Bureau of Economic Analysis (BEA) provides an alternate view of employment representing a count of both full- and part-time jobs rather than persons working or seeking work. Thus, a person working more than one (1) job can be counted more than once. These data contain jobs from domestic employers, sole proprietorships, and agricultural employers not covered by the unemployment compensation system. BEA employment data are drawn, in part, from income tax records; thus, there is some delay in releasing the information. The data series presented in the following pages offers data from 1969 through 2016 for the entire Los Angeles County.

Diagram III.2 shows the number of full and part time jobs for Los Angeles County, as a whole. After dipping in 2008, the number of full and part time jobs has risen significantly since 2011. By 2016, the number of jobs reached over 6.3 million county-wide.



LEADING AND EMERGING INDUSTRIES

The Los Angeles County Economic Development Corporation (LAEDC) is the region's leading provider of economic development services. LAEDC's 2017 Economic Update for Los Angeles County report identified the following industries as leading industries with the strongest job growth in the County:⁵

- Education
- Professional and Business Services
- Health Care
- Construction
- Administrative Services
- Financial Activities

In addition, the report identified the following as emerging industries in the County:

- Advanced Transportation and Fuels
- Biosciences
- Digital Media

⁵ <https://laedc.org/wp-content/uploads/2017/11/2017-LAC-Economic-Update.pdf>

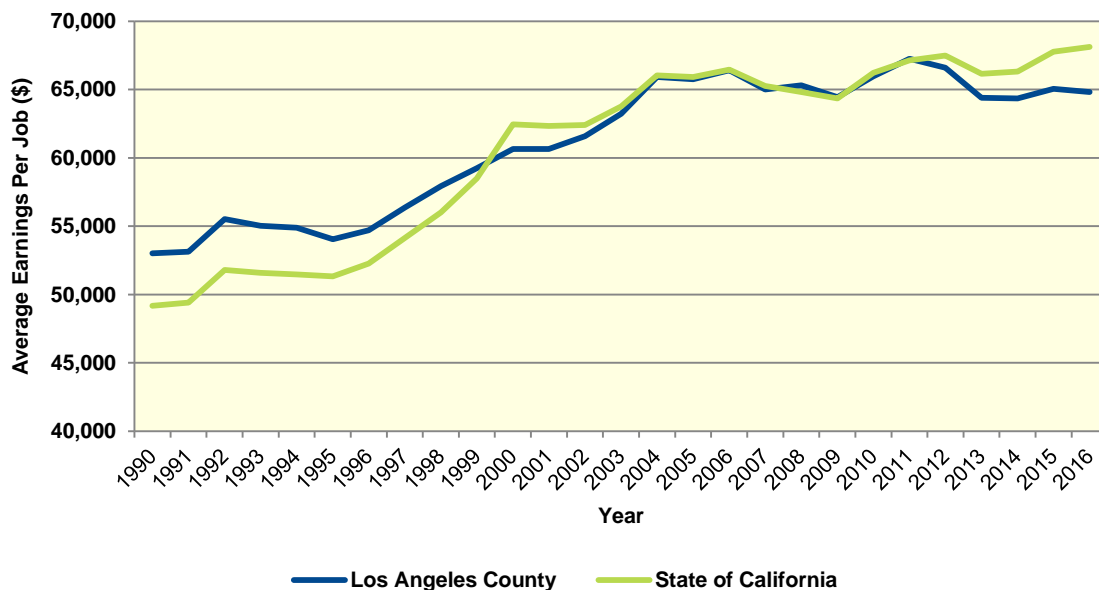
The Los Angeles County Economic Development's 2017 Scorecard identified industries that have projected growth over the next five years, from 2016 to 2021.⁶ Those with the most growth potential included:

- Educational and Health Services with a 66.3 percent projected growth
- Professional and Business Services with a 43.7 percent projected growth
- Leisure and Hospitality with a 39.2 percent projected growth
- Retail trade with a 13.7 percent projected growth
- Wholesale trade with a 10.5 percent projected growth
- Construction with a 10.4 percent projected growth

EARNINGS AND PERSONAL INCOME

BEA data also included estimates of earnings and personal income. When the total of earnings is divided by the number of jobs and deflated to remove the effects of inflation, the average real earnings per job is determined. Diagram III.3 shows real average earnings per job for Los Angeles County from 1990 to 2016. Over this period the average earning per job for Los Angeles County was \$61,158, which was higher than the statewide average of \$60,692 over the same period. In 2010, total employment was 5,366,445 and 6,384,920 in 2016, which was a percentage change of 2.2 over this period.

Diagram III.3
Real Average Earnings Per Job
Los Angeles County
BEA Data 1990 - 2016

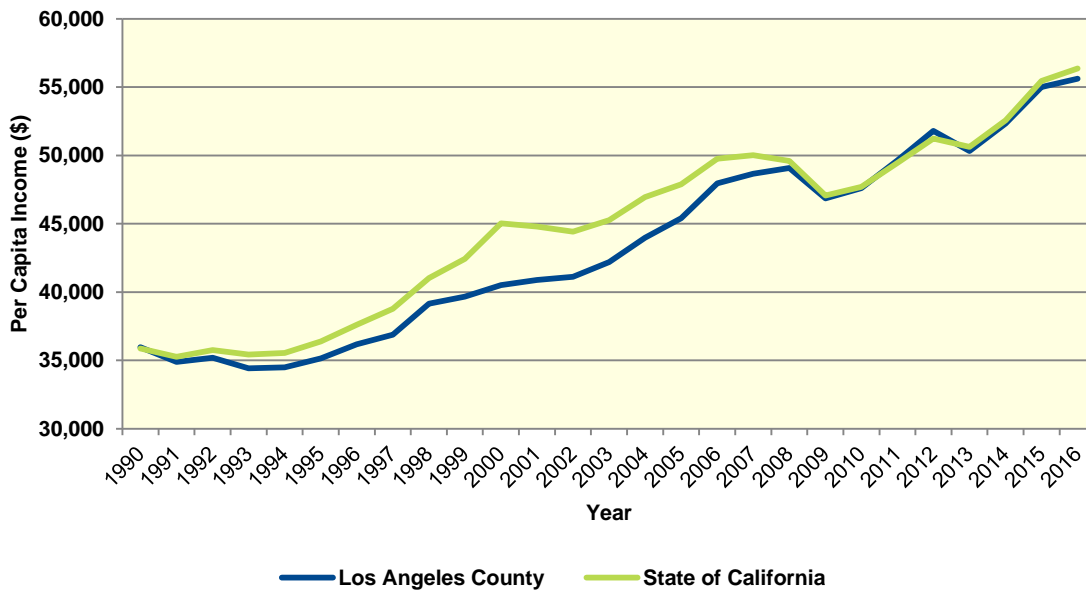


Another perspective of the state of the economy involves comparing the total of all forms of income: earnings from jobs plus transfer payments and property income, such as dividends,

⁶ <http://economicdevelopment.lacounty.gov/wp-content/uploads/2017/12/Economic-Development-Scorecard-Nov-2017.pdf>

interest, and rents. When all these data are summed, equating to total personal income, and then divided by population, per capita income is calculated. Diagram III.4 shows real per capita income Los Angeles County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Los Angeles County was \$43,368, which was lower than the statewide average of \$44,752 over the same period.

Diagram III.4
Real Per Capita Income
 Los Angeles County
 BEA Data 1990 - 2016



HOUSEHOLD INCOME DISTRIBUTION

While BEA data show personal and per-job earnings, the Census Bureau reports that the average household income in Los Angeles County in 2016 was \$57,952.⁷ To examine how income was distributed throughout Los Angeles County and the communities in the Los Angeles Urban County, households were divided by income range, as reported in the 2010 Census and 2016 five-year ACS.

Households by income for the Urban County is shown in Table III.20. Households earning more than \$100,000 per year represented 34.9 percent of households in 2016, compared to 20.2 percent in 2000. Households earning between \$50,000 and \$74,999 represented 16 percent of households in 2010, compared to 19.7 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.2 percent of households in 2016, compared to 12.4 percent in 2000.

⁷ U.S. Census Bureau American FactFinder, 2016 Five-Year ACS, Mean Incomes, https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

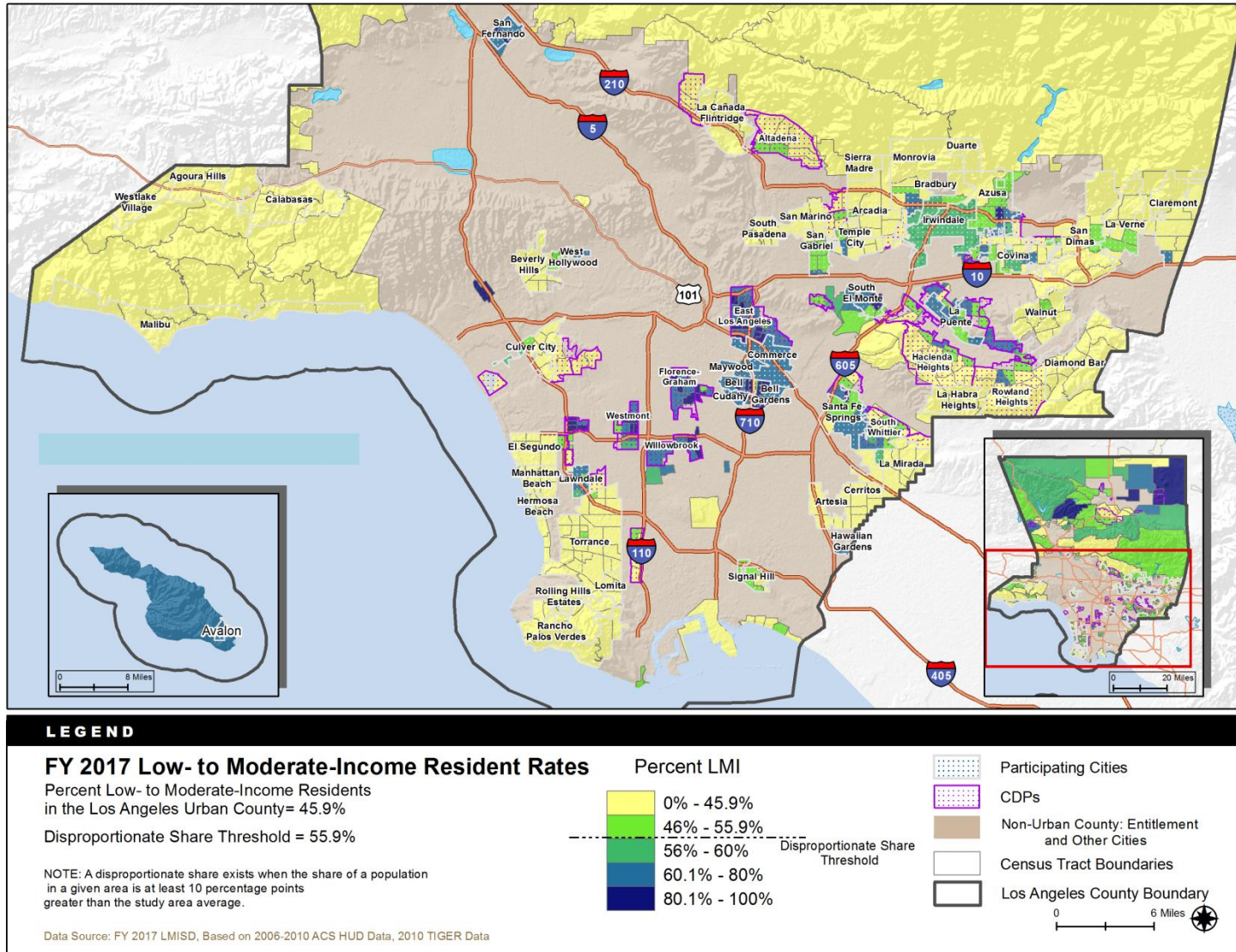
| Table III.20 Household by Income Los Angeles Urban County 2000 Census SF3 & 2016 Five-Year ACS Data | | | | |
|--|----------------|----------------|--------------------|----------------|
| Tenure | 2000 Census | | 2016 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Less than \$15,000 | 93,712 | 12.40% | 72,128 | 9.20% |
| \$15,000 to \$19,999 | 37,156 | 4.90% | 31,476 | 4.00% |
| \$20,000 to \$24,999 | 41,139 | 5.40% | 33,216 | 4.20% |
| \$25,000 to \$34,999 | 81,466 | 10.80% | 62,321 | 8.00% |
| \$35,000 to \$49,999 | 110,084 | 14.50% | 88,363 | 11.30% |
| \$50,000 to \$74,999 | 148,712 | 19.70% | 125,458 | 16.00% |
| \$75,000 to \$99,999 | 91,563 | 12.10% | 96,470 | 12.30% |
| \$100,000 or More | 152,914 | 20.20% | 273,525 | 34.90% |
| Total | 756,746 | 100.00% | 782,957 | 100.00% |

HUD calculates the HUD Area Median Family Income (HAMFI) for metropolitan regions across the country to identify relative income levels based on family size and geographic differences in earnings. HAMFI can be used to measure and compare the earnings of residents in a tract or block group against the median. In 2017, HAMFI in the Los Angeles-Long Beach metropolitan area for families of all sizes was \$ 64,259.⁸ Based on this figure, relative low- and moderate-income level families can be identified. These include the extremely low-income (earning 0 to 30 percent of HAMFI), the very low-income (earning 30.1 to 50 percent of HAMFI), the low-income (earning 50.1 to 80 percent of HAMFI), and the moderate-income (earning 80.1 to 100 percent of HAMFI).

Low- and moderate-income households face greater challenges due to their limited economic and other resources, and are of particular concern in the Urban County Map III.4, on the following page, shows low-moderate income households for 2017. HUD found that, in 2016, 45.9 percent of all Urban County residents were low- to moderate-income. Extremely high shares of low-mod residents were seen in participating cities such as Commerce, Maywood, Cudahy, Bell, and Bell Gardens; Santa Fe Springs; South El Monte; San Fernando; and La Puente. In the unincorporated areas, block groups in East Los Angeles, Florence-Graham, Walnut Park, Willowbrook, and Westmont held high shares, as well as unincorporated northeastern County.

⁸ <https://www.huduser.gov/portal/datasets/il/il2017/2017MedCalc.odn>

Map III.4
Low to Moderate Income Residents
 Los Angeles Urban County
 2016 ACS, Tigerline



D. POVERTY AND FOOD INSECURITY

POVERTY

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. The Census Bureau measures annual incomes compared to 48 income thresholds that vary by family size and age of members to determine poverty status. If a family's total income is less than the threshold for households of its size, then that family, and every individual in it, is considered poor. The poverty thresholds were originally derived using U.S. Department of Agriculture food budgets designed for families under economic stress and data about the portion of their income families spent on food. The official poverty definition counts monetary income earned before taxes and does not include capital gains and non-cash benefits such as public housing, Medicaid, and food stamps. Poverty is not defined for persons in military barracks or institutional group quarters or for unrelated individuals under the age of 15, such as foster children; these persons are considered neither poor nor non-poor.^{9 10}

The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index for All Urban Consumers, a program maintained monthly by the BLS. The Census Bureau recognizes that the thresholds may not fully reflect all American families' needs, but instead, they are intended for use as a statistical yardstick and measure for comparison, not as a complete appraisal of what families need to live.¹¹

However, because the federal poverty definition does not vary geographically, in areas such as California and New York, where cost of living is higher than the national average, the federal threshold may not include many people whose incomes are insufficient for the area in particular. If the federal definition of poverty were adjusted to take into account differences in housing costs between geographical areas, estimations of the poor and struggling populations could be far more accurate, making a much larger group of persons eligible for a variety of assistance programs and making more accurate funding formula allocations. Many organizations have recommended such a change, including the National Academy of Sciences (NAS) Panel on Poverty and Family Assistance, which created experimental poverty thresholds used by the Census Bureau in combination with HUD Fair Market Rent data. Median gross rent estimates from the ACS and Regional Price Parities estimated by the BEA could also be used.¹² Because the typical monthly housing cost in Los Angeles County is much higher than the typical monthly cost nationally and in more rural parts of the country, a regional poverty threshold based on housing in addition to food costs could more accurately describe poverty in the County. Under national standards, a family of three (3) in Los

⁹ *How the Census Bureau Measures Poverty*, <http://www.Census.gov/hhes/www/poverty/about/overview/measure.html>

¹⁰ The Orshansky poverty thresholds, developed in 1963 and 1964, were based on the expectation that a family should spend no more than one third of its annual income, adjusted for inflation, on food, the only generally accepted standard of adequacy for essential living. However, since that time changes in consumption patterns and food prices have lowered the average portion of income spent on food, while medical and housing costs have increased dramatically. While poverty calculations have since been revised several times, they may not include many families considered to be poor by contemporary standards.—Fisher, Gordon M. *The Development of the Orshansky Poverty Thresholds and Their Subsequent History as the Official U.S. Poverty Measure*, 1992. <http://www.census.gov/hhes/povmeas/publications/orshansky.html>

¹¹ *How the Census Bureau Measures Poverty*, <http://www.Census.gov/hhes/www/poverty/about/overview/measure.html>

¹² U.S. Census Bureau, *Alternative Geographic Adjustments of U.S. Poverty Thresholds: Impact on State Poverty Rates*, August 2009, <http://www.census.gov/hhes/povmeas/publications/povthres/Geo-Adj-Pov-Thld8.pdf>

Angeles County earning, for example, 200 percent of the federal poverty threshold (\$17,916 in 2011, weighted average) is forced to pay a much larger share of its income on housing than a family of three (3) earning the same amount, living in a lower-cost county or state.

Despite the shortcomings of the federal poverty definition when applied in California, as measured in the 2016 ACS, California had a larger population of persons in poverty than did any other state in the nation, and had an average annual poverty rate of 15.8 percent, just over the national rate of 15.1 percent.¹³ Poverty was less prevalent in Los Angeles County, at a rate of 13.5 percent, with 332,895 persons considered to be living in poverty, as noted in Table III.21, below. This rate was slightly higher than the rate in 2000. The Urban County did see a decline in childhood poverty from 12.9 percent in 2000 to 10.1 percent of the total number of persons in poverty in 2016. Elderly poverty, however, rose from 6.1 percent to 10.9 percent of the total number of persons in poverty.

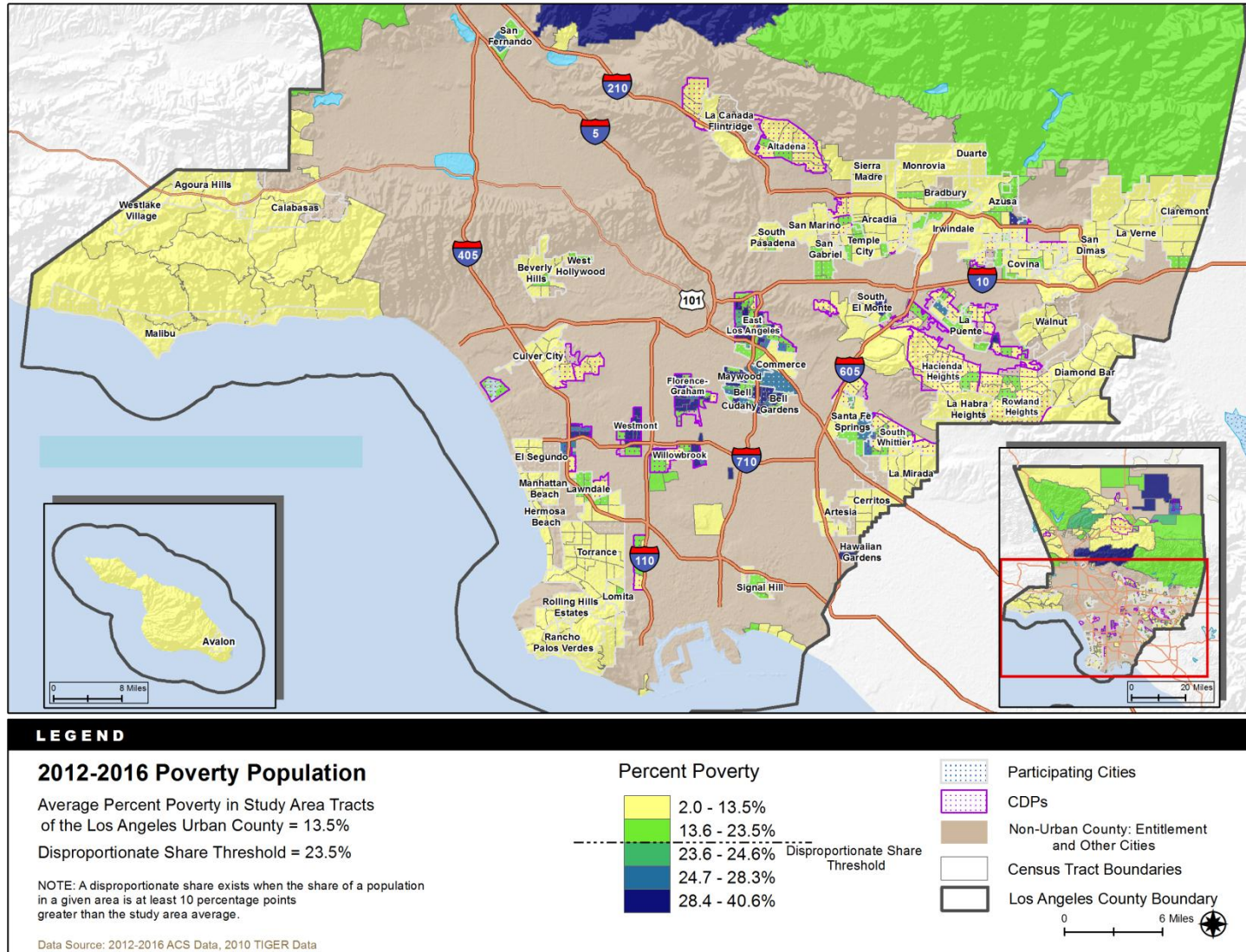
| Table III.21 Poverty by Age Los Angeles Urban County 2000 Census SF3 & 2016 Five-Year ACS Data | | | | |
|---|--------------------|---------------|--------------------|---------------|
| Age | 2000 Census | | 2016 Five-Year ACS | |
| | Persons in Poverty | % of Total | Persons in Poverty | % of Total |
| Under 6 | 40,407 | 12.9% | 33,722 | 10.1% |
| 6 to 17 | 81,649 | 26% | 75,271 | 22.6% |
| 18 to 64 | 172,165 | 54.9% | 187,706 | 56.4% |
| 65 and Older | 19,275 | 6.1% | 36,196 | 10.9% |
| Total | 313,496 | 100.0% | 332,895 | 100.0% |
| Poverty Rate | 13.4% | . | 13.5% | . |

As these data suggest, poverty was not spread evenly across the Urban County, as some areas had higher concentrations of poverty than did others. Map III.5 presents the 2016 poverty rate for all Census tracts in the Urban County and illustrate average rates and tracts with disproportionate shares of persons living in poverty: those in which 23.6 percent or more of residents were poor. As shown, rates as high as 40.6 percent were seen, with most of the high-poverty tracts located in unincorporated areas of the Urban County. Many of these tracts were in the central southern part of the County, south and east of the city of Los Angeles, such as in the East Los Angeles, Florence-Graham, Westmont, Willowbrook areas. Poverty was also higher than the disproportionate share threshold in some large tracts in the northern Urban County. Among the participating cities, disproportionately high poverty was seen in the Commerce, Maywood, Bell, Cudahy, and Bell Gardens area.

¹³ U.S. Census Bureau, <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml>

Map III.5 Poverty

Los Angeles Urban County
2016 ACS, Tigerline



FOOD INSECURITY AND HUNGER

Because federal poverty threshold data may not accurately evaluate the population struggling to pay essential living costs in Los Angeles County, it is also useful to evaluate estimates on the number and share of persons who could not consistently afford to purchase sufficient and adequate food. These persons could not afford enough food at least once during the year or had to forgo other basic expenses in order to do so. Any food insecurity may contribute to anxiety and worry, and very low food security results in the disruption of eating patterns and reduced food intake. Both young children and adolescents in food-insecure households miss more school, do more poorly in school, experience more emotional problems than do their food-secure peers. Adults in food-insecure households experience more anxiety and depression. Food-insecurity often leads to putting off or failing to fill prescriptions or following up on needed medical care. For individuals with chronic illnesses such as diabetes or asthma, this results in increased complications, hospitalizations, and emergency room visits.

The California Health Interview Survey (CHIS) collects data on food insecurity and low food security. According to 2014 CHIS data, an estimated 9.9 percent of residents in the County have food insecurity. This is compared to 8.1 percent statewide, as noted in Table III.22.

Table III.22

Food Insecurity
Los Angeles County
CHIS 2014

| | |
|---------------------|------|
| Los Angeles County | 9.9% |
| State of California | 8.1% |

The LACHS also asked respondents about food insecurity. As seen in Table III.23, food insecurity is broken down by age groups for adults. Some 19.9 percent of households with incomes less than 300 percent of the federal poverty rate are food insecure. Adults with incomes less than 300 percent of the federal poverty rate with the highest rate of food insecurity are those aged 40 to 49 and 50 to 59, having an estimated 36.1 percent and 36.8 percent, respectively.

Table III.23

**Percent of Households <300% Federal
Poverty Level That Are Food Insecure**

Los Angeles County
LA County Health Survey 2015

| Age | Percent |
|-------------|---------|
| 18-24 | 21.90% |
| 25-29 | 32.50% |
| 30-39 | 29.70% |
| 40-49 | 36.10% |
| 50-59 | 36.80% |
| 60-64 | 30.10% |
| 65 and over | 19.90% |

E. DEMOGRAPHIC AND EMPLOYMENT FORECAST

In order to plan for future housing needs in the Los Angeles Urban County, review of forecasting data can predict possible areas of growth and decline. The Southern California Association of Governments (SCAG) creates a forecast of economic, demographic, and housing needs, and the 2012 forecast estimates growth in these areas through 2035; these forecasted figures are shown next to 2010 Census data in the following analysis. The forecast also separates data by city, and shows data for the remainder of the County altogether. As shown in the table below, by 2020 the population of the Urban County is expected to reach 2,634,800, and then 2,946,900. The unincorporated communities are expected to experience a higher growth rate than the participating cities, 32.3 percent compared to 8.9 percent, however the average growth of the Urban County as a whole (18.9 percent) is expected to be higher than the entire Los Angeles County growth rate (15.6 percent).

| Table III.24 Population Forecast Los Angeles County 2010 Census and 2012 SCAG Forecast Data | | | | |
|--|------------------|------------------|------------------|-------------------|
| Area | 2010 | 2020 | 2035 | % Change 10–35 |
| Participating Cities | 1,421,130 | 1,475,700 | 1,547,400 | 8.9% |
| Unincorporated Communities | 1,057,426 | 1,159,100 | 1,399,500 | 32.3% |
| Urban County | 2,478,556 | 2,634,800 | 2,946,900 | 18.9% |
| Remainder of County | 7,340,049 | 7,769,300 | 8,406,400 | 14.5% |
| Los Angeles County | 9,818,605 | 10,404,100 | 11,353,300 | 15.6% |

Growth rates are expected to vary by community within the Urban County as well. As shown on the following page, the growth rate from 2010 to 2035 is expected to be as high as 40.6 percent in Irwindale, also the smallest of the cities, but as low as 0.1 percent in Rancho Palos Verdes. These data are not available for each of the unincorporated communities; however, the total Los Angeles County figure minus the numbers for each of the participating cities can be used to measure the forecasted numbers for the unincorporated Urban County. Forecast data is not available for individual Census Designated Places (CDPs) in the Urban County.

| Table III.25 Population Forecast Los Angeles Urban County: Participating Cities 2010 Census and 2012 SCAG Forecast Data | | | | |
|--|------------------|------------------|------------------|----------------------|
| Participating City | 2010 | 2020 | 2035 | %Change 10–35 |
| Agoura Hills | 20,330 | 20,400 | 21,400 | 5.3% |
| Arcadia | 56,364 | 59,600 | 64,300 | 14.1% |
| Avalon | 3,728 | 4,300 | 5,100 | 36.8% |
| Azusa | 46,361 | 49,500 | 53,800 | 16.0% |
| Bell | 35,477 | 35,900 | 36,400 | 2.6% |
| Bell Gardens | 42,072 | 43,000 | 44,500 | 5.8% |
| Beverly Hills | 34,109 | 35,000 | 36,300 | 6.4% |
| Calabasas | 23,058 | 23,800 | 24,400 | 5.8% |
| Cerritos | 49,041 | 49,400 | 49,800 | 1.5% |
| Claremont | 34,926 | 36,100 | 37,900 | 8.5% |
| Commerce | 12,823 | 12,900 | 13,000 | 1.4% |
| Covina | 47,796 | 48,700 | 50,200 | 5.0% |
| Cudahy | 23,805 | 25,200 | 27,200 | 14.3% |
| Culver City | 38,883 | 39,300 | 40,000 | 2.9% |
| Diamond Bar | 55,544 | 58,700 | 63,300 | 14.0% |
| Duarte | 21,321 | 22,100 | 23,400 | 9.8% |
| El Segundo | 16,654 | 16,900 | 17,000 | 2.1% |
| Hawaiian Gardens | 14,254 | 14,800 | 15,600 | 9.4% |
| Hermosa Beach | 19,506 | 19,600 | 19,700 | 1.0% |
| Irwindale | 1,422 | 1,600 | 2,000 | 40.6% |
| La Canada Flintridge | 20,246 | 20,400 | 20,600 | 1.7% |
| La Habra Heights | 5,325 | 5,700 | 6,500 | 22.1% |
| La Mirada | 48,527 | 50,300 | 52,800 | 8.8% |
| La Puente | 39,816 | 45,000 | 52,500 | 31.9% |
| La Verne | 31,063 | 33,000 | 35,600 | 14.6% |
| Lawndale | 32,769 | 34,600 | 37,400 | 14.1% |
| Lomita | 20,256 | 21,000 | 21,900 | 8.1% |
| Malibu | 12,645 | 13,800 | 14,800 | 17.0% |
| Manhattan Beach | 35,135 | 35,500 | 36,000 | 2.5% |
| Maywood | 27,395 | 27,600 | 28,000 | 2.2% |
| Monrovia | 36,590 | 37,700 | 39,400 | 7.7% |
| Rancho Palos Verdes | 41,643 | 41,700 | 41,700 | 0.1% |
| Rolling Hills Estates | 8,067 | 8,100 | 8,200 | 1.6% |
| San Dimas | 33,371 | 35,000 | 35,600 | 6.7% |
| San Fernando | 23,645 | 24,400 | 25,500 | 7.8% |
| San Gabriel | 39,718 | 42,800 | 46,100 | 16.1% |
| San Marino | 13,147 | 13,200 | 13,300 | 1.2% |
| Santa Fe Springs | 16,223 | 17,900 | 20,300 | 25.1% |
| Sierra Madre | 10,917 | 10,900 | 11,000 | 0.8% |
| Signal Hill | 11,016 | 11,800 | 12,900 | 17.1% |
| South El Monte | 20,116 | 20,800 | 21,800 | 8.4% |
| South Pasadena | 25,619 | 25,900 | 26,300 | 2.7% |
| Temple City | 35,558 | 36,900 | 39,000 | 9.7% |
| Torrance | 145,438 | 150,800 | 158,500 | 9.0% |
| Walnut | 29,172 | 32,600 | 33,200 | 13.8% |
| West Hollywood | 34,399 | 35,100 | 36,100 | 4.9% |
| Westlake Village | 8,270 | 8,600 | 9,000 | 8.8% |
| Participating Cities | 1,421,130 | 1,475,700 | 1,547,400 | 8.9% |
| Unincorporated Communities | 1,057,426 | 1,159,100 | 1,399,500 | 32.3% |
| Urban County | 2,478,556 | 2,634,800 | 2,946,900 | 18.9% |
| Remainder of County | 7,340,049 | 7,769,300 | 8,406,400 | 14.5% |
| Los Angeles County | 9,818,605 | 10,404,100 | 11,353,300 | 15.6% |

Also forecasted was the number of jobs in the County's communities through 2035, with a baseline of employment counted by SCAG in 2008. As shown, jobs are expected to increase by 13.4 percent in the Urban County, reaching 1,212,300 in 2035, with much of this growth expected in the unincorporated areas, with a 32.2 percent increase from 237,000 to 318,100. These data are shown below.

| Table III.26 Employment Forecast Los Angeles County 2012 SCAG Forecast Data | | | | |
|--|------------------|------------------|------------------|-------------------|
| Area | 2008 | 2020 | 2035 | % Change 08–35 |
| Participating Cities | 832,500 | 858,300 | 894,200 | 7.4% |
| Unincorporated Communities | 237,000 | 266,100 | 318,100 | 34.2% |
| Urban County | 1,069,500 | 1,124,400 | 1,212,300 | 13.4% |
| Remainder of County | 3,270,870 | 3,433,070 | 3,615,170 | 10.5% |
| Los Angeles County | 4,340,370 | 4,557,470 | 4,827,470 | 11.2% |

Table III.27 on the following page, shows the projected growth in employment for each of the participating cities. As shown, growth is expected to hover around 9 to 11 percent for many communities, although may be negative in Irwindale, South El Monte, and La Mirada. The most and fastest growth is expected to occur in Culver City, West Hollywood, Claremont, and Manhattan Beach, where 11.0 percent or higher growth and at several thousand jobs are expected to be added. These data are not available for each individual unincorporated community.

These forecast data indicate that population and employment in the Urban County will grow by 10 to 20 percent, with the fastest growth occurring in the unincorporated areas, in general. These growth patterns will have profound effects on the needs of the Urban County and the demands for housing and community development resources.

According to the 2017 report, between 2016 and 2021, the economy is expected to add 132,900 new jobs in nonfarm industries across the county, reaching 4.5 million jobs in 2021.¹⁴ The rate of job growth is expected to slow from an average annual rate of 2.2 percent (2010 to 2015) to 0.7 percent (2016-2021). Many of these jobs are expected to be service-oriented to serve the needs of a growing population. The highest number of projected job openings include: waitresses and waiters, cashiers, and material movers.

¹⁴ <https://laedc.org/wp-content/uploads/2017/11/2017-LAC-Economic-Update.pdf>

| Table III.27 Employment Forecast Los Angeles Urban County: Participating Cities 2012 SCAG Forecast Data | | | | |
|--|------------------|------------------|------------------|-----------------------|
| Participating City | 2008 | 2020 | 2035 | % Change 08–35 |
| Agoura Hills | 11,600 | 12,100 | 12,700 | 9.5% |
| Arcadia | 26,700 | 28,100 | 29,500 | 10.5% |
| Avalon | 4,400 | 4,600 | 4,800 | 9.1% |
| Azusa | 18,200 | 18,500 | 19,200 | 5.5% |
| Bell | 9,000 | 9,300 | 9,700 | 7.8% |
| Bell Gardens | 8,000 | 8,400 | 8,800 | 10.0% |
| Beverly Hills | 58,000 | 61,400 | 64,800 | 11.7% |
| Calabasas | 14,800 | 15,400 | 16,200 | 9.5% |
| Cerritos | 35,900 | 37,100 | 38,600 | 7.5% |
| Claremont | 18,100 | 19,400 | 20,600 | 13.8% |
| Commerce | 48,100 | 47,800 | 48,600 | 1.0% |
| Covina | 12,900 | 13,100 | 13,600 | 5.4% |
| Cudahy | 3,400 | 3,500 | 3,700 | 8.8% |
| Culver City | 45,400 | 47,900 | 50,400 | 11.0% |
| Diamond Bar | 15,500 | 16,200 | 17,000 | 9.7% |
| Duarte | 6,700 | 7,000 | 7,300 | 9.0% |
| El Segundo | 53,800 | 54,000 | 55,400 | 3.0% |
| Hawaiian Gardens | 2,900 | 3,000 | 3,200 | 10.3% |
| Hermosa Beach | 7,000 | 7,300 | 7,700 | 10.0% |
| Irwindale | 13,400 | 11,500 | 12,300 | -8.2% |
| La Canada Flintridge | 9,500 | 10,200 | 10,300 | 8.4% |
| La Habra Heights | 800 | 800 | 900 | 12.5% |
| La Mirada | 19,400 | 19,100 | 19,300 | -0.5% |
| La Puente | 8,000 | 8,400 | 8,800 | 10.0% |
| La Verne | 9,400 | 10,100 | 10,800 | 14.9% |
| Lawndale | 5,700 | 6,000 | 6,300 | 10.5% |
| Lomita | 4,700 | 5,000 | 5,200 | 10.6% |
| Malibu | 8,900 | 8,900 | 9,900 | 11.2% |
| Manhattan Beach | 15,100 | 16,100 | 17,200 | 13.9% |
| Maywood | 3,700 | 3,900 | 4,000 | 8.1% |
| Monrovia | 17,700 | 18,300 | 19,100 | 7.9% |
| Rancho Palos Verdes | 6,300 | 6,700 | 7,100 | 12.7% |
| Rolling Hills Estates | 3,800 | 4,000 | 4,200 | 10.5% |
| San Dimas | 13,100 | 13,600 | 14,100 | 7.6% |
| San Fernando | 15,000 | 15,300 | 15,900 | 6.0% |
| San Gabriel | 14,200 | 15,000 | 15,700 | 10.6% |
| San Marino | 4,800 | 5,000 | 5,300 | 10.4% |
| Santa Fe Springs | 49,600 | 49,600 | 50,500 | 1.8% |
| Sierra Madre | 3,400 | 3,400 | 3,400 | 0.0% |
| Signal Hill | 11,700 | 12,300 | 12,700 | 8.5% |
| South El Monte | 15,700 | 15,300 | 15,400 | -1.9% |
| South Pasadena | 9,000 | 9,500 | 10,000 | 11.1% |
| Temple City | 6,700 | 7,000 | 7,300 | 9.0% |
| Torrance | 105,800 | 109,100 | 113,300 | 7.1% |
| Walnut | 9,000 | 9,500 | 10,000 | 11.1% |
| West Hollywood | 32,300 | 34,500 | 36,600 | 13.3% |
| Westlake Village | 9,300 | 9,600 | 10,000 | 7.5% |
| Participating Cities | 832,500 | 858,300 | 894,200 | 7.4% |
| Unincorporated Communities | 237,000 | 266,100 | 318,100 | 34.2% |
| Urban County | 1,069,500 | 1,124,400 | 1,212,300 | 13.4% |
| Remainder of County | 3,270,870 | 3,433,070 | 3,615,170 | 10.5% |
| Los Angeles County | 4,340,370 | 4,557,470 | 4,827,470 | 11.2% |

IV. HOUSING MARKET ANALYSIS AND NEEDS ASSESSMENT

A. INTRODUCTION

The following narrative provides information about the housing market in the Los Angeles Urban County from the 2010 Census, 2016 five-year American Community Survey (ACS), 2014 Comprehensive Housing Affordability Strategy (CHAS), and a variety of local data sources. This market 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, incomplete facilities, and overcrowding, by type of household.

This section also presents specialized data on lead-based paint hazards in the Urban County. Public and assisted housing data from the Housing Authority of the County of Los Angeles are also presented, along with a discussion of the needs of public housing residents and analysis of the 2018 Public Housing Resident Survey conducted for this Plan. Barriers to affordable housing in the County and its communities are next discussed, along with the CDC's fair housing strategy. Also discussed are the CDC's general goals and strategies for removing barriers to affordable housing and providing and improving public housing.

B. CHARACTERISTICS OF THE HOUSING STOCK

Housing types by unit are shown in Table IV.1. In 2016, there were 834,544 housing units, up from 785,506 in 2000. Single-family units accounted for 71.1 percent of units in 2016, compared to 70 in 2000. Apartment units accounted for 19.6 percent in 2016, compared to 20.2 percent in 2000.

| Table IV.1 Housing Units by Type Los Angeles Urban County 2000 Census SF3 & 2016 Five-Year ACS Data | | | | |
|--|------------------|----------------|--------------------|----------------|
| Unit Type | 2000 Census | | 2016 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Single-Family | 550,158 | 70.00% | 593,620 | 71.10% |
| Duplex | 18,371 | 2.30% | 18,940 | 2.30% |
| Tri- or Four-Plex | 36,960 | 4.70% | 37,892 | 4.50% |
| Apartment | 158,565 | 20.20% | 163,471 | 19.60% |
| Mobile Home | 20,499 | 2.60% | 20,047 | 2.40% |
| Boat, RV, Van, Etc. | 953 | 0.10% | 574 | 0.10% |
| Total | 785,506 | 100.00% | 834,544 | 100.00% |
| Total | 2,460,986 | 100.00% | 2,460,986 | 100.00% |

Some communities in the Urban County had dramatically more housing units than others. Torrance had 58,649 housing units, West Hollywood had 24,683, and several others had close to 20,000. Conversely, Irwindale had fewer than 400. These data are shown below in Table IV.2 for participating cities and Table IV.3 for unincorporated areas.

| Table IV.2 Housing Units by Unit Type Los Angeles Urban County: Participating Cities 2010 Census | | | | | | | |
|---|--------------------|---------------|-------------------|----------------|---------------|---------------------|----------------|
| Participating City | Single-Family Unit | Duplex | Tri- or Four-Plex | Apartments | Mobile Homes | Boat, RV, Van, Etc. | Total |
| Agoura Hills | 6,422 | 12 | 161 | 1,064 | 22 | 0 | 7,681 |
| Arcadia | 13,910 | 211 | 822 | 4,545 | 0 | 0 | 19,488 |
| Avalon | 693 | 378 | 423 | 632 | 0 | 0 | 2,126 |
| Azusa | 7,745 | 132 | 1,245 | 3,471 | 504 | 51 | 13,148 |
| Bell | 6,660 | 314 | 709 | 1,490 | 360 | 43 | 9,576 |
| Bell Gardens | 7,643 | 213 | 848 | 1,249 | 363 | 0 | 10,316 |
| Beverly Hills | 5,852 | 665 | 1,192 | 8,253 | 0 | 41 | 16,003 |
| Calabasas | 6,615 | 11 | 470 | 1,364 | 226 | 0 | 8,686 |
| Cerritos | 14,189 | 0 | 396 | 572 | 18 | 0 | 15,175 |
| Claremont | 8,910 | 245 | 716 | 1,713 | 22 | 0 | 11,606 |
| Commerce | 2,504 | 101 | 114 | 491 | 0 | 0 | 3,210 |
| Covina | 10,715 | 119 | 673 | 3,943 | 526 | 0 | 15,976 |
| Cudahy | 3,509 | 50 | 282 | 1,601 | 427 | 0 | 5,869 |
| Culver City | 8,546 | 539 | 1,553 | 6,723 | 197 | 0 | 17,558 |
| Diamond Bar | 14,906 | 90 | 959 | 2,035 | 366 | 0 | 18,356 |
| Duarte | 5,063 | 11 | 202 | 1,150 | 119 | 28 | 6,573 |
| El Segundo | 3,553 | 168 | 605 | 3,123 | 15 | 0 | 7,464 |
| Hawaiian Gardens | 2,398 | 241 | 145 | 887 | 267 | 0 | 3,938 |
| Hermosa Beach | 5,214 | 1,324 | 1,102 | 2,451 | 207 | 13 | 10,311 |
| Irwindale | 371 | 4 | 0 | 11 | 6 | 0 | 392 |
| La Cañada Flintridge | 6,872 | 61 | 37 | 256 | 45 | 0 | 7,271 |
| La Habra Heights | 1,856 | 0 | 0 | 0 | 0 | 0 | 1,856 |
| La Mirada | 12,710 | 9 | 276 | 1,768 | 170 | 0 | 14,933 |
| La Puente | 7,254 | 33 | 364 | 2,096 | 30 | 0 | 9,777 |
| La Verne | 8,324 | 47 | 596 | 604 | 1,796 | 26 | 11,393 |
| Lawndale | 6,877 | 425 | 494 | 2,323 | 257 | 0 | 10,376 |
| Lomita | 4,806 | 162 | 294 | 2,369 | 600 | 7 | 8,238 |
| Malibu | 4,842 | 47 | 177 | 693 | 493 | 0 | 6,252 |
| Manhattan Beach | 11,621 | 1,504 | 1,000 | 989 | 14 | 0 | 15,128 |
| Maywood | 4,654 | 299 | 630 | 1,278 | 46 | 0 | 6,907 |
| Monrovia | 10,079 | 489 | 601 | 3,117 | 158 | 0 | 14,444 |
| Rancho Palos Verdes | 13,085 | 29 | 262 | 2,242 | 24 | 0 | 15,642 |
| Rolling Hills Estates | 2,848 | 11 | 22 | 35 | 34 | 0 | 2,950 |
| San Dimas | 8,588 | 98 | 202 | 1,752 | 1,223 | 174 | 12,037 |
| San Fernando | 5,105 | 137 | 351 | 662 | 102 | 21 | 6,378 |
| San Gabriel | 8,792 | 359 | 408 | 3,502 | 0 | 8 | 13,069 |
| San Marino | 4,656 | 0 | 0 | 42 | 32 | 0 | 4,730 |
| Santa Fe Springs | 3,095 | 0 | 232 | 1,352 | 70 | 0 | 4,749 |
| Sierra Madre | 3,702 | 68 | 254 | 864 | 0 | 0 | 4,888 |
| Signal Hill | 2,091 | 238 | 402 | 1,793 | 0 | 0 | 4,524 |
| South El Monte | 3,644 | 64 | 180 | 426 | 445 | 11 | 4,770 |
| South Pasadena | 5,524 | 382 | 996 | 4,065 | 0 | 0 | 10,967 |
| Temple City | 10,345 | 101 | 234 | 980 | 104 | 0 | 11,764 |
| Torrance | 34,486 | 755 | 2,909 | 19,359 | 1,084 | 56 | 58,649 |
| Walnut | 8,323 | 9 | 26 | 300 | 3 | 0 | 8,661 |
| West Hollywood | 3,019 | 1,171 | 1,198 | 19,250 | 45 | 0 | 24,683 |
| Westlake Village | 2,941 | 0 | 107 | 149 | 125 | 0 | 3,322 |
| Participating Cities Total | 335,557 | 11,326 | 24,869 | 119,034 | 10,545 | 479 | 501,810 |
| Unincorporated Areas Total | 245,159 | 6,215 | 11,799 | 44,514 | 10,450 | 352 | 318,489 |
| Urban County Total | 580,716 | 17,541 | 36,668 | 163,548 | 20,995 | 831 | 820,299 |
| Los Angeles County Total | 1,934,990 | 83,810 | 197,370 | 1,151,632 | 55,346 | 2,588 | 3,425,736 |

| Table IV.3 Housing Units by Unit Type Los Angeles Urban County Unincorporated Areas 2016 Five-Year ACS Estimates | | | | | | | |
|---|----------------|---------------|----------------------|----------------|----------------|------------------------|----------------|
| Unincorporated Area | Unit Type | | | | | | Total |
| | Single Family | Duplex | Tri- or Four-Plex | Apartment | Mobile Home | Boat, RV, Van, Etc. | |
| Acton | 2,607 | 0 | 8 | 15 | 201 | 17 | 2,848 |
| Alondra Park | 1,708 | 8 | 67 | 856 | 13 | 0 | 2,652 |
| Altadena | 14,866 | 415 | 516 | 636 | 33 | 0 | 16,466 |
| Avocado Heights | 3,830 | 76 | 28 | 17 | 96 | 0 | 4,047 |
| Charter Oak | 1,820 | 0 | 94 | 699 | 321 | 0 | 2,934 |
| Citrus | 2,277 | 0 | 107 | 320 | 22 | 0 | 2,726 |
| Del Aire | 2,796 | 56 | 57 | 411 | 0 | 0 | 3,320 |
| Desert View Highlands | 856 | 0 | 0 | 0 | 0 | 0 | 856 |
| East Los Angeles | 24,152 | 2,601 | 2,936 | 3,450 | 110 | 21 | 33,270 |
| East Pasadena | 2,053 | 21 | 19 | 154 | 0 | 0 | 2,247 |
| East San Gabriel | 4,004 | 80 | 42 | 1,305 | 0 | 0 | 5,431 |
| Florence-Graham | 12,362 | 597 | 1,053 | 1,057 | 148 | 14 | 15,231 |
| Hacienda Heights | 14,670 | 83 | 473 | 1,325 | 414 | 0 | 16,965 |
| La Crescenta-Montrose | 5,625 | 203 | 334 | 1,330 | 0 | 0 | 7,492 |
| Ladera Heights | 2,244 | 0 | 421 | 429 | 0 | 0 | 3,094 |
| Lake Los Angeles | 3,709 | 0 | 21 | 0 | 23 | 0 | 3,753 |
| Lennox | 3,400 | 313 | 415 | 1,501 | 32 | 8 | 5,669 |
| Littlerock | 443 | 0 | 0 | 0 | 0 | 0 | 443 |
| Marina del Rey | 87 | 0 | 21 | 5,856 | 0 | 98 | 6,062 |
| Mayflower Village | 1,748 | 0 | 0 | 50 | 122 | 0 | 1,920 |
| North El Monte | 1,304 | 0 | 9 | 58 | 0 | 0 | 1,371 |
| Quartz Hill | 3,065 | 8 | 108 | 381 | 355 | 0 | 3,917 |
| Rowland Heights | 11,355 | 162 | 729 | 2,695 | 602 | 5 | 15,548 |
| South San Gabriel | 2,201 | 12 | 0 | 199 | 17 | 0 | 2,429 |
| South San Jose Hills | 3,590 | 2 | 27 | 45 | 536 | 0 | 4,200 |
| South Whittier | 12,522 | 158 | 192 | 2,724 | 163 | 21 | 15,780 |
| Val Verde | 725 | 8 | 10 | 0 | 11 | 0 | 754 |
| Valinda | 5,222 | 0 | 34 | 97 | 24 | 9 | 5,386 |
| View Park-Windsor Hills | 3,997 | 184 | 189 | 761 | 0 | 0 | 5,131 |
| Vincent | 4,040 | 0 | 45 | 100 | 7 | 0 | 4,192 |
| Walnut Park | 3,099 | 127 | 350 | 240 | 25 | 0 | 3,841 |
| West Athens | 1,789 | 58 | 220 | 763 | 23 | 0 | 2,853 |
| West Carson | 5,290 | 71 | 137 | 1,253 | 1,000 | 0 | 7,751 |
| West Puente Valley | 4,995 | 10 | 0 | 171 | 21 | 0 | 5,197 |
| West Whittier-Los Nietos | 5,998 | 94 | 80 | 656 | 467 | 0 | 7,295 |
| Westmont | 6,444 | 850 | 1,229 | 2,563 | 106 | 0 | 11,192 |
| Willowbrook | 3,912 | 77 | 273 | 892 | 81 | 0 | 5,235 |
| Other Unincorporated | 66,514 | 738 | 2,056 | 9,107 | 4,901 | 133 | 83,449 |
| Unincorporated Areas | 251,319 | 7,012 | 12,300 | 42,116 | 9,874 | 326 | 322,947 |
| Urban County | 593,620 | 18,940 | 37,892 | 163,471 | 20,047 | 574 | 834,544 |

HOUSING TENURE

Some 93.8 percent of housing was occupied in 2016, compared to 96.3 percent in 2000. Owner-occupied housing changed 3.3 percent between 2000 and 2010, ending with owner-occupied units representing 59.9 percent of unit. There were 51,587 vacant units in 2016, comprising 6.2 percent of units. Table IV.4 shows housing units by tenure from 2010 to 2016. By 2016, there were 834,544 housing units. An estimated 58.1 percent were owner-occupied, and 6.2 percent were vacant.

| Table IV.4 Housing Units by Tenure Los Angeles Urban County 2000 Census SF3 & 2016 Five-Year ACS Data | | | | |
|--|----------------|----------------|--------------------|----------------|
| Tenure | 2000 Census | | 2016 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 782,221 | 94.90% | 782,957 | 93.80% |
| Owner-Occupied | 468,674 | 59.90% | 454,788 | 58.10% |
| Renter-Occupied | 313,547 | 40.10% | 328,169 | 41.90% |
| Vacant Housing Units | 42,180 | 5.10% | 51,587 | 6.20% |
| Total Housing Units | 824,401 | 100.00% | 834,544 | 100.00% |

However, homeownership and vacancy rates varied widely within the Urban County. Among the participating cities, a low was seen in Cudahy at 17.0 percent, followed by Avalon at 17.4 percent, and West Hollywood with a 20.7 percent rate owner-occupancy rate. Cities with less than a third of units being owner-occupied were Bell Gardens, Bell, Maywood, and Lawndale. Conversely, more than 86 percent of units were owner-occupied in La Cañada Flintridge, Rolling Hills Estates, San Marino, and Walnut. Vacancy rates were highest in Avalon at 37.0 percent. This was followed by Malibu at 16.1 percent. Areas with the lowest vacancy rates included Cerritos at 1.4 percent, Walnut at 1.6 percent, La Mirada at 1.6 percent, and Agoura Hills a 1.7 percent.

Unincorporated areas saw a slightly higher rate of homeownership, overall, than participating cities. An estimated 59.7 percent of housing units in unincorporated areas are owner-occupied, compared to 56.6 percent of housing units in participating cities. The unincorporated areas with the lowest homeownership rates included Marina del Rey at 6.4 percent, Westmont at 29.1 percent, and East Los Angeles at 35.4 percent. Areas with the highest vacancy rates included Marina del Rey at 15.9 percent, Lennox at 9.4 percent, and Lake Los Angeles at 9.2 percent.

Table IV.5**Housing Units by Tenure**Los Angeles Urban County: Participating Cities
2010 Census

| Participating City | Housing Units | | | | | Housing Units Percentage | | | |
|-----------------------|------------------------|----------------|-----------------|----------------------|---------------------|--------------------------|----------------|-----------------|----------------------|
| | Occupied Housing Units | Owner-Occupied | Renter-Occupied | Vacant Housing Units | Total Housing Units | Occupied Housing Units | Owner-Occupied | Renter-Occupied | Vacant Housing Units |
| Agoura Hills | 6,874 | 5,761 | 1,113 | 119 | 6,993 | 98.3 | 82.4 | 15.9 | 1.7 |
| Arcadia | 19,149 | 11,932 | 7,217 | 821 | 19,970 | 95.9 | 59.7 | 36.1 | 4.1 |
| Avalon | 1,158 | 320 | 838 | 681 | 1,839 | 63.0 | 17.4 | 45.6 | 37.0 |
| Azusa | 12,549 | 6,343 | 6,206 | 464 | 13,013 | 96.4 | 48.7 | 47.7 | 3.6 |
| Bell | 8,918 | 2,758 | 6,160 | 297 | 9,215 | 96.8 | 29.9 | 66.8 | 3.2 |
| Bell Gardens | 9,466 | 2,252 | 7,214 | 322 | 9,788 | 96.7 | 23.0 | 73.7 | 3.3 |
| Beverly Hills | 15,035 | 6,518 | 8,517 | 821 | 15,856 | 94.8 | 41.1 | 53.7 | 5.2 |
| Calabasas | 7,229 | 5,830 | 1,399 | 197 | 7,426 | 97.3 | 78.5 | 18.8 | 2.7 |
| Cerritos | 15,390 | 12,852 | 2,538 | 217 | 15,607 | 98.6 | 82.3 | 16.3 | 1.4 |
| Claremont | 11,281 | 7,526 | 3,755 | 278 | 11,559 | 97.6 | 65.1 | 32.5 | 2.4 |
| Commerce | 3,284 | 1,557 | 1,727 | 93 | 3,377 | 97.2 | 46.1 | 51.1 | 2.8 |
| Covina | 15,971 | 9,333 | 6,638 | 393 | 16,364 | 97.6 | 57.0 | 40.6 | 2.4 |
| Cudahy | 5,419 | 943 | 4,476 | 123 | 5,542 | 97.8 | 17.0 | 80.8 | 2.2 |
| Culver City | 16,611 | 9,034 | 7,577 | 519 | 17,130 | 97.0 | 52.7 | 44.2 | 3.0 |
| Diamond Bar | 17,651 | 14,572 | 3,079 | 308 | 17,959 | 98.3 | 81.1 | 17.1 | 1.7 |
| Duarte | 6,635 | 4,711 | 1,924 | 170 | 6,805 | 97.5 | 69.2 | 28.3 | 2.5 |
| El Segundo | 7,060 | 2,937 | 4,123 | 201 | 7,261 | 97.2 | 40.4 | 56.8 | 2.8 |
| Hawaiian Gardens | 3,507 | 1,580 | 1,927 | 117 | 3,624 | 96.8 | 43.6 | 53.2 | 3.2 |
| Hermosa Beach | 9,476 | 4,068 | 5,408 | 364 | 9,840 | 96.3 | 41.3 | 55.0 | 3.7 |
| Irwindale | 365 | 231 | 134 | 13 | 378 | 96.6 | 61.1 | 35.4 | 3.4 |
| La Canada Flintridge | 6,823 | 6,149 | 674 | 166 | 6,989 | 97.6 | 88.0 | 9.6 | 2.4 |
| La Habra Heights | 1,887 | 1,777 | 110 | 64 | 1,951 | 96.7 | 91.1 | 5.6 | 3.3 |
| La Mirada | 14,580 | 11,959 | 2,621 | 231 | 14,811 | 98.4 | 80.7 | 17.7 | 1.6 |
| La Puente | 9,461 | 5,760 | 3,701 | 199 | 9,660 | 97.9 | 59.6 | 38.3 | 2.1 |
| La Verne | 11,070 | 8,582 | 2,488 | 216 | 11,286 | 98.1 | 76.0 | 22.0 | 1.9 |
| Lawndale | 9,555 | 3,177 | 6,378 | 314 | 9,869 | 96.8 | 32.2 | 64.6 | 3.2 |
| Lomita | 8,015 | 3,739 | 4,276 | 280 | 8,295 | 96.6 | 45.1 | 51.5 | 3.4 |
| Malibu | 5,137 | 3,741 | 1,396 | 989 | 6,126 | 83.9 | 61.1 | 22.8 | 16.1 |
| Manhattan Beach | 14,474 | 9,420 | 5,054 | 560 | 15,034 | 96.3 | 62.7 | 33.6 | 3.7 |
| Maywood | 6,469 | 1,904 | 4,565 | 232 | 6,701 | 96.5 | 28.4 | 68.1 | 3.5 |
| Monrovia | 13,502 | 6,461 | 7,041 | 455 | 13,957 | 96.7 | 46.3 | 50.4 | 3.3 |
| Rancho Palos Verdes | 15,256 | 12,456 | 2,800 | 453 | 15,709 | 97.1 | 79.3 | 17.8 | 2.9 |
| Rolling Hills Estates | 2,806 | 2,555 | 251 | 74 | 2,880 | 97.4 | 88.7 | 8.7 | 2.6 |
| San Dimas | 12,163 | 8,967 | 3,196 | 340 | 12,503 | 97.3 | 71.7 | 25.6 | 2.7 |
| San Fernando | 5,774 | 3,115 | 2,659 | 158 | 5,932 | 97.3 | 52.5 | 44.8 | 2.7 |
| San Gabriel | 12,587 | 5,988 | 6,599 | 322 | 12,909 | 97.5 | 46.4 | 51.1 | 2.5 |
| San Marino | 4,266 | 3,909 | 357 | 171 | 4,437 | 96.1 | 88.1 | 8.0 | 3.9 |
| Santa Fe Springs | 4,834 | 3,040 | 1,794 | 99 | 4,933 | 98.0 | 61.6 | 36.4 | 2.0 |
| Sierra Madre | 4,756 | 2,976 | 1,780 | 167 | 4,923 | 96.6 | 60.5 | 36.2 | 3.4 |
| Signal Hill | 3,621 | 1,702 | 1,919 | 176 | 3,797 | 95.4 | 44.8 | 50.5 | 4.6 |
| South El Monte | 4,620 | 2,264 | 2,356 | 104 | 4,724 | 97.8 | 47.9 | 49.9 | 2.2 |
| South Pasadena | 10,477 | 4,625 | 5,852 | 373 | 10,850 | 96.6 | 42.6 | 53.9 | 3.4 |
| Temple City | 11,338 | 7,156 | 4,182 | 336 | 11,674 | 97.1 | 61.3 | 35.8 | 2.9 |
| Torrance | 54,542 | 30,533 | 24,009 | 1,425 | 55,967 | 97.5 | 54.6 | 42.9 | 2.5 |
| Walnut | 8,260 | 7,340 | 920 | 135 | 8,395 | 98.4 | 87.4 | 11.0 | 1.6 |
| West Hollywood | 23,120 | 4,985 | 18,135 | 990 | 24,110 | 95.9 | 20.7 | 75.2 | 4.1 |
| Westlake Village | 3,270 | 2,870 | 400 | 77 | 3,347 | 97.7 | 85.7 | 12.0 | 2.3 |
| Incorporated Cities | 475,691 | 278,208 | 197,483 | 15,624 | 491,315 | 96.8 | 56.6 | 40.2 | 3.2 |
| Unincorporated Areas | 280,434 | 175,653 | 104,781 | 13,592 | 294,026 | 95.4 | 59.7 | 35.6 | 4.6 |
| Urban County | 756,125 | 453,861 | 302,264 | 29,216 | 785,341 | 96.3 | 57.8 | 38.5 | 3.7 |
| Los Angeles County | 3,133,774 | 1,499,744 | 1,634,030 | 137,135 | 3,270,909 | 95.8 | 45.9 | 50.0 | 4.2 |

Table IV.6
Housing Units by Tenure

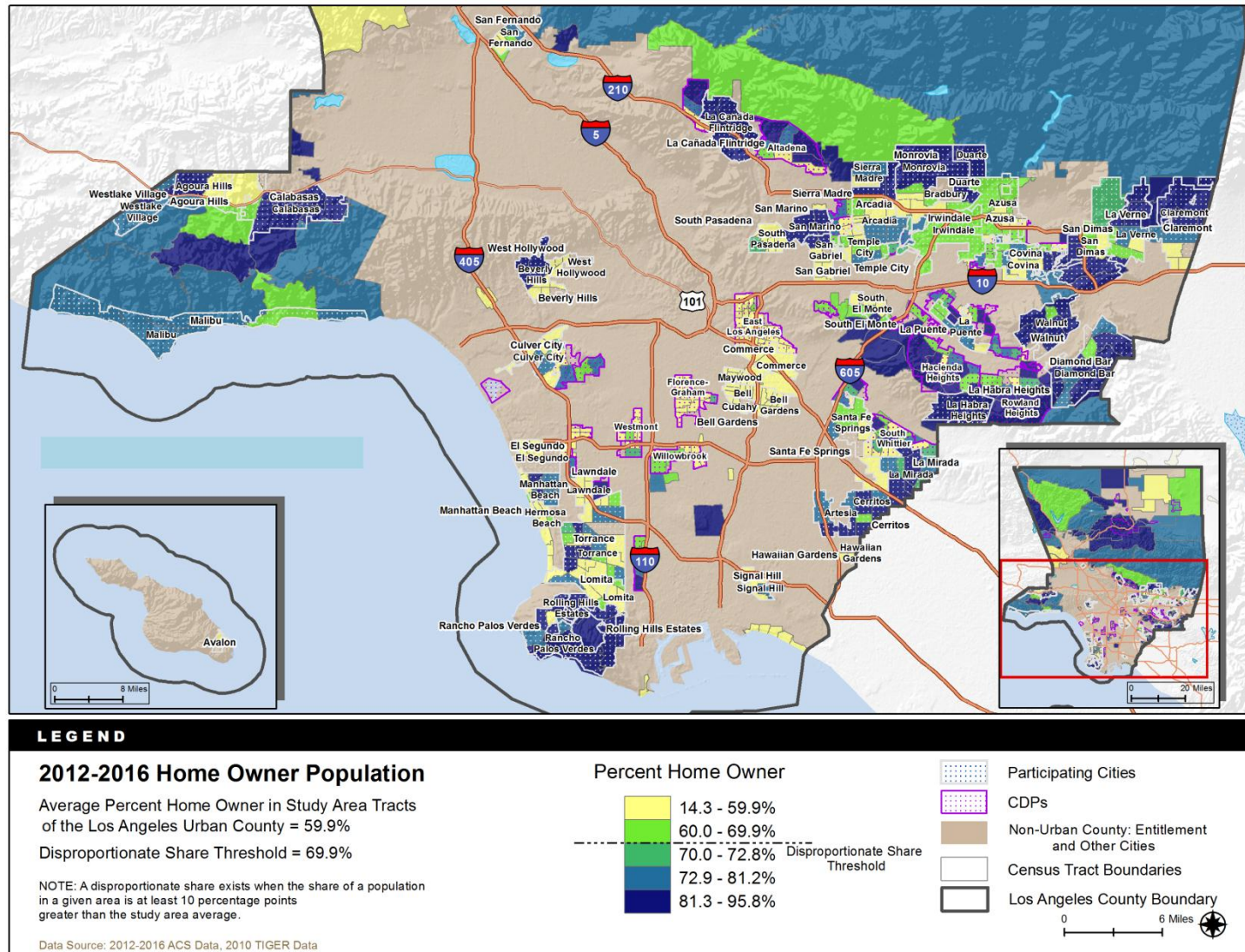
Los Angeles Urban County: Unincorporated Areas
2010 Census

| Unincorporated Area | Housing Units | | | | | Percentage | | | |
|--------------------------|------------------------|----------------|-----------------|----------------------|----------------|------------------------|----------------|-----------------|----------------------|
| | Occupied Housing Units | Owner-Occupied | Renter-Occupied | Vacant Housing Units | Total | Occupied Housing Units | Owner-Occupied | Renter-Occupied | Vacant Housing Units |
| Acton | 797 | 720 | 77 | 76 | 873 | 91.3 | 82.5 | 8.8 | 8.7 |
| Alondra Park | 2,830 | 1,388 | 1,442 | 103 | 2,933 | 96.5 | 47.3 | 49.2 | 3.5 |
| Altadena | 14,780 | 10,938 | 3,842 | 470 | 15,250 | 96.9 | 71.7 | 25.2 | 3.1 |
| Avocado Heights | 3,758 | 2,860 | 898 | 81 | 3,839 | 97.9 | 74.5 | 23.4 | 2.1 |
| Charter Oak | 3,048 | 1,986 | 1,062 | 67 | 3,115 | 97.8 | 63.8 | 34.1 | 2.2 |
| Citrus | 2,614 | 1,883 | 731 | 45 | 2,659 | 98.3 | 70.8 | 27.5 | 1.7 |
| Del Aire | 2,871 | 2,289 | 582 | 54 | 2,925 | 98.2 | 78.3 | 19.9 | 1.8 |
| Desert View Highlands | 731 | 543 | 188 | 44 | 775 | 94.3 | 70.1 | 24.3 | 5.7 |
| East Los Angeles | 29,844 | 10,924 | 18,920 | 1,252 | 31,096 | 96 | 35.1 | 60.8 | 4 |
| East Pasadena | 2,038 | 1,451 | 587 | 86 | 2,124 | 96 | 68.3 | 27.6 | 4 |
| East San Gabriel | 5,201 | 2,822 | 2,379 | 190 | 5,391 | 96.5 | 52.3 | 44.1 | 3.5 |
| Florence-Graham | 13,354 | 5,030 | 8,324 | 837 | 14,191 | 94.1 | 35.4 | 58.7 | 5.9 |
| Hacienda Heights | 15,993 | 12,707 | 3,286 | 365 | 16,358 | 97.8 | 77.7 | 20.1 | 2.2 |
| La Crescenta-Montrose | 6,945 | 4,543 | 2,402 | 163 | 7,108 | 97.7 | 63.9 | 33.8 | 2.3 |
| Ladera Heights | 2,691 | 2,051 | 640 | 64 | 2,755 | 97.7 | 74.4 | 23.2 | 2.3 |
| Lake Los Angeles | 3,137 | 2,436 | 701 | 316 | 3,453 | 90.8 | 70.5 | 20.3 | 9.2 |
| Lennox | 5,049 | 1,484 | 3,565 | 186 | 5,235 | 96.4 | 28.3 | 68.1 | 3.6 |
| Littlerock | 426 | 261 | 165 | 44 | 470 | 90.6 | 55.5 | 35.1 | 9.4 |
| Marina del Rey | 5,315 | 407 | 4,908 | 1,006 | 6,321 | 84.1 | 6.4 | 77.6 | 15.9 |
| Mayflower Village | 1,825 | 1,510 | 315 | 90 | 1,915 | 95.3 | 78.9 | 16.4 | 4.7 |
| North El Monte | 1,270 | 982 | 288 | 32 | 1,302 | 97.5 | 75.4 | 22.1 | 2.5 |
| Quartz Hill | 3,450 | 2,536 | 914 | 194 | 3,644 | 94.7 | 69.6 | 25.1 | 5.3 |
| Rowland Heights | 14,175 | 9,328 | 4,847 | 368 | 14,543 | 97.5 | 64.1 | 33.3 | 2.5 |
| South San Gabriel | 2,091 | 1,507 | 584 | 75 | 2,166 | 96.5 | 69.6 | 27 | 3.5 |
| South San Jose Hills | 3,984 | 3,276 | 708 | 75 | 4,059 | 98.2 | 80.7 | 17.4 | 1.8 |
| South Whittier | 14,673 | 9,495 | 5,178 | 335 | 15,008 | 97.8 | 63.3 | 34.5 | 2.2 |
| Val Verde | 424 | 299 | 125 | 20 | 444 | 95.5 | 67.3 | 28.2 | 4.5 |
| Valinda | 4,753 | 3,743 | 1,010 | 98 | 4,851 | 98 | 77.2 | 20.8 | 2 |
| View Park-Windsor Hills | 4,539 | 3,451 | 1,088 | 199 | 4,738 | 95.8 | 72.8 | 23 | 4.2 |
| Vincent | 3,804 | 3,041 | 763 | 75 | 3,879 | 98.1 | 78.4 | 19.7 | 1.9 |
| Walnut Park | 3,610 | 1,946 | 1,664 | 204 | 3,814 | 94.7 | 51 | 43.6 | 5.3 |
| West Athens | 2,573 | 1,411 | 1,162 | 100 | 2,673 | 96.3 | 52.8 | 43.5 | 3.7 |
| West Carson | 7,156 | 5,366 | 1,790 | 250 | 7,406 | 96.6 | 72.5 | 24.2 | 3.4 |
| West Puente Valley | 4,834 | 3,965 | 869 | 80 | 4,914 | 98.4 | 80.7 | 17.7 | 1.6 |
| West Whittier-Los Nietos | 6,720 | 4,958 | 1,762 | 137 | 6,857 | 98 | 72.3 | 25.7 | 2 |
| Westmont | 9,255 | 2,969 | 6,286 | 931 | 10,186 | 90.9 | 29.1 | 61.7 | 9.1 |
| Willowbrook | 8,476 | 4,402 | 4,074 | 566 | 9,042 | 93.7 | 48.7 | 45.1 | 6.3 |
| Other Unincorporated | 61,400 | 44,745 | 16,655 | 4,314 | 65,714 | 93.4 | 68.1 | 25.3 | 6.6 |
| Unincorporated Areas | 280,434 | 175,653 | 104,781 | 13,592 | 294,026 | 95.4 | 59.7 | 35.6 | 4.6 |
| Urban County | 756,125 | 453,861 | 302,264 | 29,216 | 785,341 | 96.3 | 57.8 | 38.5 | 3.7 |

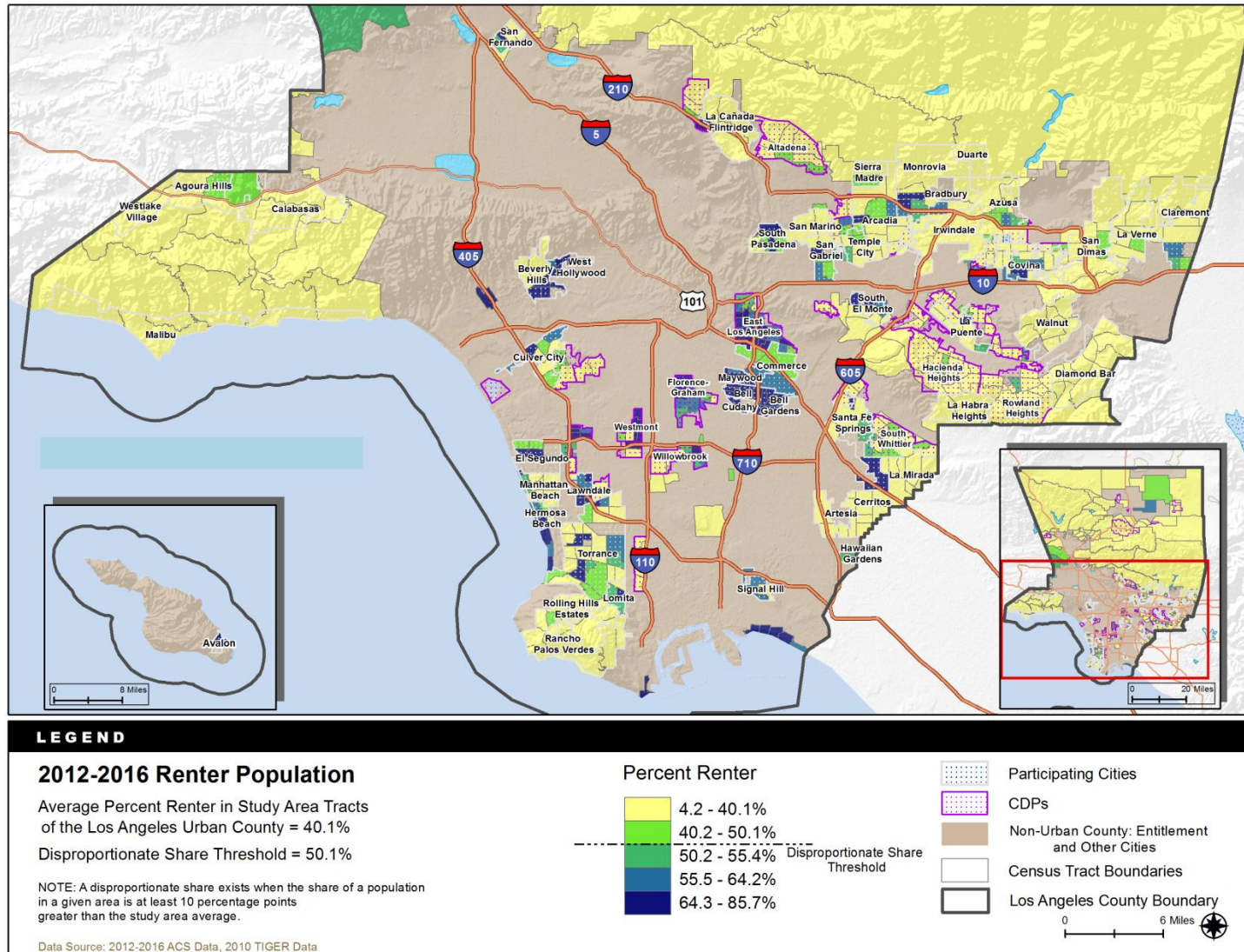
These data can also be presented visually to illustrate the patterns of heavy owner- and renter-occupancy. The concentration of owner-occupied housing units in the Urban County as reported by the 2016 ACS is presented on the following page in Map IV.1. As noted previously, the Urban County average per tract was 59.9 percent, making the disproportionate share threshold 69.9 percent. The map demonstrates that numerous tracts had disproportionate shares of owner-occupied housing, particularly in inland areas such as Calabasas, La Habra Heights, Hacienda Heights, Walnut, Claremont, La Verne, San Dimas; Duarte, La Cañada Flintridge, La Habra Heights, and large parts of the unincorporated County to the north.

In contrast, Map IV.2 shows the concentration of renter-occupied housing in the Urban County, based on the average of 40 percent. The reverse of the trend presented on the previous page, the rental housing in the Urban County was most heavily concentrated in the southern parts of the County and near the coastline, including on Santa Catalina Island where Avalon is located, West Hollywood, the Maywood, Commerce, Bell, Cudahy, Bell Gardens area, and several unincorporated centrally located areas.

Map IV.1
Owner-Occupied Housing
 Los Angeles Urban County
 2016 ACS, Tigerline



Map IV.2
Renter-Occupied Housing
 Los Angeles Urban County
 2016 ACS, Tigerline



VACANT HOUSING

The characteristics of the vacant housing stock can describe the possible effects of housing vacancy on communities. The disposition of vacant units between 2010 and 2016 are shown in Table IV.7. By 2016, for rent units accounted for 21.7 percent of vacant units, while for sale units accounted for 10.4 percent. “Other” vacant units accounted for 33.3 percent of vacant units, representing a total of 17,186 “other” vacant units. Vacant units classified as “other vacant” are particularly problematic. These units are not for rent or for sale, and are not otherwise available to the marketplace. These can create a “blighting” effect if they are concentrated in certain areas.

| Table IV.7 Disposition of Vacant Housing Units Los Angeles Urban County 2000 Census SF3 & 2016 Five-Year ACS Data | | | | |
|--|---------------|---------------|--------------------|---------------|
| Group Quarters Type | 2010 Census | | 2016 Five-Year ACS | |
| | Population | % of Total | Population | % of Total |
| For Rent | 17,425 | 41.30% | 11,214 | 21.7% |
| For Sale | 6,042 | 14.30% | 5,367 | 10.4% |
| Rented Not Occupied | 1,011 | 2.40% | 3,286 | 6.4% |
| Sold Not Occupied | 1,825 | 4.30% | 3,065 | 5.9% |
| For Seasonal, Recreational, or Occasional Use | 6,332 | 15.00% | 11,443 | 22.2% |
| For Migrant Workers | 57 | 0.10% | 26 | 0.10% |
| Other Vacant | 9,488 | 22.5% | 17,186 | 33.3% |
| Total | 42,180 | 100.0% | 51,587 | 100.0% |

These data are separated for each of the participating cities for the 2010 census. As shown, there were 24,740 vacant units in the participating cities and 17,440 in the unincorporated areas. The largest number of vacant housing units are seen in West Hollywood, Malibu, Bell Gardens, and Arcadia. However, the highest percentage of vacant housing was seen in Avalon at 35.0 percent. Irwindale had the highest percentage of units that were classified as “other vacant,” representing 62.5 percent of vacant units. This was followed by San Fernando with an “other vacancy” rate of 40.7 percent.

In unincorporated areas, Willowbrook had the highest rate of “other vacant” units, at 48.2 percent. South San Jose Hills “other” units accounted for 44.9 percent of vacant units, and 39.7 percent of View Park-Windsor Hills was counted as “other vacant.”

The distribution of vacant housing is shown in Map IV.3. The areas with the highest concentrations of vacant housing, accounting for almost a third of units, included two tracts in the unincorporated areas in the northern part of the Urban County. Other areas with disproportionately high levels of vacant housing include census tracts adjacent to Malibu and Calabasas, as well as other larger areas in the unincorporated northern county.

“Other vacant” units are shown in Map IV.4. These units are concentrated in areas throughout the Urban County, particularly in areas in and around Willowbrook, Maywood, Florence-Graham, Altadena, and La Cañada Flintridge.

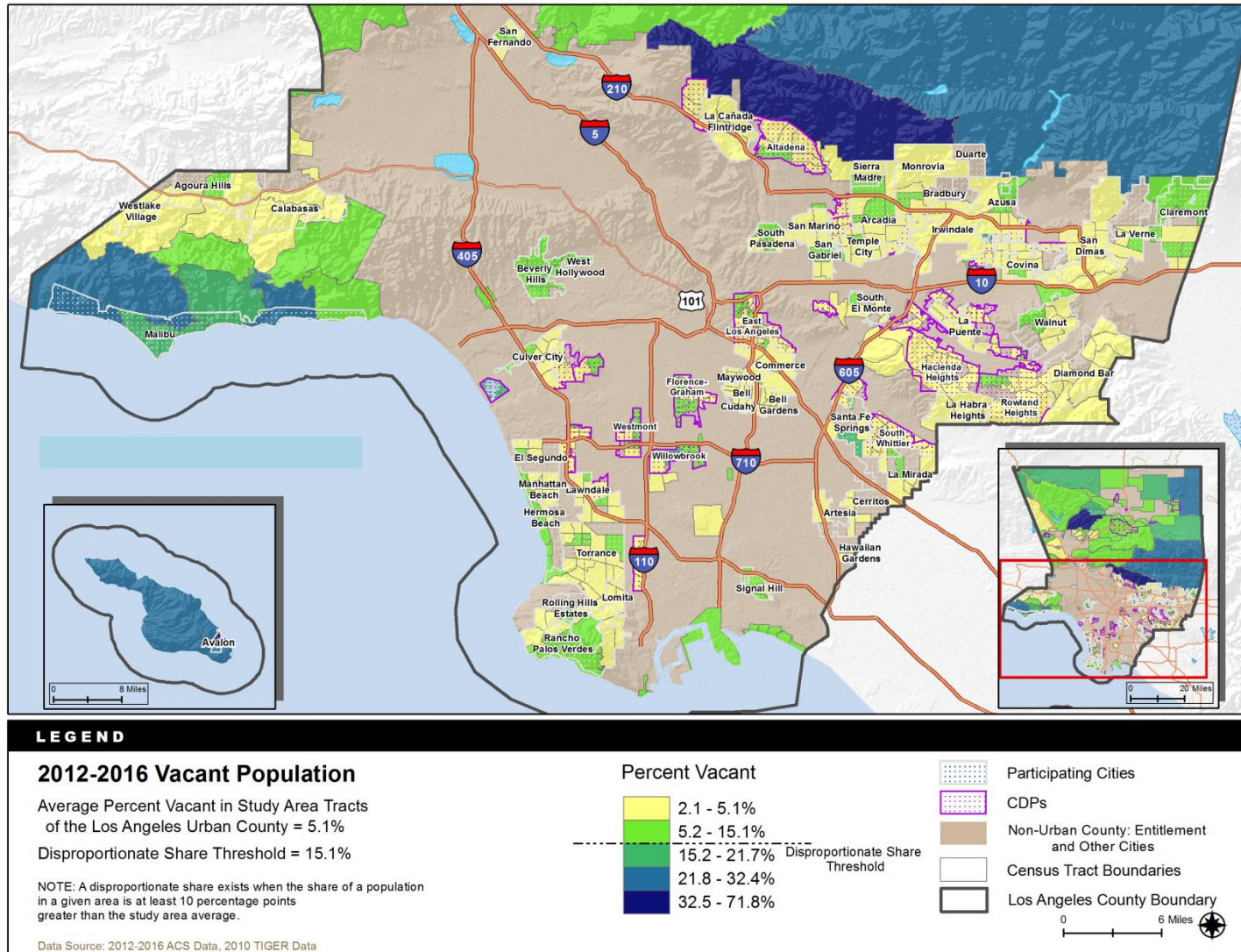
Table IV.8
Disposition of Vacant Housing Units
 Los Angeles Urban County: Participating Cities
 2010 Census Data

| Participating City | For rent | Rented, not occupied | For sale only | Sold, not occupied | For seasonal, recreational, or occasional use | For migrant workers | Other vacant | Total |
|---------------------------------|----------------|----------------------------|---------------------|-----------------------|---|---------------------------|-----------------|----------------|
| Agoura Hills | 118 | 7 | 29 | 11 | 36 | 0 | 57 | 258 |
| Arcadia | 519 | 26 | 138 | 48 | 103 | 0 | 260 | 1,094 |
| Avalon | 133 | 16 | 19 | 4 | 587 | 2 | 32 | 793 |
| Azusa | 421 | 11 | 98 | 31 | 17 | 0 | 92 | 670 |
| Bell | 214 | 10 | 43 | 5 | 12 | 0 | 63 | 347 |
| Bell Gardens | 193 | 12 | 49 | 5 | 20 | 0 | 52 | 331 |
| Beverly Hills | 726 | 32 | 147 | 65 | 327 | 2 | 226 | 1,525 |
| Calabasas | 124 | 1 | 75 | 21 | 56 | 0 | 58 | 335 |
| Cerritos | 90 | 8 | 84 | 27 | 35 | 0 | 89 | 333 |
| Claremont | 229 | 14 | 73 | 35 | 53 | 0 | 144 | 548 |
| Commerce | 33 | 4 | 16 | 3 | 11 | 0 | 21 | 88 |
| Covina | 450 | 19 | 99 | 24 | 20 | 0 | 109 | 721 |
| Cudahy | 106 | 9 | 13 | 16 | 4 | 0 | 15 | 163 |
| Culver City | 333 | 31 | 65 | 23 | 62 | 0 | 198 | 712 |
| Diamond Bar | 186 | 15 | 137 | 36 | 71 | 1 | 129 | 575 |
| Duarte | 106 | 7 | 53 | 14 | 12 | 0 | 49 | 241 |
| El Segundo | 174 | 14 | 13 | 17 | 53 | 0 | 54 | 325 |
| Hawaiian Gardens | 89 | 1 | 27 | 5 | 1 | 0 | 18 | 141 |
| Hermosa Beach | 247 | 16 | 45 | 17 | 212 | 0 | 75 | 612 |
| Irwindale | 3 | 0 | 2 | 1 | 0 | 0 | 10 | 16 |
| La Cañada Flintridge | 42 | 6 | 52 | 36 | 26 | 0 | 78 | 240 |
| La Habra Heights | 7 | 1 | 9 | 8 | 24 | 0 | 26 | 75 |
| La Mirada | 130 | 12 | 92 | 36 | 30 | 0 | 111 | 411 |
| La Puente | 152 | 10 | 58 | 8 | 3 | 0 | 79 | 310 |
| La Verne | 163 | 9 | 141 | 13 | 21 | 0 | 78 | 425 |
| Lawndale | 249 | 20 | 59 | 9 | 20 | 0 | 113 | 470 |
| Lomita | 153 | 14 | 26 | 16 | 31 | 0 | 104 | 344 |
| Malibu | 212 | 14 | 110 | 39 | 990 | 0 | 232 | 1,597 |
| Manhattan Beach | 258 | 22 | 77 | 55 | 303 | 0 | 176 | 891 |
| Maywood | 122 | 13 | 24 | 4 | 3 | 2 | 39 | 207 |
| Monrovia | 358 | 24 | 88 | 12 | 49 | 0 | 180 | 711 |
| Rancho Palos Verdes | 210 | 15 | 77 | 36 | 130 | 0 | 150 | 618 |
| Rolling Hills Estates | 13 | 1 | 50 | 10 | 13 | 0 | 48 | 135 |
| San Dimas | 193 | 6 | 97 | 28 | 48 | 0 | 104 | 476 |
| San Fernando | 110 | 17 | 38 | 15 | 12 | 0 | 132 | 324 |
| San Gabriel | 387 | 10 | 64 | 27 | 37 | 0 | 170 | 695 |
| San Marino | 26 | 3 | 21 | 30 | 34 | 0 | 33 | 147 |
| Santa Fe Springs | 109 | 8 | 62 | 2 | 4 | 0 | 44 | 229 |
| Sierra Madre | 97 | 13 | 29 | 11 | 38 | 0 | 88 | 276 |
| Signal Hill | 123 | 8 | 42 | 19 | 14 | 0 | 26 | 232 |
| South El Monte | 86 | 6 | 16 | 0 | 10 | 0 | 24 | 142 |
| South Pasadena | 368 | 15 | 52 | 14 | 65 | 0 | 137 | 651 |
| Temple City | 227 | 3 | 56 | 29 | 33 | 0 | 163 | 511 |
| Torrance | 1,374 | 81 | 252 | 112 | 184 | 0 | 373 | 2,376 |
| Walnut | 46 | 1 | 58 | 33 | 22 | 0 | 60 | 220 |
| West Hollywood | 1,109 | 73 | 185 | 30 | 350 | 1 | 329 | 2,077 |
| Westlake Village | 24 | 6 | 28 | 10 | 32 | 0 | 22 | 122 |
| Participating Cities Total | 10,842 | 664 | 3,088 | 1,050 | 4,218 | 8 | 4,870 | 24,740 |
| Unincorporated Areas Total | 6,583 | 347 | 2,954 | 775 | 2,114 | 49 | 4,618 | 17,440 |
| Urban County Total | 17,425 | 1,011 | 6,042 | 1,825 | 6,332 | 57 | 9,488 | 42,180 |
| Remainder of County Total | 87,535 | 3,983 | 20,766 | 4,901 | 12,767 | 52 | 31,688 | 161,692 |
| Los Angeles County Total | 104,960 | 4,994 | 26,808 | 6,726 | 19,099 | 109 | 41,176 | 203,872 |

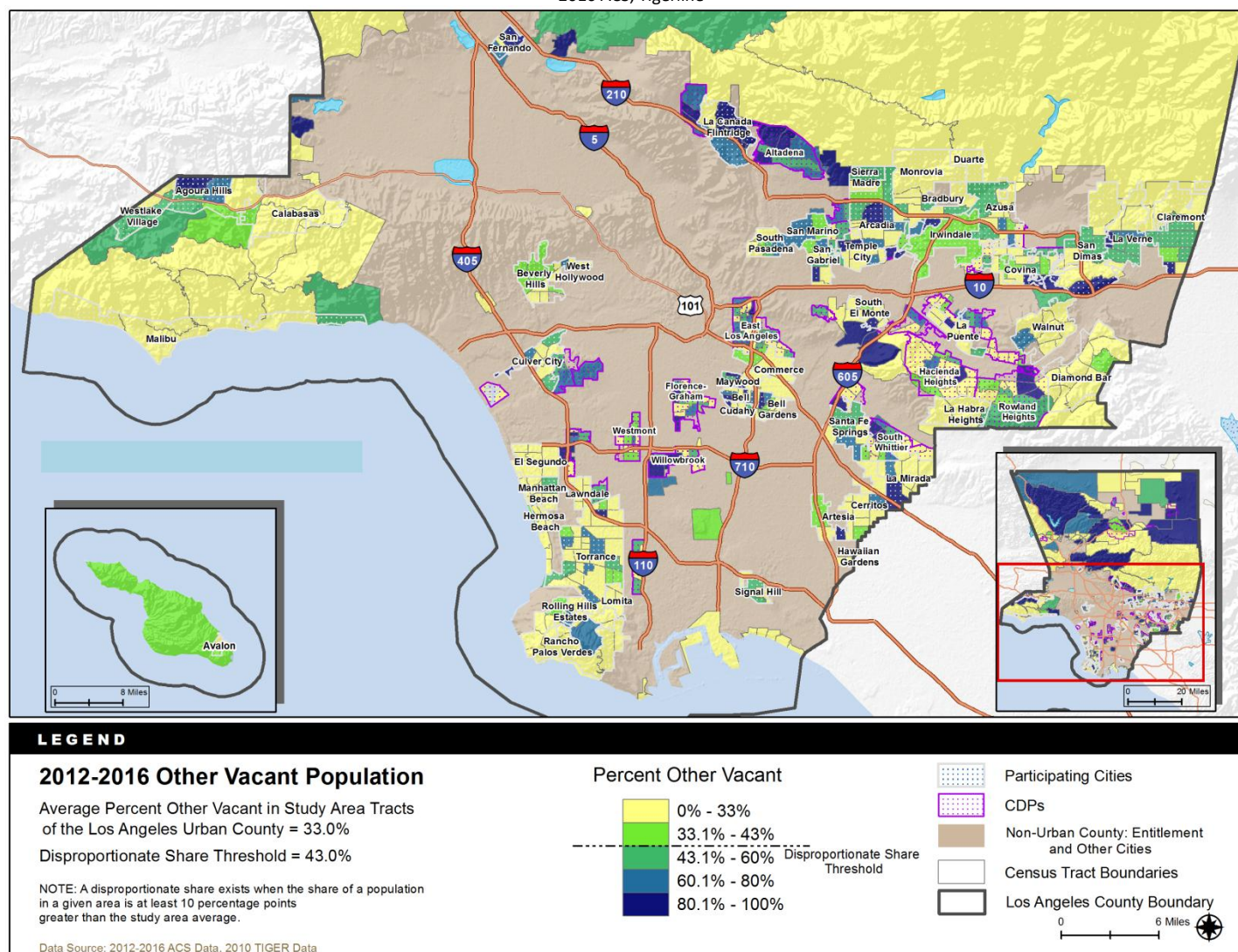
Table IV.9
Disposition of Vacant Housing Units
 Los Angeles County: Unincorporated Areas
 2010 Census

| Unincorporated Area | Vacant Housing Units | | | | | | | Total |
|--------------------------|----------------------|--------------|---------------------|-------------------|---|---------------------|--------------|---------------|
| | For Rent | For Sale | Rented Not Occupied | Sold Not Occupied | For Seasonal, Recreational, or Occasional Use | For Migrant Workers | Other Vacant | |
| Acton | 22 | 42 | 1 | 9 | 34 | 0 | 46 | 154 |
| Alondra Park | 58 | 9 | 1 | 8 | 7 | 0 | 16 | 99 |
| Altadena | 224 | 99 | 14 | 36 | 97 | 0 | 265 | 735 |
| Avocado Heights | 28 | 21 | 8 | 9 | 10 | 0 | 33 | 109 |
| Charter Oak | 44 | 31 | 3 | 5 | 3 | 0 | 14 | 100 |
| Citrus | 28 | 32 | 2 | 4 | 2 | 0 | 18 | 86 |
| Del Aire | 56 | 12 | 3 | 5 | 15 | 0 | 46 | 137 |
| Desert View Highlands | 27 | 19 | 0 | 4 | 2 | 0 | 34 | 86 |
| East Los Angeles | 649 | 129 | 73 | 45 | 43 | 0 | 446 | 1,385 |
| East Pasadena | 16 | 19 | 2 | 8 | 11 | 1 | 31 | 88 |
| East San Gabriel | 136 | 29 | 3 | 11 | 19 | 0 | 33 | 231 |
| Florence-Graham | 417 | 151 | 25 | 15 | 27 | 0 | 230 | 865 |
| Hacienda Heights | 131 | 125 | 7 | 35 | 43 | 1 | 115 | 457 |
| La Crescenta-Montrose | 109 | 29 | 4 | 21 | 26 | 0 | 73 | 262 |
| Ladera Heights | 52 | 23 | 0 | 12 | 5 | 0 | 24 | 116 |
| Lake Los Angeles | 72 | 115 | 7 | 39 | 33 | 0 | 125 | 391 |
| Lennox | 175 | 15 | 8 | 0 | 5 | 0 | 34 | 237 |
| Littlerock | 17 | 7 | 0 | 2 | 1 | 0 | 17 | 44 |
| Marina del Rey | 638 | 3 | 16 | 2 | 432 | 0 | 51 | 1,142 |
| Mayflower Village | 22 | 16 | 1 | 8 | 5 | 0 | 18 | 70 |
| North El Monte | 17 | 6 | 0 | 2 | 7 | 0 | 18 | 50 |
| Quartz Hill | 106 | 52 | 11 | 26 | 21 | 0 | 90 | 306 |
| Rowland Heights | 368 | 84 | 6 | 38 | 81 | 0 | 55 | 632 |
| South San Gabriel | 33 | 18 | 0 | 6 | 11 | 0 | 36 | 104 |
| South San Jose Hills | 32 | 32 | 1 | 5 | 0 | 0 | 57 | 127 |
| South Whittier | 211 | 111 | 12 | 23 | 16 | 0 | 160 | 533 |
| Val Verde | 4 | 17 | 1 | 1 | 6 | 0 | 15 | 44 |
| Valinda | 40 | 34 | 2 | 14 | 2 | 0 | 52 | 144 |
| View Park-Windsor Hills | 69 | 45 | 4 | 14 | 14 | 0 | 96 | 242 |
| Vincent | 42 | 34 | 3 | 7 | 4 | 0 | 26 | 116 |
| Walnut Park | 64 | 21 | 4 | 6 | 8 | 0 | 29 | 132 |
| West Athens | 111 | 24 | 7 | 2 | 4 | 0 | 18 | 166 |
| West Carson | 77 | 88 | 6 | 11 | 24 | 0 | 54 | 260 |
| West Puente Valley | 19 | 47 | 1 | 8 | 3 | 0 | 32 | 110 |
| West Whittier-Los Nietos | 106 | 50 | 3 | 12 | 9 | 0 | 45 | 225 |
| Westmont | 645 | 77 | 11 | 4 | 11 | 0 | 145 | 893 |
| Willowbrook | 264 | 116 | 17 | 49 | 9 | 0 | 424 | 879 |
| Other Unincorporated | 1,454 | 1,172 | 80 | 269 | 1,064 | 47 | 1,597 | 5,683 |
| Unincorporated Areas | 6,583 | 2,954 | 347 | 775 | 2,114 | 49 | 4,618 | 17,440 |
| Urban County | 17,425 | 6,042 | 1,011 | 1,825 | 6,332 | 57 | 9,488 | 42,180 |

Map IV.3
Vacant Housing
 Los Angeles Urban County
 2016 ACS, Tigerline



Map IV.4
Other Vacant Housing
Los Angeles Urban County
2016 ACS, Tigerline



YEAR OF CONSTRUCTION

The approximate age of the housing stock is also reported by the Census Bureau. Table IV.10 shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 5.6 percent and 0.8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 15.4 percent, 11.8 percent, and 6.4, respectively. Housing units built prior to 1939 represented 10 percent of households in 2016.

| Table IV.10 Household by Year Home Built Los Angeles Urban County 2000 Census SF3 & 2016 Five-Year ACS Data | | | | |
|--|----------------|----------------|--------------------|----------------|
| Year Built | 2000 Census | | 2016 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| 1939 or Earlier | 71,582 | 9.50% | 78,169 | 10.00% |
| 1940 to 1949 | 79,830 | 10.60% | 83,942 | 10.70% |
| 1950 to 1959 | 178,557 | 23.60% | 179,740 | 23.00% |
| 1960 to 1969 | 146,159 | 19.30% | 128,012 | 16.30% |
| 1970 to 1979 | 133,234 | 17.60% | 120,630 | 15.40% |
| 1980 to 1989 | 94,244 | 12.50% | 92,778 | 11.80% |
| 1990 to 1999 | 52,671 | 7.00% | 49,864 | 6.40% |
| 2000 to 2009 | . | . | 43,775 | 5.60% |
| 2010 or Later | . | . | 6,047 | 0.80% |
| Total | 756,277 | 100.00% | 782,957 | 100.00% |

HOUSING PRODUCTION

The Census Bureau reports the number of residential building permits issued each year by permit-issuing jurisdictions, along with the value of construction identified on the permit.¹⁵ Data are segmented by type of housing, and measure the number of units in single-family homes, duplexes, triplexes, four-plexes, and multi-family housing with five (5) or more units. The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Non-Entitlement Area decreased from 1,442 authorizations in 2015 to 1,360 in 2016.

The real value of single-family building permits increased from \$455,146 in 2015 to \$502,332 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table IV.11, on the following page.

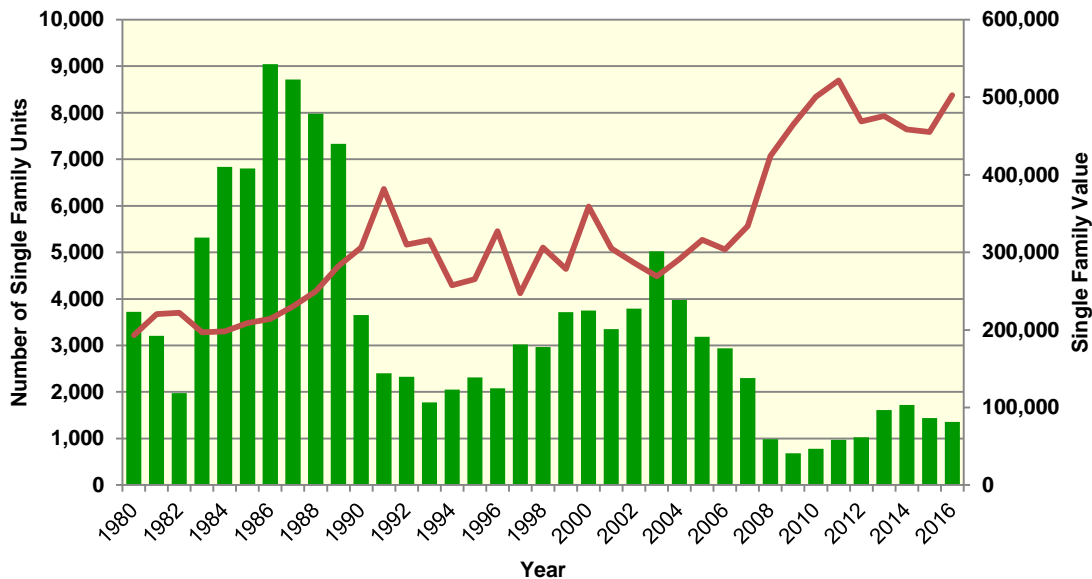
¹⁵ The value of construction excludes the cost of land and lot development.

Table IV.11
Building Permits and Valuation
 Los Angeles Urban County
 Census Bureau Data, 1980–2016

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, (Real 2016\$) | |
|------|---|--------------|--------------------|--------------------|-------------|--------------------------------------|--------------------|
| | Single-Family | Duplex Units | Tri- and Four-Plex | Multi-Family Units | Total Units | Single-Family Units | Multi-Family Units |
| 1980 | 3,724 | 514 | 852 | 3,665 | 8,755 | 193,047 | 108,349 |
| 1981 | 3,207 | 438 | 542 | 2,588 | 6,775 | 220,397 | 105,025 |
| 1982 | 1,977 | 336 | 270 | 1,249 | 3,832 | 221,962 | 99,017 |
| 1983 | 5,319 | 460 | 548 | 2,820 | 9,147 | 196,971 | 102,854 |
| 1984 | 6,835 | 368 | 941 | 3,974 | 12,118 | 198,015 | 96,744 |
| 1985 | 6,802 | 476 | 797 | 3,753 | 11,828 | 208,839 | 93,810 |
| 1986 | 9,043 | 398 | 951 | 5,781 | 16,173 | 214,403 | 91,733 |
| 1987 | 8,711 | 436 | 1,179 | 7,898 | 18,224 | 230,438 | 99,369 |
| 1988 | 7,974 | 532 | 590 | 3,482 | 12,578 | 249,667 | 93,060 |
| 1989 | 7,328 | 328 | 491 | 2,489 | 10,636 | 282,446 | 107,402 |
| 1990 | 3,654 | 248 | 258 | 1,361 | 5,521 | 306,128 | 105,959 |
| 1991 | 2,403 | 214 | 328 | 1,383 | 4,328 | 381,671 | 127,042 |
| 1992 | 2,326 | 204 | 194 | 1,117 | 3,841 | 309,828 | 108,244 |
| 1993 | 1,775 | 94 | 44 | 323 | 2,236 | 315,546 | 122,683 |
| 1994 | 2,051 | 94 | 139 | 353 | 2,637 | 257,356 | 101,009 |
| 1995 | 2,315 | 66 | 94 | 465 | 2,940 | 265,195 | 99,997 |
| 1996 | 2,081 | 68 | 104 | 799 | 3,052 | 327,184 | 98,781 |
| 1997 | 3,021 | 102 | 75 | 477 | 3,675 | 247,269 | 117,658 |
| 1998 | 2,968 | 72 | 87 | 1,597 | 4,724 | 306,133 | 97,414 |
| 1999 | 3,714 | 78 | 63 | 1,008 | 4,863 | 278,562 | 98,443 |
| 2000 | 3,750 | 92 | 212 | 1,573 | 5,627 | 358,832 | 64,533 |
| 2001 | 3,352 | 62 | 178 | 860 | 4,452 | 304,920 | 87,690 |
| 2002 | 3,790 | 86 | 71 | 713 | 4,660 | 286,271 | 101,785 |
| 2003 | 5,022 | 180 | 227 | 1,858 | 7,287 | 269,161 | 99,348 |
| 2004 | 3,973 | 118 | 295 | 2,036 | 6,422 | 291,467 | 112,875 |
| 2005 | 3,187 | 142 | 619 | 1,257 | 5,205 | 315,904 | 106,129 |
| 2006 | 2,941 | 136 | 264 | 1,265 | 4,606 | 303,582 | 114,549 |
| 2007 | 2,297 | 86 | 330 | 1,133 | 3,846 | 333,769 | 140,441 |
| 2008 | 989 | 50 | 37 | 722 | 1,798 | 424,214 | 158,054 |
| 2009 | 686 | 62 | 6 | 210 | 964 | 464,404 | 230,127 |
| 2010 | 781 | 32 | 7 | 484 | 1,304 | 500,518 | 183,399 |
| 2011 | 975 | 52 | 20 | 945 | 1,992 | 521,690 | 180,020 |
| 2012 | 1,025 | 28 | 62 | 973 | 2,088 | 468,847 | 187,181 |
| 2013 | 1,614 | 70 | 29 | 1,362 | 3,075 | 475,798 | 150,717 |
| 2014 | 1,723 | 38 | 25 | 1,068 | 2,854 | 458,492 | 219,230 |
| 2015 | 1,442 | 74 | 20 | 2,185 | 3,721 | 455,146 | 160,174 |
| 2016 | 1,360 | 62 | 48 | 937 | 2,407 | 502,332 | 161,287 |

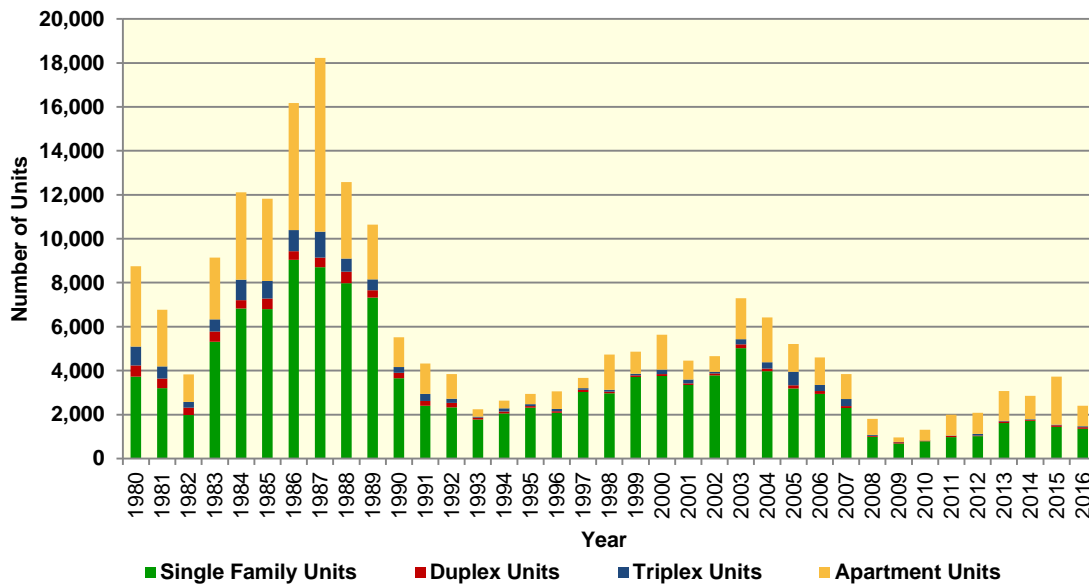
The number of single family units permitted was at a high of around 9,000 units in 1986. Since that time, single-family production dropped to less than 3,000 units per year. Housing production rose again to around 4,000 units in 2003, but dropped sharply to under 670 units in 2009. Since this time, single family unit production has risen slightly to over 1,700 in 2014. By 2016, production had dropped to 1,360 units. Single family units values have risen since 1980. Housing values reached a peak in 2007 of over \$521,000, before dipping down again. By 2016, single family home values had reached \$502,332.

Diagram IV.1
Single Family Permits
 Los Angeles Urban County
 Census Bureau Data, 1980–2016



The total permits by unit types are shown in Diagram IV.2. The Urban County saw a large amount of housing production in the late 1980's, with almost even proportions of single family and apartment units. The 1990's and early 2000's saw a heavy shift toward producing mainly single family units. Since 2010, production has decreased significantly, but has seen a fairly even spread between single family units and apartment units.

Diagram IV.2
Total Permits by Unit Type
 Los Angeles Urban County
 Census Bureau Data, 1980–2016



Housing production in participating cities is described in the table on the following page. In 2016, Manhattan Beach saw the greatest number of single family units, with 116 units permitted. This was followed by Manhattan Beach with 84 units. In 2016, unincorporated areas had 481 permitted, compared to 2,895 units in participating cities. The city of Cerritos has had no single-family permits since 2007, and the City of Bell since 2009.

The highest value for permitted single family units was in Beverly Hills at over \$2.3 million in 2016; Beverly Hills permitted 39 units in 2016. This was followed by Malibu with a value of \$2.07 million; Malibu permitted 8 units in 2016. Westlake village was also over \$2 million, but permitting only one (1) unit in 2016. Several other areas exceeded \$700,000 including: La Canada Flintridge, La Habra Heights, and Calabasas. Permit data is not available for CDPs in the Urban County.

Table IV.12
Single Family Building Permits
 Los Angeles Urban County: Participating Cities
 Census Permit Data 2006 - 2016

| Participating City | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Agoura Hills | 5 | 7 | 2 | 2 | 24 | 2 | 0 | 13 | 33 | 2 | 3 |
| Arcadia | 139 | 93 | 47 | 34 | 33 | 29 | 42 | 60 | 59 | 68 | 75 |
| Avalon | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |
| Azusa | 53 | 159 | 4 | 2 | 35 | 153 | 136 | 208 | 297 | 111 | 63 |
| Bell | 16 | 18 | 4 | 12 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bell Gardens | 30 | 28 | 13 | 1 | 0 | 3 | 1 | 6 | 10 | 13 | 3 |
| Beverly Hills | 27 | 29 | 22 | 13 | 29 | 20 | 16 | 33 | 30 | 30 | 39 |
| Calabasas | 63 | 8 | 1 | 2 | 0 | 2 | 1 | 2 | 3 | 3 | 8 |
| Cerritos | 8 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Claremont | 93 | 43 | 5 | 6 | 3 | 3 | 3 | 24 | 104 | 23 | 42 |
| Commerce | 31 | 21 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 |
| Covina | 33 | 0 | 0 | 0 | 0 | 0 | 1 | 52 | 2 | 3 | 3 |
| Cudahy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 4 | 1 |
| Culver City | 6 | 5 | 9 | 1 | 3 | 0 | 5 | 1 | 16 | 8 | 3 |
| Diamond Bar | 123 | 70 | 34 | 26 | 21 | 20 | 4 | 6 | 44 | 114 | 9 |
| Duarte | 2 | 1 | 0 | 24 | 0 | 35 | 0 | 9 | 0 | 0 | 0 |
| El Segundo | 20 | 23 | 17 | 4 | 3 | 3 | 14 | 13 | 0 | 5 | 0 |
| Hawaiian Gardens | 19 | 15 | 10 | 3 | 0 | 0 | 1 | 0 | 3 | 4 | 1 |
| Hermosa Beach | 80 | 39 | 51 | 7 | 10 | 27 | 22 | 32 | 57 | 59 | 58 |
| Irwindale | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 3 | 11 |
| La Cañada Flintridge | 29 | 20 | 9 | 9 | 13 | 9 | 11 | 7 | 7 | 18 | 13 |
| La Habra Heights | 11 | 5 | 1 | 7 | 4 | 5 | 1 | 2 | 4 | 2 | 3 |
| La Mirada | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 35 | 37 | 0 |
| La Puente | 1 | 1 | 0 | 9 | 9 | 2 | 5 | 8 | 8 | 0 | 6 |
| La Verne | 44 | 30 | 2 | 6 | 2 | 2 | 1 | 55 | 42 | 5 | 15 |
| Lawndale | 3 | 0 | 0 | 9 | 3 | 3 | 6 | 5 | 4 | 2 | 3 |
| Lomita | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 16 | 20 | 6 |
| Malibu | 24 | 31 | 30 | 19 | 12 | 20 | 18 | 12 | 11 | 18 | 8 |
| Manhattan Beach | 176 | 146 | 80 | 29 | 45 | 52 | 56 | 91 | 96 | 100 | 116 |
| Maywood | 14 | 8 | 6 | 1 | 3 | 0 | 1 | 0 | 0 | 2 | 1 |
| Monrovia | 51 | 55 | 18 | 4 | 8 | 0 | 18 | 24 | 34 | 5 | 17 |
| Rancho Palos Verdes | 12 | 19 | 12 | 9 | 5 | 15 | 9 | 9 | 8 | 28 | 15 |
| Rolling Hills Estates | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 6 | 10 | 5 |
| San Dimas | 9 | 5 | 27 | 3 | 1 | 6 | 8 | 55 | 2 | 7 | 17 |
| San Fernando | 13 | 12 | 4 | 5 | 3 | 2 | 1 | 0 | 0 | 5 | 5 |
| San Gabriel | 43 | 17 | 10 | 9 | 11 | 9 | 12 | 16 | 24 | 76 | 73 |
| San Marino | 5 | 2 | 7 | 2 | 3 | 4 | 9 | 8 | 15 | 12 | 11 |
| Santa Fe Springs | 0 | 0 | 0 | 44 | 57 | 52 | 72 | 115 | 6 | 51 | 0 |
| Sierra Madre | 7 | 19 | 0 | 0 | 1 | 0 | 1 | 10 | 7 | 0 | 0 |
| Signal Hill | 25 | 12 | 2 | 0 | 0 | 8 | 24 | 46 | 18 | 0 | 3 |
| South El Monte | 50 | 5 | 3 | 1 | 3 | 1 | 6 | 2 | 80 | 48 | 31 |
| South Pasadena | 11 | 7 | 5 | 3 | 1 | 7 | 6 | 6 | 5 | 6 | 7 |
| Temple City | 34 | 23 | 38 | 33 | 38 | 32 | 24 | 58 | 104 | 117 | 84 |
| Torrance | 115 | 81 | 22 | 15 | 41 | 8 | 24 | 13 | 27 | 12 | 32 |
| Walnut | 13 | 9 | 4 | 34 | 49 | 85 | 3 | 2 | 14 | 16 | 73 |
| West Hollywood | 12 | 2 | 2 | 2 | 6 | 4 | 6 | 7 | 11 | 11 | 12 |
| Westlake Village | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| Unincorporated Areas Total | 1,489 | 1,219 | 475 | 295 | 295 | 351 | 457 | 594 | 473 | 381 | 481 |
| Urban County | 2,941 | 2,297 | 989 | 686 | 781 | 975 | 1,025 | 1,614 | 1,723 | 1,442 | 1,360 |
| Los Angeles County | 9,942 | 7,102 | 3,249 | 2,268 | 2,384 | 2,275 | 2,675 | 3,839 | 4,586 | 4,638 | 5,022 |

Table IV.13
Value of Single Family Building Permits
 Los Angeles Urban County: Participating Cities
 2006 - 2016

| Participating City | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|---------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Agoura Hills | 352,247 | 406,318 | 0 | 331,244 | 279,958 | 348,820 | 513,333 |
| Arcadia | 336,937 | 330,140 | 324,160 | 449,620 | 441,700 | 437,001 | 431,320 |
| Avalon | 0 | 53,937 | 0 | 0 | 0 | 0 | 574,150 |
| Azusa | 371,941 | 411,943 | 402,494 | 342,023 | 349,742 | 460,306 | 552,468 |
| Bell | 169,548 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bell Gardens | 0 | 249,164 | 85,415 | 264,304 | 268,955 | 416,938 | 145,485 |
| Beverly Hills | 2,060,778 | 2,391,208 | 1,846,335 | 2,203,196 | 2,164,389 | 1,735,900 | 2,336,569 |
| Calabasas | 0 | 563,829 | 247,026 | 511,292 | 531,821 | 1,654,196 | 740,110 |
| Cerritos | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Claremont | 781,615 | 241,892 | 441,648 | 276,867 | 253,160 | 352,174 | 269,885 |
| Commerce | 0 | 0 | 0 | 0 | 0 | 160,250 | 158,570 |
| Covina | 0 | 0 | 158,881 | 201,410 | 327,701 | 285,377 | 281,667 |
| Cudahy | 0 | 0 | 0 | 0 | 113,501 | 154,002 | 217,000 |
| Culver City | 335,425 | 0 | 325,177 | 204,316 | 378,456 | 380,066 | 291,042 |
| Diamond Bar | 267,195 | 261,106 | 1,736,667 | 1,627,054 | 308,854 | 271,323 | 511,683 |
| Duarte | 0 | 292,425 | 0 | 553,725 | 0 | 0 | 0 |
| El Segundo | 654,514 | 467,458 | 306,672 | 304,710 | 0 | 390,248 | 0 |
| Hawaiian Gardens | 0 | 0 | 63,553 | 0 | 158,980 | 222,492 | 52,000 |
| Hermosa Beach | 515,539 | 422,717 | 570,210 | 516,530 | 561,188 | 531,701 | 518,072 |
| Irwindale | 0 | 0 | 0 | 235,588 | 348,182 | 355,048 | 235,000 |
| La Cañada Flintridge | 1,093,535 | 1,157,974 | 1,015,241 | 911,342 | 1,230,064 | 955,530 | 1,196,980 |
| La Habra Heights | 1,020,867 | 1,095,326 | 1,204,673 | 666,898 | 925,477 | 893,767 | 1,020,043 |
| La Mirada | 0 | 0 | 0 | 0 | 257,271 | 254,586 | 0 |
| La Puente | 164,676 | 160,123 | 167,174 | 192,351 | 194,062 | 0 | 161,629 |
| La Verne | 444,236 | 266,451 | 483,000 | 368,090 | 337,771 | 421,582 | 537,933 |
| Lawndale | 287,565 | 217,433 | 234,428 | 230,713 | 172,638 | 170,801 | 168,581 |
| Lomita | 0 | 0 | 0 | 507,364 | 207,338 | 318,777 | 408,846 |
| Malibu | 1,654,152 | 1,326,985 | 1,053,338 | 1,159,914 | 1,220,407 | 966,284 | 2,066,413 |
| Manhattan Beach | 609,521 | 734,660 | 687,208 | 676,489 | 655,696 | 696,097 | 688,664 |
| Maywood | 229,426 | 0 | 111,262 | 0 | 0 | 211,502 | 254,000 |
| Monrovia | 207,865 | 0 | 305,208 | 284,907 | 216,572 | 413,434 | 228,967 |
| Rancho Palos Verdes | 246,391 | 226,445 | 257,700 | 469,999 | 410,893 | 223,541 | 139,758 |
| Rolling Hills Estates | 0 | 0 | 0 | 472,741 | 679,297 | 929,311 | 584,020 |
| San Dimas | 207,206 | 386,858 | 379,852 | 294,637 | 328,776 | 307,752 | 297,328 |
| San Fernando | 130,280 | 80,906 | 105,921 | 0 | 0 | 55,724 | 80,000 |
| San Gabriel | 367,006 | 359,145 | 352,752 | 347,142 | 322,305 | 311,973 | 361,248 |
| San Marino | 749,883 | 950,574 | 748,626 | 949,412 | 684,512 | 695,027 | 685,662 |
| Santa Fe Springs | 271,290 | 267,695 | 262,462 | 259,568 | 199,223 | 277,318 | 0 |
| Sierra Madre | 495,431 | 0 | 256,589 | 251,032 | 246,610 | 0 | 0 |
| Signal Hill | 0 | 261,037 | 286,104 | 265,858 | 279,035 | 0 | 496,363 |
| South El Monte | 118,467 | 114,326 | 158,097 | 288,714 | 210,337 | 200,366 | 205,673 |
| South Pasadena | 489,926 | 299,430 | 244,846 | 409,326 | 393,378 | 392,075 | 297,565 |
| Temple City | 392,177 | 425,836 | 462,718 | 323,542 | 365,175 | 354,281 | 360,175 |
| Torrance | 232,183 | 314,010 | 270,856 | 284,171 | 279,801 | 358,122 | 233,732 |
| Walnut | 536,906 | 544,997 | 702,799 | 572,763 | 448,351 | 334,766 | 250,006 |
| West Hollywood | 631,816 | 395,277 | 459,483 | 442,169 | 392,069 | 443,043 | 396,953 |
| Westlake Village | 0 | 0 | 0 | 0 | 1,024,066 | 0 | 2,000,000 |
| Urban County | 500,518 | 521,690 | 468,847 | 475,798 | 458,492 | 455,146 | 502,332 |
| Los Angeles County | 400,363 | 442,419 | 398,585 | 412,366 | 397,773 | 423,052 | 418,648 |

CODE ENFORCEMENT

Compliance with building and safety codes, in housing and other private property structures, is essential for safety and quality of life for Urban County residents. Violations for substandard structures can lead to neighborhood deterioration as well as unsafe conditions. Common property violations in Los Angeles County include:

- Abandoned or partially destroyed buildings;
- Broken windows or doors, constituting hazardous conditions and inviting trespassers and malicious mischief;
- Nuisances that are attractive but dangerous for children, such as abandoned or broken equipment or neglected machinery;
- Broken or discarded household furniture visible from the street;
- Trash, junk, or debris in yard areas; and
- Inoperable or abandoned motor vehicles stored for long periods of time in yard areas.¹⁶

The Los Angeles County Department of Public Works (DPW), through its Building and Safety Section, provides code enforcement for the unincorporated areas of the County and 15 contract cities, including the participating cities of Cerritos, Commerce, Duarte, Industry, Irwindale, La Cañada Flintridge, La Mirada, Lawndale, Lomita, Rolling Hills Estates, Santa Fe Springs, and Westlake Village. The DPW's online violation reporting system allows residents to report suspected violations of health and safety codes through its website. Two (2) programs within the DPW enforce codes and safety.

The Property Rehabilitation Program mitigates the existence of substandard conditions on private property, the County of Los Angeles initiated the Property Rehabilitation Program in 1960. The Rehab program provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions. This is achieved through the repair or demolition of substandard structures and the removal of trash, junk, debris, inoperable vehicles, and overgrowth from private properties. Through the application of the building codes, the Rehab program helps to safeguard the health, safety, and public welfare of communities. In addition, the program helps to protect property values, preserve residential neighborhoods and the overall image of the County.

The Code Enforcement Program is directed at private property violations of the building codes, with enforcement cases initiated through administrative action, continuing through either the criminal justice system or civil action. Code enforcement pursues the following three (3) types of cases:

- **Unsafe Buildings:** Buildings or structures that are structurally unsafe or constitute a hazard to health, safety, or public welfare.
- **Un-Permitted Structures:** Buildings, structures, and grading that were built, altered, or demolished without required permits and approvals.

¹⁶ County of Los Angeles Department of Public Works, Building and Safety Division, Property Rehabilitation Section, <http://dpw.lacounty.gov/bsd/prcesec/index.cfm>

- **Non-Inspected Work:** Work for which a permit was obtained, additional inspections and approvals were required before work progressed.

The DPW makes every effort to achieve voluntary compliance. Code enforcement for un-permitted structures and non-inspected work primarily relies on the threat of criminal or civil action, and in some cases formal prosecution. Unsafe or hazardous buildings also follow due process procedures but can, in extreme cases, be abated by County forces or by private contract without notifying the property owner.

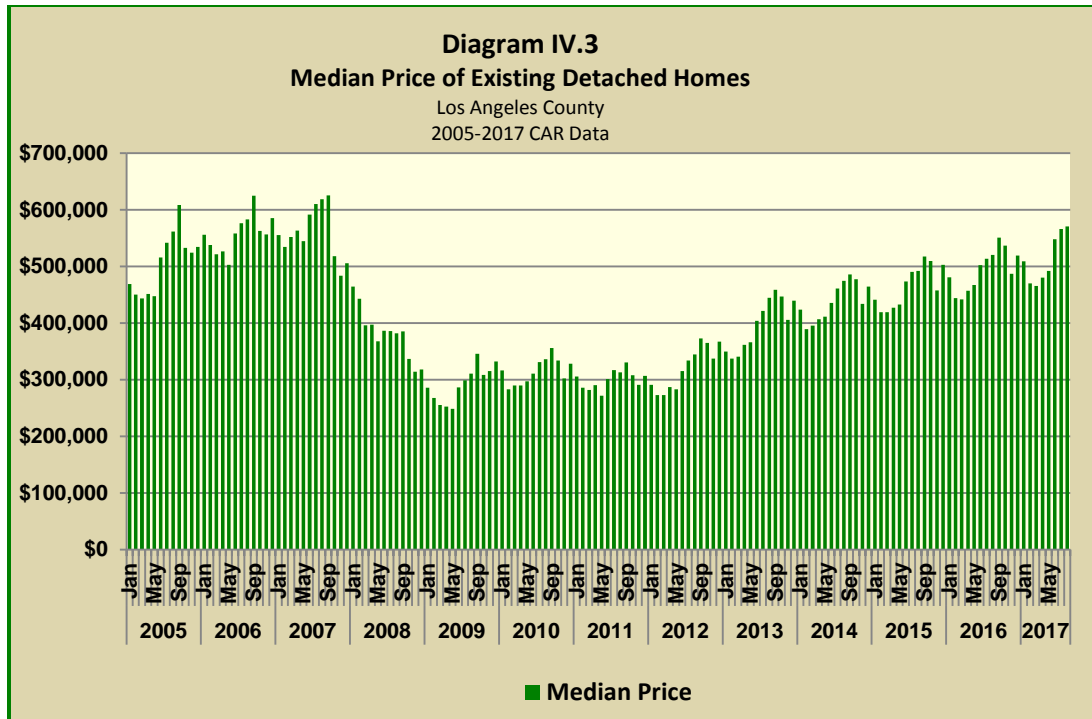
The DPW opens an average of about 6,000 code enforcement cases per year, such as in response to citizen complaints.¹⁷ However, in many cases, compliance is only enforced after citizen complaints are received, so many more violations are estimated to occur and go unreported.

HOUSING PRICES

Home Values

One measure of home values comes from the California Association of Realtors (CAR). CAR data are available for Los Angeles County in its entirety, and track a number of factors about homes and home sales, including unsold inventory and time homes spent on the market. These data are also available for previous years, and show market trends over time. According to the CAR, sales prices were consistently high, over \$500,000, between 2005 and 2007. However, median sales prices dropped to around \$290,000 in 2010 during the recession, but have continued to rise since that time. By the middle of 2017, median home prices had exceeded \$600,000. This dropped to \$530,920 by November, 2017. Nevertheless, the County has experienced climbing home prices for the past seven years, growing by over 75 percent since 2010.

¹⁷ County of Los Angeles Department of Public Works, Building and Safety Division, Property Rehabilitation Section, January 15, 2013



Rental Costs

Rental costs are shown in Table IV.14, at right. The greatest number of households pay \$1,000 to \$1,499 in rent, representing 25.2 percent of households. This is followed by households that pay \$1,500 to \$1,999 in rent, which account for 17.6 percent of renter households.

The Median Home Values and Contracts Rents by Participating City are shown in Table IV.15. The highest median home value in 2016 was seen in Beverly Hills at over \$1.9 million, followed by Malibu at \$1.8 million, Manhattan Beach at \$1.52 million and San Marino at \$1.2 million. The lowest home values were found in Cudahy at \$285,900 and Hawaiian Gardens at \$288,200.

The highest contract rents in 2016 were found in San Marino at \$3,501, followed by Rolling Hills Estates at \$2,765. Median contract rents over \$2,000 were found in Calabasas, Cerritos, La Habra Heights, Malibu, Manhattan Beach, Rancho Palos Verdes, and Westlake Village. Conversely, the lowest rents were seen in Bell, Commerce, and Maywood, which were all under \$1000.

Table IV.14
Rental Costs

Los Angeles County
2016 ACS

| Rent | Number of Households |
|--------------------|----------------------|
| \$100 to \$199 | 23,882 |
| \$200 to \$299 | 76,767 |
| \$300 to \$399 | 80,199 |
| \$400 to \$499 | 85,951 |
| \$500 to \$599 | 87,829 |
| \$600 to \$699 | 94,183 |
| \$700 to \$799 | 115,085 |
| \$800 to \$899 | 144,982 |
| \$900 to \$999 | 178,785 |
| \$1,000 to \$1,499 | 824,964 |
| \$1,500 to \$1,999 | 577,270 |
| \$2,000 to \$2,499 | 360,183 |
| \$2,500 to \$2,999 | 221,995 |
| \$3,000 or more | 355,279 |
| No cash rent | 44,984 |

In unincorporated areas the highest median home values were seen in Ladera Heights at \$846,100, and \$691,000 in La Crasenta Montrose. The lowest median home values were in Lake Los Angeles at \$117,700 and Desert View Highland at \$174,000.

The highest contract rents in unincorporated areas included Marina del Rey at \$2,512, followed by Ladera Heights at \$1,683. The lowest median contract rents were found in Littlerock at \$784, Westmont at \$918, and Lake Los Angeles at \$937.

Median home values are shown in Map IV.5. Home values varied widely throughout the Urban County. The highest median home values exceeded \$639,700 and were found in census tracts in and adjacent to coast areas such as Agoura Hills, Westlake Village,

Calabasas, Malibu, El Segundo, Manhattan Beach, Hermosa Beach, Rolling Hills Estates, and Rancho Palos Verdes. In the eastern half of the Urban County, these highest home values were seen in and adjacent to La Canada Flintridge, Sierra Madre, Monrovia, San Marino, South Pasadena, Claremont, La Habra Heights, and Walnut. The northern unincorporated areas did not have any areas with this highest level of home values.

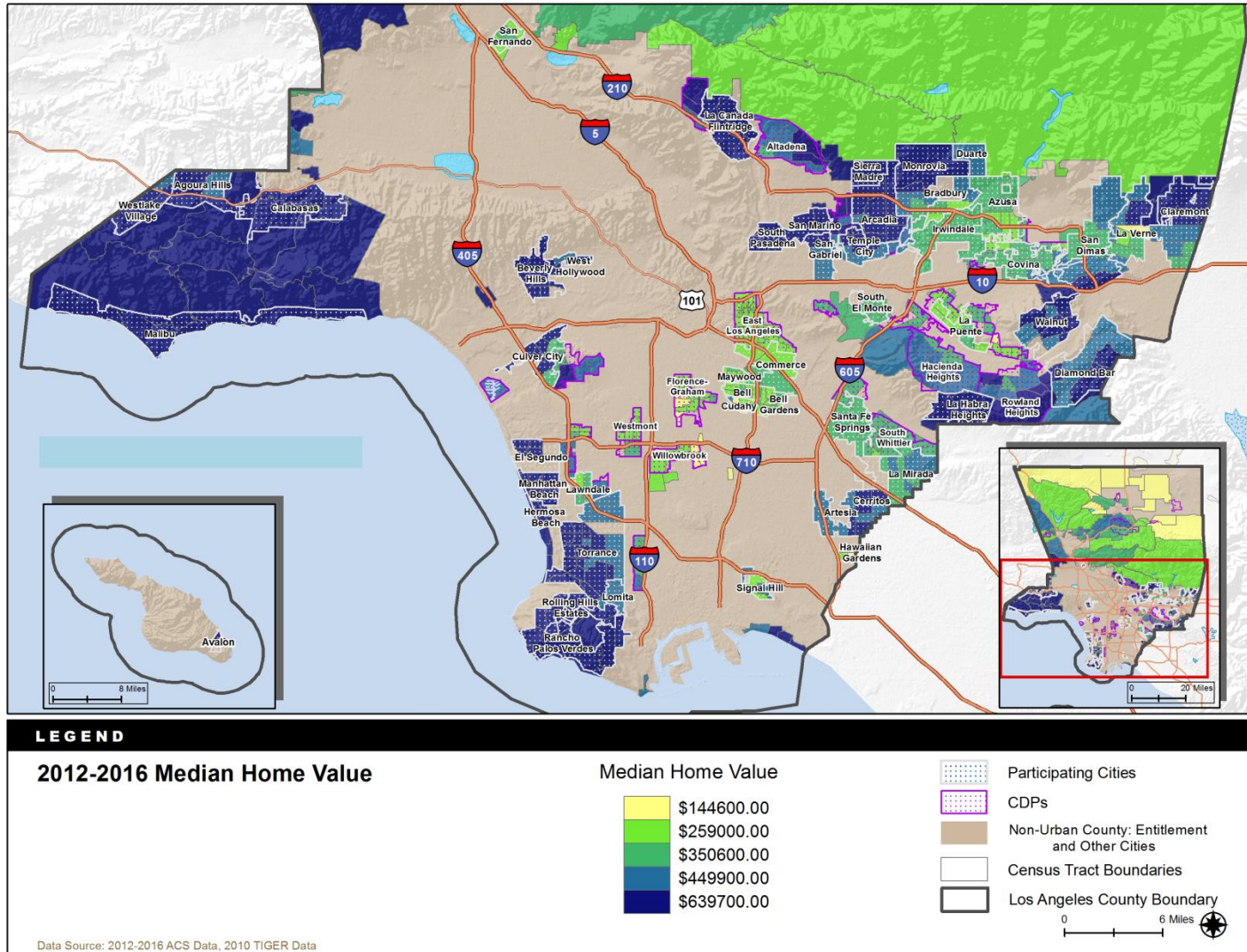
On the other end of the spectrum, areas with the lowest home median values were located in the central part of the Urban County, in areas around Florence-Graham, and Willowbrook, as well as much of the northern unincorporated areas.

Map IV.6 shows median contract rent in the Urban County. The highest rent values exceeded \$1400 and were found in areas similar to those with the highest home values. These included Agoura Hills, Westlake Village, Calabasas, Malibu, Culver City, Beverly Hills, El Segundo, Manhattan Beach, Hermosa Beach, Rolling Hills Estates, Cerritos, Monrovia, Claremont, and Rancho Palos Verdes. Conversely, the lowest median rents were under \$838 and were found in census tracts near El Segundo and unincorporated areas in the northern part of the County.

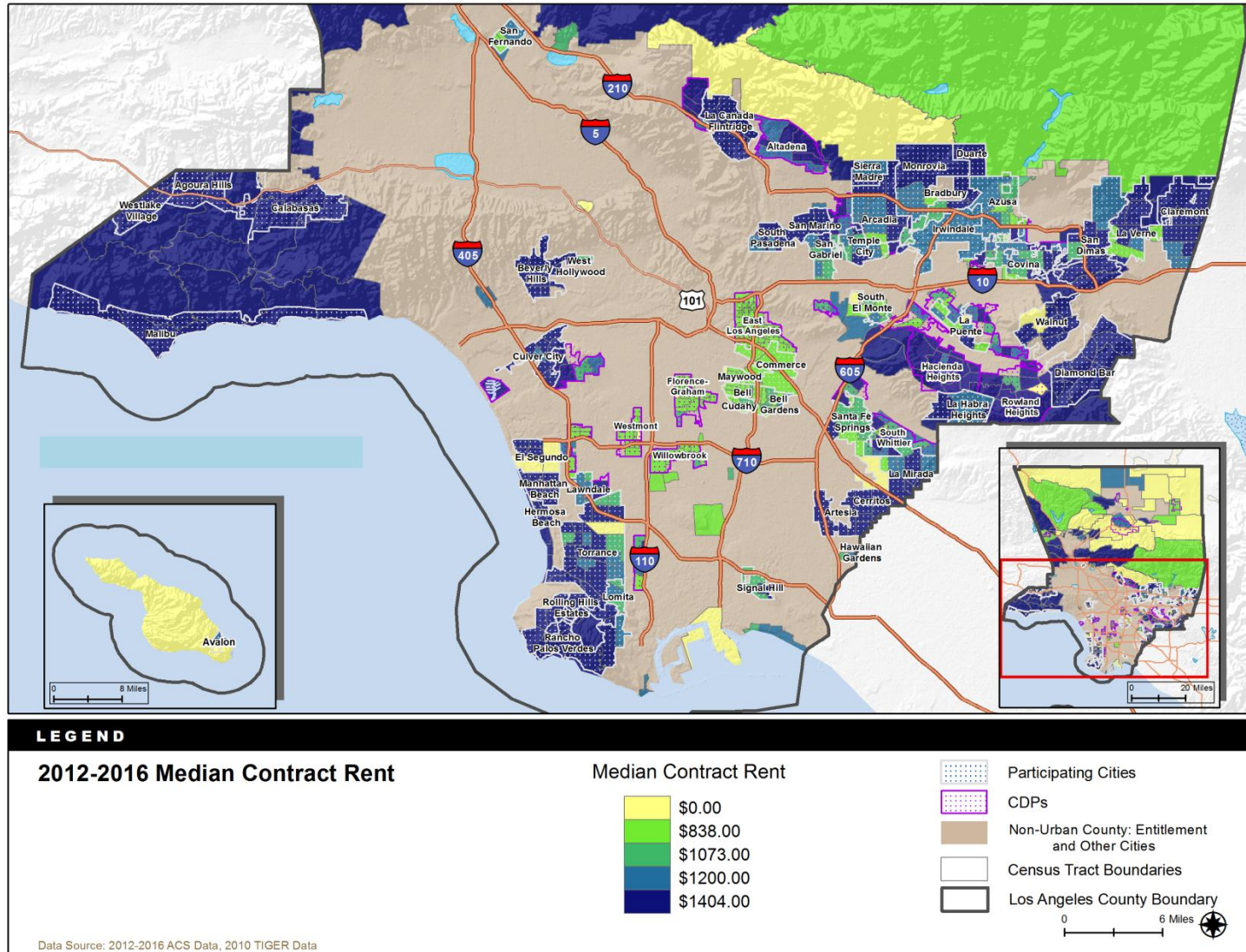
| Table IV.15 Median Home Value and Contract Rent Los Angeles Urban County: Participating Cities 2016 Five-Year ACS Data | | |
|---|-------------------|----------------------|
| Participating City | Dollar Amount | |
| | Median Home Value | Median Contract Rent |
| Agoura Hills | 699,200 | 1,875 |
| Arcadia | 920,700 | 1,380 |
| Avalon | 680,300 | 1,313 |
| Azusa | 342,000 | 1,145 |
| Bell | 322,900 | 960 |
| Bell Gardens | 318,700 | 1,071 |
| Beverly Hills | 1,900,500 | 1,913 |
| Calabasas | 926,800 | 2,041 |
| Cerritos | 620,500 | 2,092 |
| Claremont | 581,100 | 1,334 |
| Commerce | 343,200 | 922 |
| Covina | 415,300 | 1,195 |
| Cudahy | 285,900 | 1,091 |
| Culver City | 675,800 | 1,635 |
| Diamond Bar | 593,100 | 1,761 |
| Duarte | 385,600 | 1,296 |
| El Segundo | 828,300 | 1,508 |
| Hawaiian Gardens | 288,200 | 1,100 |
| Hermosa Beach | 1,166,800 | 1,889 |
| Irwindale | 351,100 | 1,330 |
| La Canada Flintridge | 1,207,900 | 1,830 |
| La Habra Heights | 893,200 | 2,175 |
| La Mirada | 448,400 | 1,490 |
| La Puente | 343,000 | 1,081 |
| La Verne | 500,300 | 1,312 |
| Lawndale | 401,700 | 1,268 |
| Lomita | 532,300 | 1,213 |
| Malibu | 1,802,800 | 2,602 |
| Manhattan Beach | 1,537,200 | 2,083 |
| Maywood | 325,600 | 923 |
| Monrovia | 583,300 | 1,240 |
| Rancho Palos Verdes | 1,003,300 | 2,210 |
| Rolling Hills Estates | 1,096,400 | 2,765 |
| San Dimas | 481,000 | 1,415 |
| San Fernando | 343,500 | 1,101 |
| San Gabriel | 605,600 | 1,200 |
| San Marino | 1,518,400 | 3,501 |
| Santa Fe Springs | 371,400 | 1,162 |
| Sierra Madre | 861,200 | 1,405 |
| Signal Hill | 446,000 | 1,165 |
| South El Monte | 363,100 | 1,079 |
| South Pasadena | 876,900 | 1,404 |
| Temple City | 632,700 | 1,217 |
| Torrance | 652,600 | 1,452 |
| Walnut | 679,700 | 1,992 |
| West Hollywood | 642,200 | 1,394 |
| Westlake Village | 819,900 | 2,043 |
| Los Angeles County | 465,000 | 1,167 |

| Table IV.16 Median Home Value and Contract Rent Los Angeles Urban County: Unincorporated Areas 2016 Five-Year ACS Data | | |
|---|-------------------|----------------------|
| Unincorporated Area | Dollar Amount | |
| | Median Home Value | Median Contract Rent |
| Acton | 459,100 | 1,543 |
| Alondra Park | 457,600 | 970 |
| Altadena | 621,400 | 1,341 |
| Avocado Heights | 403,600 | 1,185 |
| Charter Oak | 362,500 | 1,349 |
| Citrus | 346,600 | 1,438 |
| Del Aire | 484,500 | 1,565 |
| Desert View Highlands | 174,000 | 1,167 |
| East Los Angeles | 324,200 | 944 |
| East Pasadena | 683,100 | 1,364 |
| East San Gabriel | 662,700 | 1,209 |
| Florence-Graham | 267,800 | 948 |
| Hacienda Heights | 517,900 | 1,599 |
| La Crescenta-Montrose | 691,000 | 1,406 |
| Ladera Heights | 846,100 | 1,683 |
| Lake Los Angeles | 117,700 | 937 |
| Lennox | 342,700 | 985 |
| Little Rock | 155,100 | 784 |
| Marina del Rey | 495,900 | 2,512 |
| Mayflower Village | 541,500 | 1,209 |
| North El Monte | 554,500 | 1,507 |
| Quartz Hill | 214,000 | 870 |
| Rowland Heights | 544,900 | 1,355 |
| South San Gabriel | 432,200 | 1,149 |
| South San Jose Hills | 298,900 | 1,263 |
| South Whittier | 386,100 | 1,209 |
| Val Verde | 282,000 | 1,048 |
| Valinda | 360,400 | 1,145 |
| View Park-Windsor Hills | 598,400 | 1,163 |
| Vincent | 356,600 | 1,238 |
| Walnut Park | 331,200 | 953 |
| West Athens | 355,200 | 940 |
| West Carson | 399,900 | 1,296 |
| West Puente Valley | 342,300 | 1,301 |
| West Whittier-Los Nietos | 356,600 | 1,257 |
| Westmont | 317,700 | 918 |
| Willowbrook | 246,800 | 1,026 |

Map IV.5
Median Home Value
 Los Angeles Urban County
 2016 ACS, Tigerline



Map IV.6
Median Contract Rent
 Los Angeles Urban County
 2016 ACS, Tigerline



LENDING ANALYSIS

In regard to owner-occupied home purchases, access to quality loan products is essential for a strong housing market. Evaluation of denial rates, predatory lending, and foreclosure rates can indicate the current market realities for residents considering buying a home. Under the Home Mortgage Disclosure Act (HMDA), enacted in 1975 and later amended, financial institutions are required to publicly disclose the race, sex, ethnicity, and household income of mortgage applicants by the Census tract in which the loan is proposed as well as outcome of the loan application.¹⁸ The HMDA requires both depository and non-depository lenders to collect and publicly disclose information about housing-related applications and loans.

HMDA data represent most mortgage lending activity and are thus the most comprehensive collection of information available regarding home purchase originations, home remodel loan originations, and refinancing.¹⁹ The Federal Financial Institutions Examination Council (FFIEC) makes HMDA data available on its website.

Lending institutions handled a total of 2,732,140 loans and loan applications from 2008 through 2015, as shown below in Table IV.17. Approximately 29.3 percent of these loans or loan applications were intended to finance the purchase of a home, while just over 67 percent of them were intended to refinance.

Table IV.17
Purpose of Loan by Year
Los Angeles Urban County
2008–2015 HMDA Data

| Purpose | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | Total |
|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Home Purchase | 122,888 | 135,280 | 118,553 | 113,444 | 110,087 | 106,018 | 93,222 | 100,713 | 799,492 |
| Home Improvement | 25,194 | 14,666 | 9,990 | 11,982 | 11,752 | 12,639 | 13,436 | 17,598 | 99,659 |
| Refinancing | 211,571 | 264,105 | 259,808 | 264,107 | 373,490 | 299,140 | 160,768 | 231,311 | 1,832,989 |
| Total | 359,653 | 414,051 | 388,351 | 389,533 | 495,329 | 417,797 | 267,426 | 349,622 | 2,732,140 |

About 87 percent of all applications were owner-occupied loan applications from 2008 to 2015, with this number peaking in 2009 at 122,128 applications. As shown below in Table IV.18 the total number of loan applications has decreased steadily since 2009, but have risen roughly 8 percent from 2014 to 2015.

Table IV.18
Occupancy Status for Home Purchase Loan Applications
Los Angeles Urban County
2008–2015 HMDA Data

| Status | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | Total |
|--------------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|----------------|----------------|
| Owner-Occupied | 107,583 | 122,128 | 106,324 | 98,864 | 94,085 | 89,906 | 78,690 | 86,178 | 697,580 |
| Not Owner-Occupied | 12,143 | 11,866 | 10,668 | 13,561 | 14,174 | 13,703 | 12,261 | 12,213 | 88,376 |
| Not Applicable | 3,162 | 1,286 | 1,561 | 1,019 | 1,828 | 2,409 | 2,271 | 2,322 | 13,536 |
| Total | 122,888 | 135,280 | 118,553 | 113,444 | 110,087 | 106,018 | 93,222 | 100,713 | 799,492 |

¹⁸ *Closing the Gap: A Guide to Equal Opportunity Lending*, The Federal Reserve Bank of Boston, April 1993.

<http://www.bos.frb.org/commdev/closing-the-gap/closingt.pdf>

¹⁹ Starting in 2004, the HMDA data made substantive changes in reporting, particularly regarding ethnicity data, loan interest rates, and the multi-family loan applications.

Denial Rates

These outcomes of these owner-occupied home purchase loan applications were used to determine denial rates presented in the following section. Factors in denial of home purchase loans, such as credit scores or down payment amounts, are not reported, so many of the reasons for loan denials cannot be accurately determined. Loan originations and loan denials were inspected to indicate the success or failure of home purchase loan applicants. Nearly 320,000 owner-occupied home purchase loan applications led to successful loan originations, as shown below in Table IV.19. Over 80,000 applications were denied, leading to a denial rate of 19.4 percent from 2008 to 2015.

Table IV.19
Loan Applications by Action Taken

Los Angeles Urban County
2008–2015 HMDA Data

| Action | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | Total |
|---------------------------------------|----------------|----------------|----------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Loan Originated | 42,552 | 49,241 | 48,877 | 43,634 | 45,980 | 46,081 | 43,358 | 47,683 | 319,723 |
| Application Approved but not Accepted | 9,706 | 6,559 | 5,800 | 5,453 | 4,779 | 4,370 | 3,205 | 2,930 | 39,872 |
| Application Denied | 18,078 | 12,998 | 11,462 | 10,112 | 10,164 | 10,122 | 8,016 | 7,614 | 80,952 |
| Application Withdrawn by Applicant | 10,338 | 9,856 | 8,721 | 7,681 | 7,729 | 7,750 | 7,731 | 9,225 | 59,806 |
| File Closed for Incompleteness | 3,117 | 2,607 | 2,182 | 2,288 | 1,691 | 1,861 | 1,591 | 2,004 | 15,337 |
| Loan Purchased by the Institution | 23,782 | 40,488 | 29,274 | 29,688 | 23,736 | 19,696 | 14,763 | 16,695 | 181,427 |
| Preapproval Request Denied | 10 | 379 | 7 | 8 | 6 | 23 | 25 | 5 | 458 |
| Preapproval Approved but not Accepted | 0 | 0 | 1 | 0 | 0 | 3 | 1 | 22 | 5 |
| Total | 107,583 | 122,128 | 106,324 | 98,864 | 94,085 | 89,906 | 78,690 | 86,178 | 697,580 |
| Denial Rate | 29.8% | 20.9% | 19.0% | 18.8% | 18.1% | 18.0% | 15.6% | 13.8% | 19.4% |

As seen in Diagram IV.7 below, denial rates have been steadily declining since their peak in 2008.

Diagram IV.7
Denial Rates by Year

Los Angeles Urban County
2008–2015 HMDA Data

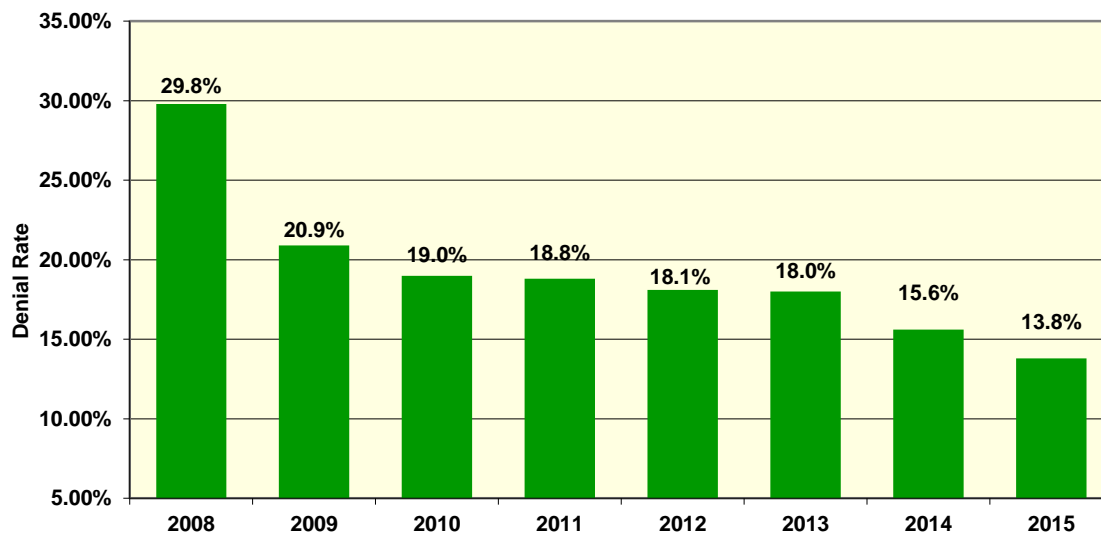


Table IV.20, on the following page, shows denial rates for 2008 through 2015 by race and ethnicity. As seen in the table, American Indian and Hispanic residents experienced denial rates nearly 4

percentage points higher than average during that time period, while Black residents' applications were denied 7.5 percentage points higher than the average. However, denial rates among Black residents have been steadily declining since 2008, when the peak of the denial rates was just over 40 percent. Asians have historically been turned down the lowest of all the racial and ethnic groups, except for in 2012 and 2015, when White residents experienced slightly lower denial rates. Non-Hispanic residents experienced lower denial rates than their Hispanic counterparts in every year shown in the table below, but the gap has been shrinking somewhat from its largest disparity in 2008 of over 10 percentage points.

Table IV.20
Denial Rates by Race/Ethnicity of Applicant

Los Angeles Urban County
2004–2015 HMDA Data

| Race/Ethnicity | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | Average |
|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| American Indian | 30.4% | 20.1% | 21.3% | 19.7% | 21.8% | 22.9% | 19.5% | 15.8% | 23.2% |
| Asian | 23.2% | 18.8% | 15.1% | 17.9% | 17.8% | 16.8% | 14.4% | 13.4% | 17.7% |
| Black | 40.3% | 26.4% | 25.0% | 25.1% | 22.5% | 25.5% | 20.5% | 20.3% | 26.9% |
| White | 29.8% | 20.4% | 19.1% | 18.0% | 17.4% | 17.4% | 15.0% | 12.8% | 19.7% |
| Not Available | 34.2% | 24.8% | 21.9% | 21.9% | 20.5% | 20.3% | 18.6% | 17.2% | 23.6% |
| Not Applicable | 6.7% | 0.0% | 04.8% | 6.1% | 3.7% | 8.6% | 5.5% | 7.0% | 5.6% |
| Average | 29.8% | 20.9% | 19.0% | 18.8% | 18.1% | 18.0% | 15.6% | 13.8% | 19.4% |
| Non-Hispanic | 26.1% | 18.5% | 16.6% | 17.6% | 17.1% | 16.5% | 14.6% | 13.0% | 18.2% |
| Hispanic | 36.3% | 24.3% | 22.9% | 20.1% | 19.5% | 21.0% | 16.9% | 14.4% | 23.3% |

Sub-Prime Lending

In addition to modifications implemented in 2004 for documenting loan applicants' race and ethnicity, the HMDA reporting requirements were changed in response to the Predatory Lending Consumer Protection Act of 2002 as well as the Home Owner Equity Protection Act (HOEPA). Consequently, loan originations are now flagged in the data system if they are HOEPA loans or if they are high annual percentage rate (APR) loans (HALs), defined as being more than 3.0 percentage points higher than comparable treasury rates for home purchase loans, or 5.0 percentage points higher for refinance loans.²⁰

HAL rates²¹ were highest in 2008, but have since dropped dramatically. The rates have remained fairly stable following a large drop after 2009, consistently hovering below 1 percent (see Diagram IV.8 below for HAL rates by year).

Table IV.21
Originated Owner-Occupied Loans by HAL Status

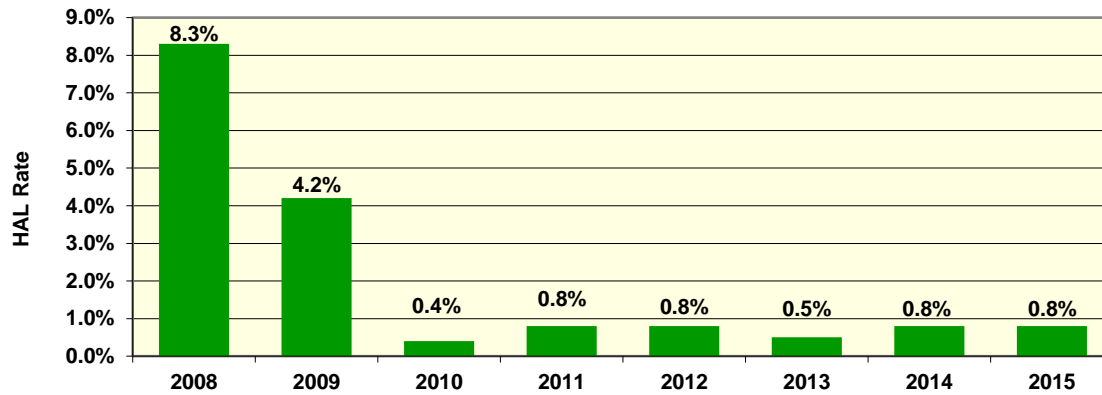
Los Angeles Urban County
2008–2015 HMDA Data

| Loan Type | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | Total |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Other | 39,037 | 47,151 | 48,660 | 43,299 | 45,602 | 45,834 | 43,005 | 47,295 | 312,588 |
| HAL | 3,515 | 2,090 | 217 | 335 | 378 | 247 | 353 | 388 | 7,135 |
| Total | 42,552 | 49,241 | 48,877 | 43,634 | 45,980 | 46,081 | 43,358 | 47,683 | 319,723 |
| Percent HAL | 8.3% | 4.2% | .4% | .8% | .8% | .5% | .8% | .8% | 2.2% |

²⁰ Federal Reserve System 12 CFR Part 203, Home Mortgage Disclosure. http://www.ffiec.gov/hmda/pdf/regc_020702.pdf

²¹ High-annual percentage rate loans (HALs) are defined as loans either greater than three percentage points for purchases or greater than five percentage points for refinance loans when contrasted with comparable treasury instruments.

Diagram IV.8
HAL Rates by Year
 Los Angeles Urban County
 2008–2015 HMDA Data



On average, loans issued to American Indians from 2008 to 2015 were slightly higher than other racial and ethnic groups at 4.2 percent. As shown below in Table IV.22, Hispanic and Black residents were issued HAL loans at rates of 3.7 and 3.5 percent, respectively.

Table IV.22
Rate of HALs Originated by Race/Ethnicity of Borrower
 Los Angeles Urban County
 2008–2015 HMDA Data

| Race | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | Average |
|-----------------|-------------|-------------|------------|------------|------------|------------|------------|------------|-------------|
| American Indian | 10.6% | 6.3% | .4% | .3% | .6% | .7% | 2.0% | .7% | 4.2% |
| Asian | 4.0% | 2.0% | .2% | .3% | .3% | .2% | .5% | .5% | 1.0% |
| Black | 12.4% | 6.3% | .2% | .7% | 2.1% | 1.6% | 1.6% | .9% | 3.5% |
| White | 9.7% | 4.8% | .5% | .7% | .8% | .5% | .7% | .9% | 2.5% |
| Not Available | 6.0% | 3.8% | .7% | 1.5% | 1.4% | 1.0% | 1.5% | 1.0% | 2.3% |
| Not Applicable | .0% | 2.2% | .0% | .0% | .0% | 1.0% | .0% | .0% | .5% |
| Average | 8.3% | 4.2% | .4% | .8% | .8% | .5% | .8% | .8% | 2.2% |
| Non-Hispanic | 6.0% | 3.1% | .4% | .5% | .5% | .4% | .6% | .6% | 1.6% |
| Hispanic | 14.9% | 7.1% | .5% | 1.1% | 1.4% | .9% | 1.3% | 1.3% | 3.7% |

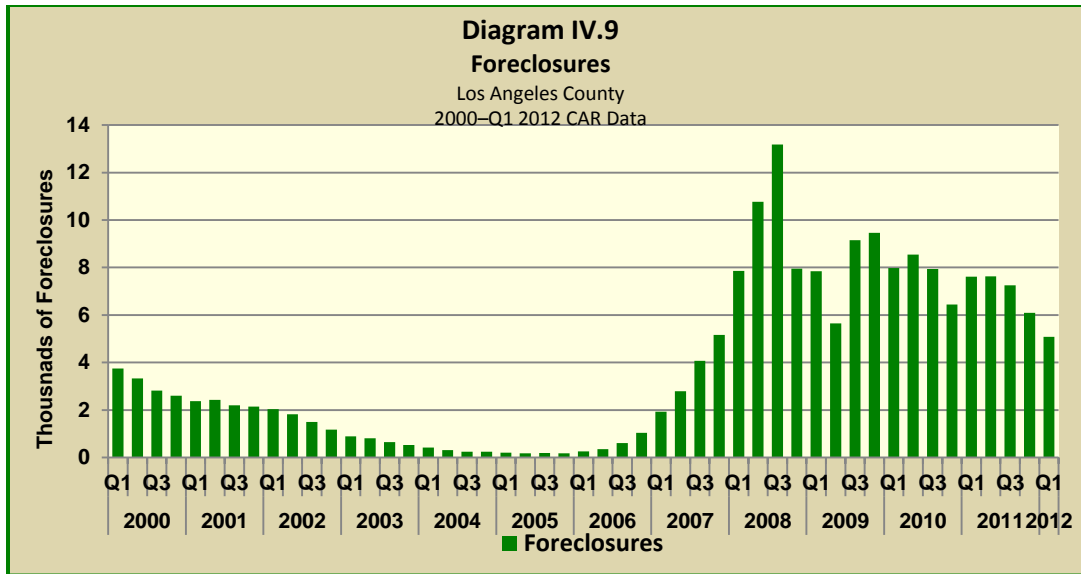
Foreclosures

Foreclosures have reduced statewide in recent years. In 2016, foreclosures statewide declined by 15 percent from 2015, and were down more than 85 percent from 2010.²² The County's foreclosure rate in February 2018 was 1 in every 3,934 homes, which was lower than the state average at the time.²³ While the risk of foreclosures may extend many years beyond the initial lending, foreclosures in past years can be examined through data from the California Association of Realtors (CAR).²⁴ Historical data on foreclosures may provide additional insight into the housing market, as foreclosures may have a lasting impact on the housing market and on individual neighborhoods. As shown in Diagram IV.9, the number of foreclosures was very low from late 2004 to mid-2006. Foreclosure figures staggered somewhat after that point but generally pointed in a downward trend through the first quarter of 2012, reaching 5,080.

²² <https://www.attomdata.com/news/foreclosure-trends/2017-year-end-u-s-foreclosure-market-report/>

²³ <https://www.realtytrac.com/statsandrends/foreclosuretrends/ca/los-angeles-county>

²⁴ Foreclosure data were provided by the CAR but come from the Real Estate Research Council of Southern California.



Data from the County’s 2014-2021 Housing Element regarding foreclosures in the County is included below:²⁵

During the 1980s and 1990s, high mortgage interest rates served as a barrier to homeownership in Los Angeles County. Between 2000 and 2006, interest rates steadily declined, while real estate prices escalated. Lured by low interest rates, the overabundance of “cheap” financing, false assumptions of ever-increasing home prices, and predatory lending practices, many households overextended their financial means to pursue homeownership.

In 2006 and 2007, the concern over subprime lending and mortgage foreclosures affected many communities in Southern California. According to DataQuick, during the second quarter of 2007, foreclosures in Los Angeles County accounted for 34% of all foreclosures filed in Southern California. Foreclosure cases increased 126% from the second quarter of 2006 (10,393 cases in 2007, compared to 4,586 cases during the same quarter in 2006 and 3,233 cases in the third quarter of 2005). Increased foreclosures resulted in the tightening of the lending market, making mortgage financing more difficult for even credit-worthy homebuyers to obtain. In 2008, there were 5,526 foreclosure filings in the unincorporated areas. As of November 19, 2012, the number of foreclosures in the unincorporated areas dropped to 2,015. A number of factors led to this change, including the slow steady improvement of the housing market, the increased use of short-sales, and the steady processing of homes in the foreclosure process.

The location of past foreclosures in the Urban County may help indicate areas that are still recovering from high rates of foreclosures. In Map IV.7, on the following page, shows the number of foreclosures in the Urban County. The greatest numbers of foreclosures were seen in the eastern part of the County. This includes areas around La Puente, Covina, and in western areas near Willowbrook.

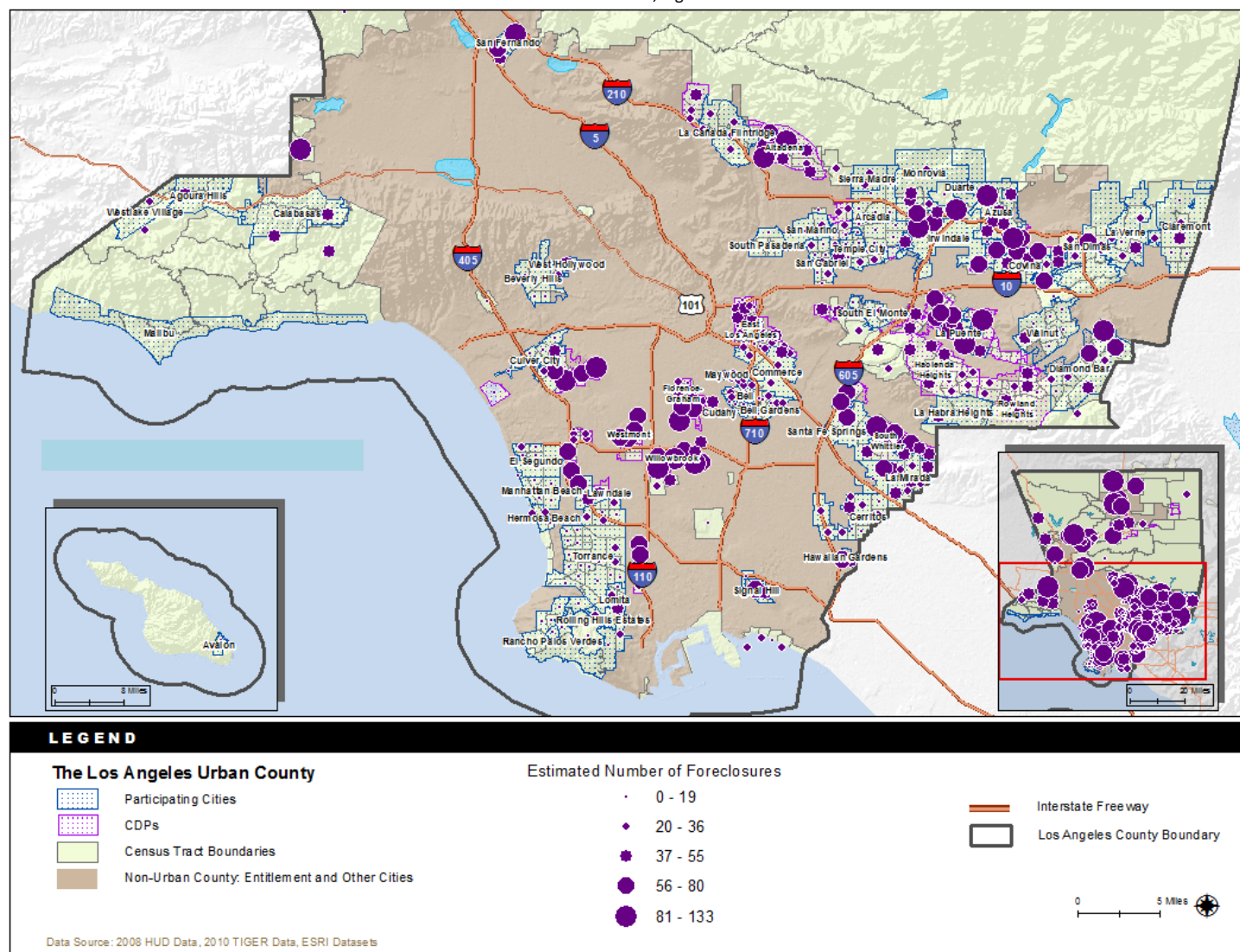
As seen in Map IV.8, these areas also saw the highest rate of foreclosure. In addition, unincorporated areas in the northeast portion of the Urban County saw the highest rates of foreclosures.

²⁵ <http://planning.lacounty.gov/housing>

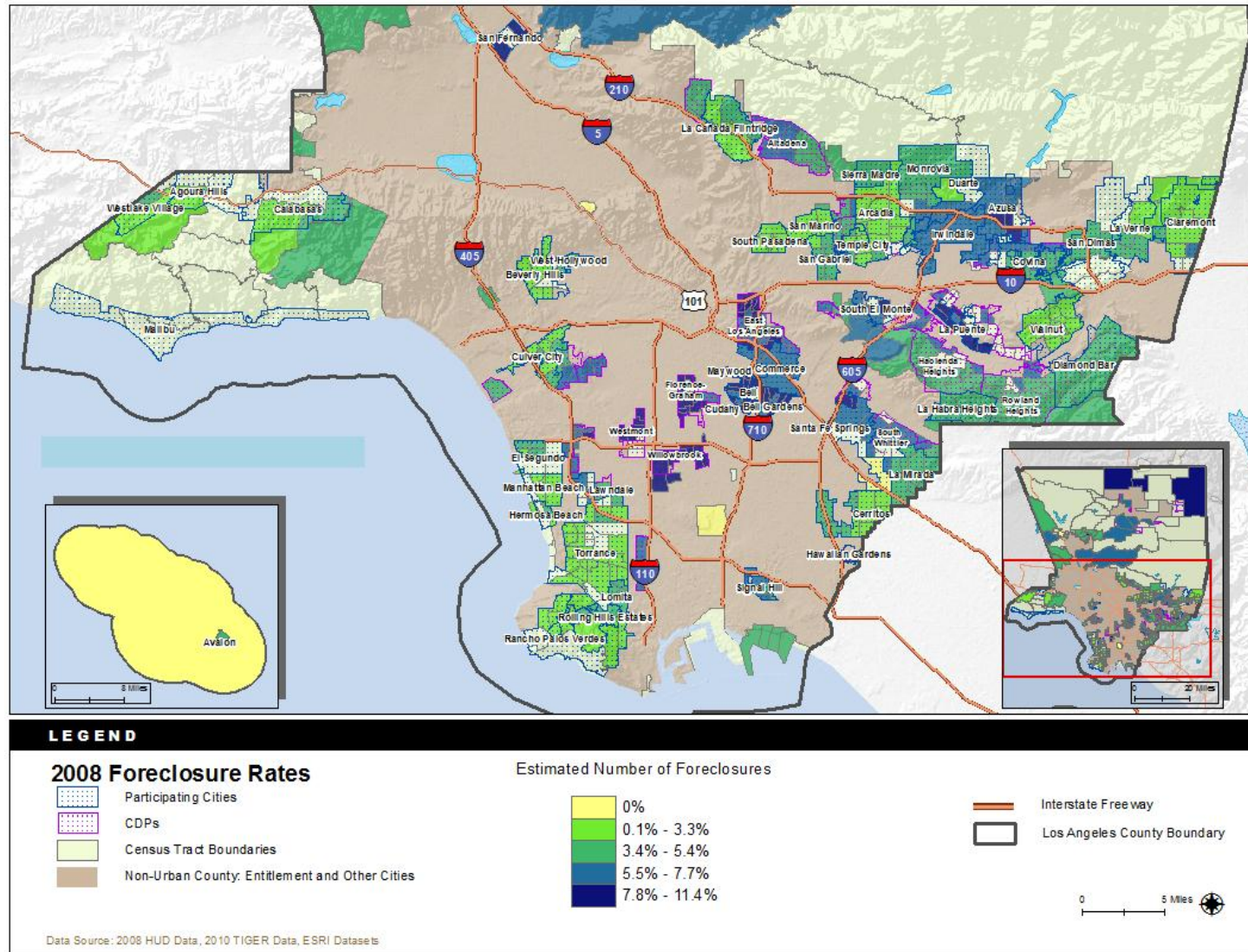
Map IV.7

Foreclosures

Los Angeles Urban County
2008 HUD data, Tigerline



Map IV.8
Foreclosure Rates
 Los Angeles Urban County
 2008 HUD data, Tigerline



C. UNMET HOUSING NEEDS

The 2016 ACS reported significant details regarding housing problems seen in occupied Urban County housing units, including overcrowding, lack of complete plumbing or kitchen facilities, and cost burden.

OVERCROWDING

Overcrowding occurs when a household has an average of more than one (1) but less than 1.5 persons per room. Severe overcrowding occurs when more than 1.5 persons per room reside in a unit. In 2016, some 6.2 percent of households faced overcrowding, and 3.2 percent faced severe overcrowding. These are a marked decrease from 2000, when 7.4 percent of households faced overcrowding, and 10.9 percent of households faced severe overcrowding.

Table IV.23
Overcrowding and Severe Overcrowding

Los Angeles Urban County
2000 Census SF3 & 2016 Five-Year ACS Data

| Data Source | No Overcrowding | | Overcrowding | | Severe Overcrowding | | Total |
|--------------------|-----------------|------------|--------------|------------|---------------------|------------|---------|
| | Households | % of Total | Households | % of Total | Households | % of Total | |
| Owner | | | | | | | |
| 2000 Census | 401,110 | 88.4% | 25,640 | 5.6% | 27,128 | 6.0% | 453,878 |
| 2016 Five-Year ACS | 433,298 | 95.1% | 16,180 | 3.5% | 6,347 | 1.4% | 455,825 |
| Renter | | | | | | | |
| 2000 Census | 217,005 | 71.8% | 30,007 | 9.9% | 55,387 | 18.3% | 302,399 |
| 2016 Five-Year ACS | 272,816 | 84.2% | 32,247 | 10.0% | 18,832 | 5.8% | 323,895 |
| Total | | | | | | | |
| 2000 Census | 618,115 | 81.7% | 55,647 | 7.4% | 82,515 | 10.9% | 756,277 |
| 2016 Five-Year ACS | 706,114 | 90.6% | 48,427 | 6.2% | 25,179 | 3.2% | 779,720 |

Overcrowding in Participating cities is shown in Table IV.24, on the following page. Bell Gardens had the highest rate of overcrowding, at 25.6 percent, followed by Cudahy at 25.3 percent. Maywood saw overcrowding at a rate of 21.5 percent. These areas also experienced the highest rate of severe overcrowding in 2016, with the addition of Avalon. Avalon households experienced severe overcrowding at a rate of 14.4 percent, followed by Bell Garden and Bell at 10.2 percent and 9.6 percent, respectively.

In unincorporated areas, Lennox households experienced the highest rate of overcrowding, at 20.7 percent, followed by Willowbrook and Florence-Graham at 18.6 percent and 18.0percent, respectively. Lennox and Florence-Graham also had the highest rate of severe overcrowding, with 13.7 percent of households in each areas experiencing overcrowding.

Table IV.24**Total Overcrowding**Los Angeles Urban County: Participating Cities
2016 Five-Year ACS Data

| Participating Cities | Overcrowding | | | | Percentage | | |
|-----------------------|-----------------|---------------|---------------------|----------------|-----------------|--------------|---------------------|
| | No Overcrowding | Overcrowding | Severe Overcrowding | Total | No Overcrowding | Overcrowding | Severe Overcrowding |
| Agoura Hills | 7,272 | 70 | 0 | 7,342 | 99.0 | 1.0 | 0.0 |
| Arcadia | 18,603 | 533 | 202 | 19,338 | 96.2 | 2.8 | 1.0 |
| Avalon | 1,022 | 92 | 187 | 1,301 | 78.6 | 7.1 | 14.4 |
| Azusa | 10,780 | 1,226 | 388 | 12,394 | 87.0 | 9.9 | 3.1 |
| Bell | 6,460 | 1,574 | 857 | 8,891 | 72.7 | 17.7 | 9.6 |
| Bell Gardens | 6,171 | 2,454 | 976 | 9,601 | 64.3 | 25.6 | 10.2 |
| Beverly Hills | 14,242 | 226 | 110 | 14,578 | 97.7 | 1.6 | 0.8 |
| Calabasas | 8,733 | 40 | 25 | 8,798 | 99.3 | 0.5 | 0.3 |
| Cerritos | 14,701 | 357 | 284 | 15,342 | 95.8 | 2.3 | 1.9 |
| Claremont | 11,454 | 135 | 114 | 11,703 | 97.9 | 1.2 | 1.0 |
| Commerce | 2,936 | 512 | 151 | 3,599 | 81.6 | 14.2 | 4.2 |
| Covina | 14,099 | 772 | 304 | 15,175 | 92.9 | 5.1 | 2.0 |
| Cudahy | 3,595 | 1,384 | 499 | 5,478 | 65.6 | 25.3 | 9.1 |
| Culver City | 15,877 | 513 | 312 | 16,702 | 95.1 | 3.1 | 1.9 |
| Diamond Bar | 17,314 | 250 | 126 | 17,690 | 97.9 | 1.4 | 0.7 |
| Duarte | 6,209 | 416 | 190 | 6,815 | 91.1 | 6.1 | 2.8 |
| El Segundo | 6,474 | 110 | 89 | 6,673 | 97.0 | 1.6 | 1.3 |
| Hawaiian Gardens | 2,957 | 528 | 346 | 3,831 | 77.2 | 13.8 | 9.0 |
| Hermosa Beach | 9,108 | 34 | 55 | 9,197 | 99.0 | 0.4 | 0.6 |
| Irwindale | 352 | 18 | 0 | 370 | 95.1 | 4.9 | 0.0 |
| La Canada Flintridge | 6,510 | 88 | 32 | 6,630 | 98.2 | 1.3 | 0.5 |
| La Habra Heights | 1,789 | 21 | 17 | 1,827 | 97.9 | 1.1 | 0.9 |
| La Mirada | 13,336 | 375 | 739 | 14,450 | 92.3 | 2.6 | 5.1 |
| La Puente | 7,076 | 1,338 | 658 | 9,072 | 78.0 | 14.7 | 7.3 |
| La Verne | 10,811 | 267 | 79 | 11,157 | 96.9 | 2.4 | 0.7 |
| Lawndale | 8,317 | 903 | 580 | 9,800 | 84.9 | 9.2 | 5.9 |
| Lomita | 7,536 | 336 | 131 | 8,003 | 94.2 | 4.2 | 1.6 |
| Malibu | 5,483 | 80 | 26 | 5,589 | 98.1 | 1.4 | 0.5 |
| Manhattan Beach | 13,626 | 151 | 31 | 13,808 | 98.7 | 1.1 | 0.2 |
| Maywood | 4,209 | 1,404 | 924 | 6,537 | 64.4 | 21.5 | 14.1 |
| Monrovia | 12,763 | 363 | 179 | 13,305 | 95.9 | 2.7 | 1.3 |
| Rancho Palos Verdes | 15,440 | 220 | 111 | 15,771 | 97.9 | 1.4 | 0.7 |
| Rolling Hills Estates | 2,974 | 35 | 0 | 3,009 | 98.8 | 1.2 | 0.0 |
| San Dimas | 11,627 | 156 | 86 | 11,869 | 98.0 | 1.3 | 0.7 |
| San Fernando | 5,067 | 664 | 337 | 6,068 | 83.5 | 10.9 | 5.6 |
| San Gabriel | 11,001 | 1,130 | 285 | 12,416 | 88.6 | 9.1 | 2.3 |
| San Marino | 4,572 | 65 | 19 | 4,656 | 98.2 | 1.4 | 0.4 |
| Santa Fe Springs | 4,568 | 220 | 342 | 5,130 | 89.0 | 4.3 | 6.7 |
| Sierra Madre | 4,316 | 27 | 60 | 4,403 | 98.0 | 0.6 | 1.4 |
| Signal Hill | 3,540 | 425 | 113 | 4,078 | 86.8 | 10.4 | 2.8 |
| South El Monte | 4,331 | 766 | 228 | 5,325 | 81.3 | 14.4 | 4.3 |
| South Pasadena | 9,905 | 167 | 94 | 10,166 | 97.4 | 1.6 | 0.9 |
| Temple City | 10,450 | 625 | 284 | 11,359 | 92.0 | 5.5 | 2.5 |
| Torrance | 52,160 | 2,044 | 910 | 55,114 | 94.6 | 3.7 | 1.7 |
| Walnut | 8,780 | 177 | 43 | 9,000 | 97.6 | 2.0 | 0.5 |
| West Hollywood | 21,965 | 38 | 229 | 22,232 | 98.8 | 0.2 | 1.0 |
| Westlake Village | 3,365 | 17 | 0 | 3,382 | 99.5 | 0.5 | 0.0 |
| Incorporated Cities | 443,876 | 23,346 | 11,752 | 478,974 | 92.7 | 4.9 | 2.5 |
| Unincorporated Areas | 266,303 | 24,365 | 13,315 | 303,983 | 87.6 | 8.0 | 4.4 |
| Urban County | 710,179 | 47,711 | 25,067 | 782,957 | 90.7 | 6.1 | 3.2 |
| Remainder of County | 2,185,273 | 181,198 | 132,417 | 2,498,888 | 87.4 | 7.3 | 5.3 |
| Los Angeles County | 2,895,452 | 228,909 | 157,484 | 3,281,845 | 88.2 | 7.0 | 4.8 |

Table IV.25**Total Overcrowding**Los Angeles Urban County: Unincorporated Areas
2016 Five-Year ACS Data

| Unincorporated Area | Overcrowding | | | | Percentage | | |
|--------------------------|-----------------|---------------|---------------------|----------------|-----------------|--------------|---------------------|
| | No Overcrowding | Overcrowding | Severe Overcrowding | Total | No Overcrowding | Overcrowding | Severe Overcrowding |
| Acton | 2,502 | 59 | 13 | 2,574 | 97.2 | 2.3 | 0.5 |
| Alondra Park | 2,188 | 174 | 154 | 2,516 | 87.0 | 6.9 | 6.1 |
| Altadena | 14,796 | 554 | 148 | 15,498 | 95.5 | 3.6 | 1.0 |
| Avocado Heights | 3,263 | 486 | 144 | 3,893 | 83.8 | 12.5 | 3.7 |
| Charter Oak | 2,609 | 184 | 35 | 2,828 | 92.3 | 6.5 | 1.2 |
| Citrus | 2,191 | 304 | 157 | 2,652 | 82.6 | 11.5 | 5.9 |
| Del Aire | 2,979 | 186 | 65 | 3,230 | 92.2 | 5.8 | 2.0 |
| Desert View Highlands | 723 | 27 | 4 | 754 | 95.9 | 3.6 | 0.5 |
| East Los Angeles | 24,856 | 4,452 | 2,336 | 31,644 | 78.5 | 14.1 | 7.4 |
| East Pasadena | 1,874 | 41 | 64 | 1,979 | 94.7 | 2.1 | 3.2 |
| East San Gabriel | 4,741 | 260 | 120 | 5,121 | 92.6 | 5.1 | 2.3 |
| Florence-Graham | 9,963 | 2,620 | 1,993 | 14,576 | 68.4 | 18.0 | 13.7 |
| Hacienda Heights | 15,164 | 580 | 257 | 16,001 | 94.8 | 3.6 | 1.6 |
| La Crescenta-Montrose | 6,663 | 198 | 42 | 6,903 | 96.5 | 2.9 | 0.6 |
| Ladera Heights | 2,881 | 18 | 0 | 2,899 | 99.4 | 0.6 | 0.0 |
| Lake Los Angeles | 3,071 | 190 | 26 | 3,287 | 93.4 | 5.8 | 0.8 |
| Lennox | 3,506 | 1,108 | 731 | 5,345 | 65.6 | 20.7 | 13.7 |
| Littlerock | 384 | 40 | 0 | 424 | 90.6 | 9.4 | 0.0 |
| Marina del Rey | 5,323 | 82 | 42 | 5,447 | 97.7 | 1.5 | 0.8 |
| Mayflower Village | 1,758 | 27 | 28 | 1,813 | 97.0 | 1.5 | 1.5 |
| North El Monte | 1,141 | 77 | 25 | 1,243 | 91.8 | 6.2 | 2.0 |
| Quartz Hill | 3,453 | 50 | 24 | 3,527 | 97.9 | 1.4 | 0.7 |
| Rowland Heights | 12,990 | 702 | 991 | 14,683 | 88.5 | 4.8 | 6.7 |
| South San Gabriel | 1,885 | 315 | 109 | 2,309 | 81.6 | 13.6 | 4.7 |
| South San Jose Hills | 3,105 | 635 | 293 | 4,033 | 77.0 | 15.7 | 7.3 |
| South Whittier | 12,734 | 1,421 | 1,067 | 15,222 | 83.7 | 9.3 | 7.0 |
| Val Verde | 603 | 100 | 28 | 731 | 82.5 | 13.7 | 3.8 |
| Valinda | 4,286 | 587 | 290 | 5,163 | 83.0 | 11.4 | 5.6 |
| View Park-Windsor Hills | 4,591 | 23 | 12 | 4,626 | 99.2 | 0.5 | 0.3 |
| Vincent | 3,505 | 386 | 110 | 4,001 | 87.6 | 9.6 | 2.7 |
| Walnut Park | 2,722 | 567 | 399 | 3,688 | 73.8 | 15.4 | 10.8 |
| West Athens | 2,366 | 237 | 119 | 2,722 | 86.9 | 8.7 | 4.4 |
| West Carson | 6,779 | 321 | 153 | 7,253 | 93.5 | 4.4 | 2.1 |
| West Puente Valley | 4,279 | 655 | 172 | 5,106 | 83.8 | 12.8 | 3.4 |
| West Whittier-Los Nietos | 6,140 | 590 | 331 | 7,061 | 87.0 | 8.4 | 4.7 |
| Westmont | 8,839 | 1,045 | 420 | 10,304 | 85.8 | 10.1 | 4.1 |
| Willowbrook | 3,636 | 922 | 411 | 4,969 | 73.2 | 18.6 | 8.3 |
| Other Unincorporated | 71,814 | 4,142 | 2,002 | 77,958 | 92.1 | 5.3 | 2.6 |
| Unincorporated Areas | 266,303 | 24,365 | 13,315 | 303,983 | 87.6 | 8.0 | 4.4 |
| Urban County | 710,179 | 47,711 | 25,067 | 782,957 | 90.7 | 6.1 | 3.2 |

INCOMPLETE FACILITIES

According to the Census Bureau, a housing unit is classified as lacking complete kitchen facilities when any of the following is not present in a housing unit: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. Likewise, a housing unit is categorized as lacking complete plumbing facilities when any of the following are missing from the housing unit: piped hot and cold water, a flush toilet, and a bathtub or shower. A lack of these facilities in an occupied housing unit, or household, indicate that the home is unsuitable. The number of households with incomplete plumbing facilities fell from 0.7 percent in 2000 to 0.4 percent in 2016.

Table IV.26
Households with Incomplete Plumbing Facilities
Los Angeles Urban County
2000 Census SF3 & 2016 Five-Year ACS Data

| Households | 2000 Census | 2016 Five-Year ACS |
|--------------------------------------|----------------|--------------------|
| With Complete Plumbing Facilities | 751,058 | 776,851 |
| Lacking Complete Plumbing Facilities | 5,219 | 2,869 |
| Total Households | 756,277 | 779,720 |
| Percent Lacking | .7% | 0.4% |

Incomplete plumbing facilities in each participating city are shown in the table on the following page. Signal Hill had the highest rate of incomplete plumbing at 1.9 percent. This was followed by Avalon, Duarte, and Signal Spring, which each had incomplete plumbing at a rate of 1.2 percent.

In unincorporated areas, Marina Del Rey had the highest rate of incomplete plumbing facilities, representing 2.0 percent of households. Other areas with higher rates of incomplete plumbing included South San Gabriel at 1.5 percent and View Park-Windsor Hills at 1.2 percent.

The number of households with incomplete kitchen facilities in the Urban County increased from 0.9 percent in 2000 to 1.1 percent in 2016.

Table IV.27
Households with Incomplete Kitchen Facilities
Los Angeles Urban County
2000 Census SF3 & 2016 Five-Year ACS Data

| Households | 2000 Census | 2016 Five-Year ACS |
|-------------------------------------|----------------|--------------------|
| With Complete Kitchen Facilities | 749,282 | 770,937 |
| Lacking Complete Kitchen Facilities | 6,995 | 8,783 |
| Total Households | 756,277 | 779,720 |
| Percent Lacking | .9% | 1.1% |

In participating cities, Sierra Madre had the highest rate of incomplete kitchen facilities in 2016, with 3.1 percent of households estimated to lack complete facilities. Both Culver City and Duarte saw 2.5 percent of households lacking complete kitchen facilities in 2016.

In unincorporated areas, North El Monte and Alondra Park had the highest proportion of households experiencing a lack of complete kitchen facilities. These two areas lacked complete kitchen facilities at a rate of 3.2 percent and 2.9 percent, respectively.

| Table IV.28 Incomplete Plumbing Facilities Los Angeles Urban County: Participating Cities 2016 Five-Year ACS Data | | | | | |
|--|------------------------------|-----------------------------|------------------|------------------------------|-----------------------------|
| Participating City | Facilities | | | Percentage | |
| | Complete Plumbing Facilities | Lacking Plumbing Facilities | Total Households | Complete Plumbing Facilities | Lacking Plumbing Facilities |
| Agoura Hills | 7,342 | 0 | 7,342 | 100.0 | 0.0 |
| Arcadia | 19,321 | 17 | 19,338 | 99.9 | 0.1 |
| Avalon | 1,285 | 16 | 1,301 | 98.8 | 1.2 |
| Azusa | 12,349 | 45 | 12,394 | 99.6 | 0.4 |
| Bell | 8,834 | 57 | 8,891 | 99.4 | 0.6 |
| Bell Gardens | 9,587 | 14 | 9,601 | 99.9 | 0.1 |
| Beverly Hills | 14,549 | 29 | 14,578 | 99.8 | 0.2 |
| Calabasas | 8,777 | 21 | 8,798 | 99.8 | 0.2 |
| Cerritos | 15,273 | 69 | 15,342 | 99.6 | 0.4 |
| Claremont | 11,672 | 31 | 11,703 | 99.7 | 0.3 |
| Commerce | 3,599 | 0 | 3,599 | 100.0 | 0.0 |
| Covina | 15,101 | 74 | 15,175 | 99.5 | 0.5 |
| Cudahy | 5,470 | 8 | 5,478 | 99.9 | 0.1 |
| Culver City | 16,620 | 82 | 16,702 | 99.5 | 0.5 |
| Diamond Bar | 17,670 | 20 | 17,690 | 99.9 | 0.1 |
| Duarte | 6,736 | 79 | 6,815 | 98.8 | 1.2 |
| El Segundo | 6,673 | 0 | 6,673 | 100.0 | 0.0 |
| Hawaiian Gardens | 3,808 | 23 | 3,831 | 99.4 | 0.6 |
| Hermosa Beach | 9,197 | 0 | 9,197 | 100.0 | 0.0 |
| Irwindale | 370 | 0 | 370 | 100.0 | 0.0 |
| La Canada Flintridge | 6,620 | 10 | 6,630 | 99.8 | 0.2 |
| La Habra Heights | 1,814 | 13 | 1,827 | 99.3 | 0.7 |
| La Mirada | 14,367 | 83 | 14,450 | 99.4 | 0.6 |
| La Puente | 9,072 | 0 | 9,072 | 100.0 | 0.0 |
| La Verne | 11,089 | 68 | 11,157 | 99.4 | 0.6 |
| Lawndale | 9,792 | 8 | 9,800 | 99.9 | 0.1 |
| Lomita | 8,003 | 0 | 8,003 | 100.0 | 0.0 |
| Malibu | 5,550 | 39 | 5,589 | 99.3 | 0.7 |
| Manhattan Beach | 13,774 | 34 | 13,808 | 99.8 | 0.2 |
| Maywood | 6,537 | 0 | 6,537 | 100.0 | 0.0 |
| Monrovia | 13,260 | 45 | 13,305 | 99.7 | 0.3 |
| Rancho Palos Verdes | 15,690 | 81 | 15,771 | 99.5 | 0.5 |
| Rolling Hills Estates | 3,009 | 0 | 3,009 | 100.0 | 0.0 |
| San Dimas | 11,788 | 81 | 11,869 | 99.3 | 0.7 |
| San Fernando | 6,046 | 22 | 6,068 | 99.6 | 0.4 |
| San Gabriel | 12,399 | 17 | 12,416 | 99.9 | 0.1 |
| San Marino | 4,635 | 21 | 4,656 | 99.5 | 0.5 |
| Santa Fe Springs | 5,130 | 0 | 5,130 | 100.0 | 0.0 |
| Sierra Madre | 4,352 | 51 | 4,403 | 98.8 | 1.2 |
| Signal Hill | 3,999 | 79 | 4,078 | 98.1 | 1.9 |
| South El Monte | 5,290 | 35 | 5,325 | 99.3 | 0.7 |
| South Pasadena | 10,149 | 17 | 10,166 | 99.8 | 0.2 |
| Temple City | 11,334 | 25 | 11,359 | 99.8 | 0.2 |
| Torrance | 55,014 | 100 | 55,114 | 99.8 | 0.2 |
| Walnut | 8,988 | 12 | 9,000 | 99.9 | 0.1 |
| West Hollywood | 22,191 | 41 | 22,232 | 99.8 | 0.2 |
| Westlake Village | 3,382 | 0 | 3,382 | 100.0 | 0.0 |
| Incorporated Cities | 477,507 | 1,467 | 478,974 | 99.7 | 0.3 |
| Unincorporated Areas | 302,872 | 1,111 | 303,983 | 99.6 | 0.4 |
| Urban County | 780,379 | 2,578 | 782,957 | 99.7 | 0.3 |
| Los Angeles County | 3,267,277 | 14,568 | 3,281,845 | 99.6 | 0.4 |

| Table IV.29 Incomplete Plumbing Facilities Los Angeles Urban County: Unincorporated Areas 2016 5-Year ACS Data | | | | | |
|---|------------------------------|-----------------------------|------------------|------------------------------|-----------------------------|
| Unincorporated Area | Facilities | | | Percentage | |
| | Complete Plumbing Facilities | Lacking Plumbing Facilities | Total Households | Complete Plumbing Facilities | Lacking Plumbing Facilities |
| Acton | 2,574 | 0 | 2,574 | 100.0 | 0.0 |
| Alondra Park | 2,505 | 11 | 2,516 | 99.6 | 0.4 |
| Altadena | 15,430 | 68 | 15,498 | 99.6 | 0.4 |
| Avocado Heights | 3,893 | 0 | 3,893 | 100.0 | 0.0 |
| Charter Oak | 2,828 | 0 | 2,828 | 100.0 | 0.0 |
| Citrus | 2,643 | 9 | 2,652 | 99.7 | 0.3 |
| Del Aire | 3,230 | 0 | 3,230 | 100.0 | 0.0 |
| Desert View Highlands | 754 | 0 | 754 | 100.0 | 0.0 |
| East Los Angeles | 31,429 | 215 | 31,644 | 99.3 | 0.7 |
| East Pasadena | 1,975 | 4 | 1,979 | 99.8 | 0.2 |
| East San Gabriel | 5,103 | 18 | 5,121 | 99.6 | 0.4 |
| Florence-Graham | 14,503 | 73 | 14,576 | 99.5 | 0.5 |
| Hacienda Heights | 15,934 | 67 | 16,001 | 99.6 | 0.4 |
| La Crescenta-Montrose | 6,896 | 7 | 6,903 | 99.9 | 0.1 |
| Ladera Heights | 2,871 | 28 | 2,899 | 99.0 | 1.0 |
| Lake Los Angeles | 3,287 | 0 | 3,287 | 100.0 | 0.0 |
| Lennox | 5,332 | 13 | 5,345 | 99.8 | 0.2 |
| Littlerock | 424 | 0 | 424 | 100.0 | 0.0 |
| Marina del Rey | 5,340 | 107 | 5,447 | 98.0 | 2.0 |
| Mayflower Village | 1,813 | 0 | 1,813 | 100.0 | 0.0 |
| North El Monte | 1,232 | 11 | 1,243 | 99.1 | 0.9 |
| Quartz Hill | 3,527 | 0 | 3,527 | 100.0 | 0.0 |
| Rowland Heights | 14,659 | 24 | 14,683 | 99.8 | 0.2 |
| South San Gabriel | 2,275 | 34 | 2,309 | 98.5 | 1.5 |
| South San Jose Hills | 4,025 | 8 | 4,033 | 99.8 | 0.2 |
| South Whittier | 15,198 | 24 | 15,222 | 99.8 | 0.2 |
| Val Verde | 731 | 0 | 731 | 100.0 | 0.0 |
| Valinda | 5,148 | 15 | 5,163 | 99.7 | 0.3 |
| View Park-Windsor Hills | 4,569 | 57 | 4,626 | 98.8 | 1.2 |
| Vincent | 4,001 | 0 | 4,001 | 100.0 | 0.0 |
| Walnut Park | 3,665 | 23 | 3,688 | 99.4 | 0.6 |
| West Athens | 2,713 | 9 | 2,722 | 99.7 | 0.3 |
| West Carson | 7,253 | 0 | 7,253 | 100.0 | 0.0 |
| West Puente Valley | 5,106 | 0 | 5,106 | 100.0 | 0.0 |
| West Whittier-Los Nietos | 7,041 | 20 | 7,061 | 99.7 | 0.3 |
| Westmont | 10,253 | 51 | 10,304 | 99.5 | 0.5 |
| Willowbrook | 4,960 | 9 | 4,969 | 99.8 | 0.2 |
| Other Unincorporated | 77,752 | 206 | 77,958 | 99.7 | 0.3 |
| Unincorporated Areas | 302,872 | 1,111 | 303,983 | 99.6 | 0.4 |
| Urban County | 780,379 | 2,578 | 782,957 | 99.7 | 0.3 |

| Table IV.30 Incomplete Kitchen Facilities Los Angeles Urban County: Participating Cities 2016 Five-Year ACS Estimates | | | | | |
|--|-----------------------------|----------------------------|------------------|-----------------------------|----------------------------|
| Participating City | Facilities | | | Percentage | |
| | Complete Kitchen Facilities | Lacking Kitchen Facilities | Total Households | Complete Kitchen Facilities | Lacking Kitchen Facilities |
| Agoura Hills | 7,225 | 117 | 7,342 | 98.4 | 1.6 |
| Arcadia | 18,991 | 347 | 19,338 | 98.2 | 1.8 |
| Avalon | 1,281 | 20 | 1,301 | 98.5 | 1.5 |
| Azusa | 12,319 | 75 | 12,394 | 99.4 | 0.6 |
| Bell | 8,861 | 30 | 8,891 | 99.7 | 0.3 |
| Bell Gardens | 9,478 | 123 | 9,601 | 98.7 | 1.3 |
| Beverly Hills | 14,402 | 176 | 14,578 | 98.8 | 1.2 |
| Calabasas | 8,750 | 48 | 8,798 | 99.5 | 0.5 |
| Cerritos | 15,112 | 230 | 15,342 | 98.5 | 1.5 |
| Claremont | 11,559 | 144 | 11,703 | 98.8 | 1.2 |
| Commerce | 3,571 | 28 | 3,599 | 99.2 | 0.8 |
| Covina | 15,036 | 139 | 15,175 | 99.1 | 0.9 |
| Cudahy | 5,440 | 38 | 5,478 | 99.3 | 0.7 |
| Culver City | 16,288 | 414 | 16,702 | 97.5 | 2.5 |
| Diamond Bar | 17,536 | 154 | 17,690 | 99.1 | 0.9 |
| Duarte | 6,645 | 170 | 6,815 | 97.5 | 2.5 |
| El Segundo | 6,599 | 74 | 6,673 | 98.9 | 1.1 |
| Hawaiian Gardens | 3,804 | 27 | 3,831 | 99.3 | 0.7 |
| Hermosa Beach | 9,043 | 154 | 9,197 | 98.3 | 1.7 |
| Irwindale | 370 | 0 | 370 | 100.0 | 0.0 |
| La Canada Flintridge | 6,586 | 44 | 6,630 | 99.3 | 0.7 |
| La Habra Heights | 1,805 | 22 | 1,827 | 98.8 | 1.2 |
| La Mirada | 14,258 | 192 | 14,450 | 98.7 | 1.3 |
| La Puente | 9,044 | 28 | 9,072 | 99.7 | 0.3 |
| La Verne | 11,078 | 79 | 11,157 | 99.3 | 0.7 |
| Lawndale | 9,633 | 167 | 9,800 | 98.3 | 1.7 |
| Lomita | 7,953 | 50 | 8,003 | 99.4 | 0.6 |
| Malibu | 5,530 | 59 | 5,589 | 98.9 | 1.1 |
| Manhattan Beach | 13,775 | 33 | 13,808 | 99.8 | 0.2 |
| Maywood | 6,449 | 88 | 6,537 | 98.7 | 1.3 |
| Monrovia | 13,167 | 138 | 13,305 | 99.0 | 1.0 |
| Rancho Palos Verdes | 15,562 | 209 | 15,771 | 98.7 | 1.3 |
| Rolling Hills Estates | 3,009 | 0 | 3,009 | 100.0 | 0.0 |
| San Dimas | 11,618 | 251 | 11,869 | 97.9 | 2.1 |
| San Fernando | 5,961 | 107 | 6,068 | 98.2 | 1.8 |
| San Gabriel | 12,288 | 128 | 12,416 | 99.0 | 1.0 |
| San Marino | 4,635 | 21 | 4,656 | 99.5 | 0.5 |
| Santa Fe Springs | 5,114 | 16 | 5,130 | 99.7 | 0.3 |
| Sierra Madre | 4,266 | 137 | 4,403 | 96.9 | 3.1 |
| Signal Hill | 4,040 | 38 | 4,078 | 99.1 | 0.9 |
| South El Monte | 5,279 | 46 | 5,325 | 99.1 | 0.9 |
| South Pasadena | 9,990 | 176 | 10,166 | 98.3 | 1.7 |
| Temple City | 11,154 | 205 | 11,359 | 98.2 | 1.8 |
| Torrance | 54,026 | 1,088 | 55,114 | 98.0 | 2.0 |
| Walnut | 8,988 | 12 | 9,000 | 99.9 | 0.1 |
| West Hollywood | 21,942 | 290 | 22,232 | 98.7 | 1.3 |
| Westlake Village | 3,382 | 0 | 3,382 | 100.0 | 0.0 |
| Incorporated Cities | 472,842 | 6,132 | 478,974 | 98.7 | 1.3 |
| Unincorporated Areas | 301,217 | 2,766 | 303,983 | 99.1 | 0.9 |
| Urban County | 774,059 | 8,898 | 782,957 | 98.9 | 1.1 |
| Los Angeles County | 3,230,922 | 50,923 | 3,281,845 | 98.4 | 1.6 |

| Table IV.31 Incomplete Kitchen Facilities Los Angeles Urban County: Unincorporated Areas 2016 Five-Year ACS Estimates | | | | | |
|--|-----------------------------|----------------------------|------------------|-----------------------------|----------------------------|
| Unincorporated Area | Facilities | | | Percentage | |
| | Complete Kitchen Facilities | Lacking Kitchen Facilities | Total Households | Complete Kitchen Facilities | Lacking Kitchen Facilities |
| Acton | 2,561 | 13 | 2,574 | 99.5 | 0.5 |
| Alondra Park | 2,444 | 72 | 2,516 | 97.1 | 2.9 |
| Altadena | 15,359 | 139 | 15,498 | 99.1 | 0.9 |
| Avocado Heights | 3,885 | 8 | 3,893 | 99.8 | 0.2 |
| Charter Oak | 2,818 | 10 | 2,828 | 99.6 | 0.4 |
| Citrus | 2,620 | 32 | 2,652 | 98.8 | 1.2 |
| Del Aire | 3,189 | 41 | 3,230 | 98.7 | 1.3 |
| Desert View Highlands | 754 | 0 | 754 | 100.0 | 0.0 |
| East Los Angeles | 31,317 | 327 | 31,644 | 99.0 | 1.0 |
| East Pasadena | 1,979 | 0 | 1,979 | 100.0 | 0.0 |
| East San Gabriel | 5,039 | 82 | 5,121 | 98.4 | 1.6 |
| Florence-Graham | 14,433 | 143 | 14,576 | 99.0 | 1.0 |
| Hacienda Heights | 15,905 | 96 | 16,001 | 99.4 | 0.6 |
| La Crescenta-Montrose | 6,821 | 82 | 6,903 | 98.8 | 1.2 |
| Ladera Heights | 2,865 | 34 | 2,899 | 98.8 | 1.2 |
| Lake Los Angeles | 3,277 | 10 | 3,287 | 99.7 | 0.3 |
| Lennox | 5,255 | 90 | 5,345 | 98.3 | 1.7 |
| Littlerock | 424 | 0 | 424 | 100.0 | 0.0 |
| Marina del Rey | 5,407 | 40 | 5,447 | 99.3 | 0.7 |
| Mayflower Village | 1,813 | 0 | 1,813 | 100.0 | 0.0 |
| North El Monte | 1,203 | 40 | 1,243 | 96.8 | 3.2 |
| Quartz Hill | 3,484 | 43 | 3,527 | 98.8 | 1.2 |
| Rowland Heights | 14,461 | 222 | 14,683 | 98.5 | 1.5 |
| South San Gabriel | 2,256 | 53 | 2,309 | 97.7 | 2.3 |
| South San Jose Hills | 3,984 | 49 | 4,033 | 98.8 | 1.2 |
| South Whittier | 15,020 | 202 | 15,222 | 98.7 | 1.3 |
| Val Verde | 727 | 4 | 731 | 99.5 | 0.5 |
| Valinda | 5,117 | 46 | 5,163 | 99.1 | 0.9 |
| View Park-Windsor Hills | 4,606 | 20 | 4,626 | 99.6 | 0.4 |
| Vincent | 4,001 | 0 | 4,001 | 100.0 | 0.0 |
| Walnut Park | 3,651 | 37 | 3,688 | 99.0 | 1.0 |
| West Athens | 2,663 | 59 | 2,722 | 97.8 | 2.2 |
| West Carson | 7,166 | 87 | 7,253 | 98.8 | 1.2 |
| West Puente Valley | 5,084 | 22 | 5,106 | 99.6 | 0.4 |
| West Whittier-Los Nietos | 6,996 | 65 | 7,061 | 99.1 | 0.9 |
| Westmont | 10,243 | 61 | 10,304 | 99.4 | 0.6 |
| Willowbrook | 4,948 | 21 | 4,969 | 99.6 | 0.4 |
| Other Unincorporated | 77,442 | 516 | 77,958 | 99.3 | 0.7 |
| Unincorporated Areas | 301,217 | 2,766 | 303,983 | 99.1 | 0.9 |
| Urban County | 774,059 | 8,898 | 782,957 | 98.9 | 1.1 |

COST BURDEN

Cost burden refers to the amount of income expended for housing. A household experiences a cost burden if between 30 and 50 percent of household income is used for housing costs, and a household experiences a severe cost burden if 50.1 percent or more of household income is devoted to housing costs. For renters, this represents monthly rent and any energy costs incurred.

For homeowners, this includes all energy costs, water and sewer charges refuse collection, taxes, insurance, and principal and interest charges if a mortgage is held. 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. Severely cost burdened homeowners without a mortgage may be more likely to defer maintenance on their housing unit, increasing the potential for health and safety threats as well as the likelihood of more dilapidated units or blight.

As seen in Table IV.32, the most common housing problem in the Urban County, by far, is housing cost burdens. More than 290,000 households have a cost burden or severe cost burden. Of these, 158,359 are owner households, and 131,721 are renter households. The next most common housing problem in the Urban County is overcrowding, which impacts an estimated 49,414 households.

Table IV.32
Housing Problems by Income and Tenure

Los Angeles Urban County
2010–2014 HUD CHAS Data

| Housing Problem | Less Than 30% MFI | 30% - 50% MFI | 50% - 80% MFI | 80% - 100% MFI | Greater than 100% MFI | Total |
|--|----------------------|------------------|------------------|-------------------|--------------------------|----------------|
| Owner-Occupied | | | | | | |
| Lacking complete plumbing or kitchen facilities | 219 | 311 | 338 | 245 | 993 | 2,106 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 529 | 1,053 | 1,686 | 1,011 | 2,160 | 6,439 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 1,138 | 2,466 | 4,306 | 2,391 | 7,021 | 17,322 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 20,061 | 17,973 | 16,535 | 5,935 | 10,746 | 71,250 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 3,802 | 7,157 | 16,908 | 12,597 | 46,645 | 87,109 |
| Zero/negative income (and none of the above problems) | 4,002 | 0 | 0 | 0 | 0 | 4,002 |
| has none of the 4 housing problems | 6,280 | 14,451 | 26,903 | 19,881 | 201,517 | 269,032 |
| Total | 36,031 | 43,411 | 66,676 | 42,060 | 269,082 | 457,260 |
| Renter-Occupied | | | | | | |
| Lacking complete plumbing or kitchen facilities | 2,825 | 1,510 | 1,591 | 682 | 1,488 | 8,096 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 6,510 | 5,045 | 4,225 | 1,297 | 1,830 | 18,907 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 8,885 | 8,196 | 8,175 | 2,805 | 4,031 | 32,092 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 41,106 | 20,121 | 6,990 | 1,072 | 497 | 69,786 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 4,956 | 15,052 | 23,106 | 9,180 | 9,641 | 61,935 |
| Zero/negative income (and none of the above problems) | 5,716 | 0 | 0 | 0 | 0 | 5,716 |
| has none of the 4 housing problems | 6,896 | 5,922 | 17,760 | 15,662 | 77,312 | 123,552 |
| Total | 76,894 | 55,846 | 61,847 | 30,698 | 94,799 | 320,084 |
| Total | | | | | | |
| Lacking complete plumbing or kitchen facilities | 3,044 | 1,821 | 1,929 | 927 | 2,481 | 10,202 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 7,039 | 6,098 | 5,911 | 2,308 | 3,990 | 25,346 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 10,023 | 10,662 | 12,481 | 5,196 | 11,052 | 49,414 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 61,167 | 38,094 | 23,525 | 7,007 | 11,243 | 141,036 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 8,758 | 22,209 | 40,014 | 21,777 | 56,286 | 149,044 |
| Zero/negative income (and none of the above problems) | 9,718 | 0 | 0 | 0 | 0 | 9,718 |
| has none of the 4 housing problems | 13,176 | 20,373 | 44,663 | 35,543 | 278,829 | 392,584 |
| Total | 112,925 | 99,257 | 128,523 | 72,758 | 363,881 | 777,344 |

For owner occupied housing, “other” households are most likely to be impacted by housing cost burdens, with 46.3 percent of these households having a cost burden or severe cost burden. For lower income owner households, however, large families are most likely to experience cost burdens. Some 82.4 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table IV.33. As expected, lower income households as a whole experience cost burdens at a much higher rate than other households. In fact, some 11.5 percent of households below 30 percent HAMFI face cost burdens, and an additional 59.0 percent face severe cost burdens.

Table IV.33
Owner-Occupied Households by Income and Family Status and Cost Burden

Los Angeles Urban County
2010–2014 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household |
|---------------------------|-------------------|-----------------|-----------------|-----------------------|--------------------|
| No Cost Burden | | | | | |
| 30% HAMFI or less | 1,386 | 1,327 | 436 | 3,016 | 418 |
| 30.1-50% HAMFI | 4,550 | 3,581 | 1,520 | 5,112 | 766 |
| 50.1-80% HAMFI | 7,827 | 9,121 | 5,330 | 5,792 | 1,707 |
| 80.1%-100.0% HAMFI | 5,017 | 8,275 | 4,595 | 3,036 | 1,384 |
| 100.1% HAMFI or more | 36,601 | 112,132 | 30,985 | 13,135 | 17,486 |
| Total | 55,381 | 134,436 | 42,866 | 30,091 | 21,761 |
| Cost Burden | | | | | |
| 30% HAMFI or less | 956 | 750 | 446 | 1,627 | 365 |
| 30.1-50% HAMFI | 1,487 | 2,346 | 2,030 | 1,929 | 615 |
| 50.1-80% HAMFI | 2,527 | 8,286 | 5,635 | 1,752 | 1,297 |
| 80.1%-100.0% HAMFI | 1,789 | 6,770 | 2,916 | 673 | 1,515 |
| 100.1% HAMFI or more | 5,468 | 26,655 | 6,281 | 2,418 | 7,061 |
| Total | 12,227 | 44,807 | 17,308 | 8,399 | 10,853 |
| Severe Cost Burden | | | | | |
| 30% HAMFI or less | 3,403 | 6,890 | 2,136 | 5,911 | 2,911 |
| 30.1-50% HAMFI | 3,262 | 7,671 | 3,497 | 3,173 | 1,911 |
| 50.1-80% HAMFI | 2,529 | 8,391 | 2,697 | 1,855 | 1,917 |
| 80.1%-100.0% HAMFI | 854 | 2,980 | 794 | 528 | 932 |
| 100.1% HAMFI or more | 1,515 | 6,102 | 927 | 784 | 1,548 |
| Total | 11,563 | 32,034 | 10,051 | 12,251 | 9,219 |
| Total | | | | | |
| 30% HAMFI or less | 6,229 | 9,978 | 3,134 | 11,518 | 5,177 |
| 30.1-50% HAMFI | 9,299 | 13,598 | 7,047 | 10,214 | 3,292 |
| 50.1-80% HAMFI | 12,883 | 25,798 | 13,662 | 9,399 | 4,921 |
| 80.1%-100.0% HAMFI | 7,660 | 18,025 | 8,305 | 4,237 | 3,831 |

Renter households are impacted at a higher rate by cost burdens than owner households. For renter households, elderly non-family households are the most likely, overall, to face cost burdens. Some 62.8 percent of these households experience either a cost burden or severe cost burden. At lower income levels, large and small families are most likely to be impacted. Some 94.8 percent of large family renter households under 30 percent HAMFI face cost burdens, and 87.6 percent of small families under 30 percent HAMFI do.

Table IV.34
Renter-Occupied Households by Income and Family Status and Cost Burden

Los Angeles Urban County
 2010–2014 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---------------------------|-------------------|-----------------|-----------------|-----------------------|--------------------|----------------|
| No Cost Burden | | | | | | |
| 30% HAMFI or less | 1,076 | 1,479 | 209 | 3,470 | 1,447 | 7,681 |
| 30.1-50% HAMFI | 882 | 3,542 | 2,200 | 1,432 | 1,251 | 9,307 |
| 50.1-80% HAMFI | 1,261 | 12,960 | 7,290 | 1,305 | 4,406 | 27,222 |
| 80.1%-100.0% HAMFI | 720 | 10,252 | 3,510 | 906 | 4,476 | 19,864 |
| 100.1% HAMFI or more | 3,473 | 41,867 | 7,327 | 3,780 | 27,902 | 84,349 |
| Total | 7,412 | 70,100 | 20,536 | 10,893 | 39,482 | 148,423 |
| Cost Burden | | | | | | |
| 30% HAMFI or less | 891 | 2,401 | 1,256 | 1,950 | 966 | 7,464 |
| 30.1-50% HAMFI | 1,282 | 11,130 | 6,292 | 1,761 | 3,091 | 23,556 |
| 50.1-80% HAMFI | 1,376 | 13,510 | 3,910 | 1,727 | 6,686 | 27,209 |
| 80.1%-100.0% HAMFI | 472 | 3,905 | 790 | 671 | 3,821 | 9,659 |
| 100.1% HAMFI or more | 455 | 4,494 | 611 | 805 | 3,551 | 9,916 |
| Total | 4,476 | 35,440 | 12,859 | 6,914 | 18,115 | 77,804 |
| Severe Cost Burden | | | | | | |
| 30% HAMFI or less | 3,210 | 22,840 | 9,330 | 8,330 | 11,471 | 55,181 |
| 30.1-50% HAMFI | 1,056 | 10,740 | 2,710 | 3,110 | 5,360 | 22,976 |
| 50.1-80% HAMFI | 447 | 2,881 | 598 | 972 | 2,527 | 7,425 |
| 80.1%-100.0% HAMFI | 100 | 556 | 10 | 161 | 362 | 1,189 |
| 100.1% HAMFI or more | 50 | 150 | 36 | 157 | 172 | 565 |
| Total | 4,863 | 37,167 | 12,684 | 12,730 | 19,892 | 87,336 |
| Total | | | | | | |
| 30% HAMFI or less | 5,555 | 28,820 | 11,166 | 14,502 | 16,939 | 76,982 |
| 30.1-50% HAMFI | 3,220 | 25,412 | 11,202 | 6,303 | 9,702 | 55,839 |
| 50.1-80% HAMFI | 3,084 | 29,351 | 11,798 | 4,004 | 13,619 | 61,856 |
| 80.1% HAMFI or more | 1,292 | 14,713 | 4,310 | 1,738 | 8,659 | 30,712 |
| 100.1% HAMFI or more | 3,978 | 46,511 | 7,974 | 4,742 | 31,625 | 94,830 |
| Total | 17,129 | 144,807 | 46,450 | 31,289 | 80,544 | 320,219 |

In total, some 168,721 owner households face cost burdens in the Urban County, and 165,067 renter households face cost burdens or severe cost burdens. This is shown in Table IV.35.

The rate of housing problems varied widely across the Urban County. Tables IV.36 through IV.38 show the rate of cost burden by tenure in Participating Cities. For owner households with a mortgage, Hawaiian Gardens had the highest rate of combined cost burden and severe cost burden in 2016; some 62.1 percent of owner households with a mortgage in Hawaiian Gardens experience a cost burden. Some 58.8 percent of owner households with a mortgage in Cudahy and 58.6 percent of households in Avalon experience cost burdens overall.

Table IV.35
Households with Cost Burden by Tenure and Race
 Los Angeles Urban County
 2010–2014 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|------------------------|----------------|----------------|--------------------|---------------|----------------|
| Owner-Occupied | | | | | |
| White | 135,421 | 35,490 | 28,490 | 1,984 | 201,385 |
| Black | 13,366 | 5,214 | 4,749 | 250 | 23,579 |
| Asian | 56,851 | 19,925 | 16,577 | 1,134 | 94,487 |
| American Indian | 641 | 181 | 187 | 10 | 1,019 |
| Pacific Islander | 332 | 136 | 126 | 5 | 599 |
| Other Race | 4,563 | 1,711 | 1,419 | 47 | 7,740 |
| Hispanic | 73,324 | 30,873 | 23,643 | 629 | 128,469 |
| Total | 284,498 | 93,530 | 75,191 | 4,059 | 457,278 |
| Renter-Occupied | | | | | |
| White | 53,132 | 22,584 | 24,516 | 1,931 | 102,163 |
| Black | 9,710 | 5,926 | 7,596 | 465 | 23,697 |
| Asian | 21,327 | 10,322 | 10,771 | 2,220 | 44,640 |
| American Indian | 499 | 92 | 222 | 5 | 818 |
| Pacific Islander | 412 | 191 | 132 | 0 | 735 |
| Other Race | 3,567 | 1,751 | 1,481 | 177 | 6,976 |
| Hispanic | 59,727 | 36,897 | 42,586 | 1,880 | 141,090 |
| Total | 148,374 | 77,763 | 87,304 | 6,678 | 320,119 |
| Total | | | | | |
| White | 188,553 | 58,074 | 53,006 | 3,915 | 303,548 |
| Black | 23,076 | 11,140 | 12,345 | 715 | 47,276 |
| Asian | 78,178 | 30,247 | 27,348 | 3,354 | 139,127 |
| American Indian | 1,140 | 273 | 409 | 15 | 1,837 |
| Pacific Islander | 744 | 327 | 258 | 5 | 1,334 |
| Other Race | 8,130 | 3,462 | 2,900 | 224 | 14,716 |
| Hispanic | 133,051 | 67,770 | 66,229 | 2,509 | 269,559 |
| Total | 432,872 | 171,293 | 162,495 | 10,737 | 777,397 |

Owners households without a mortgage also had the highest rate of total cost burden in Avalon, with 30.7 percent of these households experiencing a cost burden or severe cost burden. Malibu and West Hollywood owner households without a mortgage were the next most likely to experience cost burdens. Some 29.5 percent of owner household without a mortgage in Malibu and 29.0 percent of these households in West Hollywood experienced cost burdens in 2016.

Renter housing in participating cities experienced housing cost burdens at a higher rate than owner households. Bell Gardens renter households experienced housing cost burdens at the highest rate for participating cities, at 66.7 percent overall. Rental households in Maywood experienced cost burdens and severe cost burdens at a rate of 64.2 percent, followed by 63.3 percent in South El Monte.

Table IV.36
Cost Burden for Owners with a Mortgage
 Los Angeles Urban County: Participating Cities
 2016 Five-Year ACS Estimates

| Participating City | Owner with a Mortgage | | | | | Percentage | | | |
|-----------------------|-----------------------|---------------|--------------------|--------------|----------------|----------------|-------------|--------------------|--------------|
| | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed |
| Agoura Hills | 2,542 | 1,123 | 936 | 21 | 4,622 | 55.0 | 24.3 | 20.3 | 0.5 |
| Arcadia | 4,149 | 1,562 | 1,554 | 90 | 7,355 | 56.4 | 21.2 | 21.1 | 1.2 |
| Avalon | 55 | 43 | 35 | 0 | 133 | 41.4 | 32.3 | 26.3 | 0.0 |
| Azusa | 2,729 | 1,276 | 871 | 0 | 4,876 | 56.0 | 26.2 | 17.9 | 0.0 |
| Bell | 901 | 602 | 450 | 5 | 1,958 | 46.0 | 30.7 | 23.0 | 0.3 |
| Bell Gardens | 692 | 483 | 316 | 6 | 1,497 | 46.2 | 32.3 | 21.1 | 0.4 |
| Beverly Hills | 1,867 | 874 | 1,193 | 21 | 3,955 | 47.2 | 22.1 | 30.2 | 0.5 |
| Calabasas | 2,394 | 1,130 | 1,310 | 0 | 4,834 | 49.5 | 23.4 | 27.1 | 0.0 |
| Cerritos | 5,154 | 1,924 | 1,266 | 23 | 8,367 | 61.6 | 23.0 | 15.1 | 0.3 |
| Claremont | 3,571 | 1,222 | 850 | 0 | 5,643 | 63.3 | 21.7 | 15.1 | 0.0 |
| Commerce | 481 | 344 | 215 | 0 | 1,040 | 46.2 | 33.1 | 20.7 | 0.0 |
| Covina | 3,749 | 1,653 | 895 | 49 | 6,346 | 59.1 | 26.0 | 14.1 | 0.8 |
| Cudahy | 223 | 173 | 146 | 0 | 542 | 41.1 | 31.9 | 26.9 | 0.0 |
| Culver City | 3,618 | 1,510 | 1,301 | 55 | 6,484 | 55.8 | 23.3 | 20.1 | 0.8 |
| Diamond Bar | 5,685 | 2,165 | 1,749 | 22 | 9,621 | 59.1 | 22.5 | 18.2 | 0.2 |
| Duarte | 1,723 | 814 | 517 | 11 | 3,065 | 56.2 | 26.6 | 16.9 | 0.4 |
| El Segundo | 1,497 | 547 | 242 | 21 | 2,307 | 64.9 | 23.7 | 10.5 | 0.9 |
| Hawaiian Gardens | 380 | 291 | 332 | 0 | 1,003 | 37.9 | 29.0 | 33.1 | 0.0 |
| Hermosa Beach | 2,115 | 681 | 596 | 0 | 3,392 | 62.4 | 20.1 | 17.6 | 0.0 |
| Irwindale | 97 | 82 | 26 | 0 | 205 | 47.3 | 40.0 | 12.7 | 0.0 |
| La Canada Flintridge | 2,554 | 859 | 930 | 46 | 4,389 | 58.2 | 19.6 | 21.2 | 1.0 |
| La Habra Heights | 592 | 267 | 291 | 0 | 1,150 | 51.5 | 23.2 | 25.3 | 0.0 |
| La Mirada | 4,844 | 1,996 | 1,205 | 64 | 8,109 | 59.7 | 24.6 | 14.9 | 0.8 |
| La Puente | 1,970 | 964 | 836 | 0 | 3,770 | 52.3 | 25.6 | 22.2 | 0.0 |
| La Verne | 3,421 | 1,088 | 672 | 47 | 5,228 | 65.4 | 20.8 | 12.9 | 0.9 |
| Lawndale | 1,230 | 748 | 602 | 0 | 2,580 | 47.7 | 29.0 | 23.3 | 0.0 |
| Lomita | 1,531 | 587 | 337 | 61 | 2,516 | 60.9 | 23.3 | 13.4 | 2.4 |
| Malibu | 1,301 | 510 | 644 | 18 | 2,473 | 52.6 | 20.6 | 26.0 | 0.7 |
| Manhattan Beach | 4,451 | 1,392 | 975 | 47 | 6,865 | 64.8 | 20.3 | 14.2 | 0.7 |
| Maywood | 602 | 325 | 288 | 8 | 1,223 | 49.2 | 26.6 | 23.5 | 0.7 |
| Monrovia | 2,735 | 989 | 895 | 0 | 4,619 | 59.2 | 21.4 | 19.4 | 0.0 |
| Rancho Palos Verdes | 4,854 | 1,750 | 1,429 | 46 | 8,079 | 60.1 | 21.7 | 17.7 | 0.6 |
| Rolling Hills Estates | 1,048 | 412 | 465 | 9 | 1,934 | 54.2 | 21.3 | 24.0 | 0.5 |
| San Dimas | 3,336 | 1,440 | 991 | 7 | 5,774 | 57.8 | 24.9 | 17.2 | 0.1 |
| San Fernando | 1,313 | 580 | 536 | 10 | 2,439 | 53.8 | 23.8 | 22.0 | 0.4 |
| San Gabriel | 1,952 | 946 | 900 | 32 | 3,830 | 51.0 | 24.7 | 23.5 | 0.8 |
| San Marino | 1,385 | 521 | 628 | 31 | 2,565 | 54.0 | 20.3 | 24.5 | 1.2 |
| Santa Fe Springs | 1,259 | 618 | 530 | 26 | 2,433 | 51.7 | 25.4 | 21.8 | 1.1 |
| Sierra Madre | 1,140 | 423 | 340 | 0 | 1,903 | 59.9 | 22.2 | 17.9 | 0.0 |
| Signal Hill | 981 | 382 | 209 | 10 | 1,582 | 62.0 | 24.1 | 13.2 | 0.6 |
| South El Monte | 752 | 514 | 273 | 11 | 1,550 | 48.5 | 33.2 | 17.6 | 0.7 |
| South Pasadena | 1,869 | 791 | 503 | 12 | 3,175 | 58.9 | 24.9 | 15.8 | 0.4 |
| Temple City | 1,968 | 1,352 | 845 | 74 | 4,239 | 46.4 | 31.9 | 19.9 | 1.7 |
| Torrance | 12,272 | 5,194 | 2,881 | 62 | 20,409 | 60.1 | 25.4 | 14.1 | 0.3 |
| Walnut | 3,008 | 1,268 | 978 | 77 | 5,331 | 56.4 | 23.8 | 18.3 | 1.4 |
| West Hollywood | 1,750 | 512 | 909 | 36 | 3,207 | 54.6 | 16.0 | 28.3 | 1.1 |
| Westlake Village | 1,351 | 446 | 411 | 10 | 2,218 | 60.9 | 20.1 | 18.5 | 0.5 |
| Incorporated Cities | 109,091 | 45,373 | 35,303 | 1,068 | 190,835 | 57.2 | 23.8 | 18.5 | 0.6 |
| Unincorporated Areas | 72,379 | 34,523 | 26,867 | 893 | 134,662 | 53.7 | 25.6 | 20.0 | 0.7 |
| Urban County | 181,470 | 79,896 | 62,170 | 1,961 | 325,497 | 55.8 | 24.5 | 19.1 | 0.6 |
| Los Angeles County | 590,242 | 277,410 | 231,167 | 6,595 | 1,105,414 | 53.4 | 25.1 | 20.9 | 0.6 |

Table IV.37
Cost Burden by Tenure for Home Owners without a Mortgage
 Los Angeles Urban County: Participating Cities
 2016 Five-Year ACS Data

| Participating City | Owner without a Mortgage | | | | | Percentage | | | |
|-----------------------|--------------------------|--------------|--------------------|--------------|----------------|----------------|-------------|--------------------|--------------|
| | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed |
| Agoura Hills | 858 | 30 | 37 | 15 | 940 | 91.3 | 3.2 | 3.9 | 1.6 |
| Arcadia | 3,230 | 289 | 452 | 170 | 4,141 | 78.0 | 7.0 | 10.9 | 4.1 |
| Avalon | 88 | 0 | 39 | 0 | 127 | 69.3 | 0.0 | 30.7 | 0.0 |
| Azusa | 1,445 | 168 | 77 | 18 | 1,708 | 84.6 | 9.8 | 4.5 | 1.1 |
| Bell | 480 | 63 | 12 | 0 | 555 | 86.5 | 11.4 | 2.2 | 0.0 |
| Bell Gardens | 419 | 56 | 33 | 9 | 517 | 81.0 | 10.8 | 6.4 | 1.7 |
| Beverly Hills | 1,418 | 162 | 390 | 90 | 2,060 | 68.8 | 7.9 | 18.9 | 4.4 |
| Calabasas | 971 | 154 | 104 | 34 | 1,263 | 76.9 | 12.2 | 8.2 | 2.7 |
| Cerritos | 3,378 | 219 | 90 | 45 | 3,732 | 90.5 | 5.9 | 2.4 | 1.2 |
| Claremont | 1,715 | 153 | 139 | 18 | 2,025 | 84.7 | 7.6 | 6.9 | 0.9 |
| Commerce | 408 | 36 | 17 | 0 | 461 | 88.5 | 7.8 | 3.7 | 0.0 |
| Covina | 1,655 | 144 | 130 | 12 | 1,941 | 85.3 | 7.4 | 6.7 | 0.6 |
| Cudahy | 240 | 11 | 17 | 5 | 273 | 87.9 | 4.0 | 6.2 | 1.8 |
| Culver City | 2,044 | 213 | 121 | 45 | 2,423 | 84.4 | 8.8 | 5.0 | 1.9 |
| Diamond Bar | 3,311 | 273 | 221 | 87 | 3,892 | 85.1 | 7.0 | 5.7 | 2.2 |
| Duarte | 959 | 81 | 52 | 40 | 1,132 | 84.7 | 7.2 | 4.6 | 3.5 |
| El Segundo | 571 | 7 | 30 | 14 | 622 | 91.8 | 1.1 | 4.8 | 2.3 |
| Hawaiian Gardens | 368 | 38 | 27 | 0 | 433 | 85.0 | 8.8 | 6.2 | 0.0 |
| Hermosa Beach | 862 | 45 | 43 | 6 | 956 | 90.2 | 4.7 | 4.5 | 0.6 |
| Irwindale | 46 | 6 | 2 | 0 | 54 | 85.2 | 11.1 | 3.7 | 0.0 |
| La Canada Flintridge | 1,305 | 114 | 98 | 0 | 1,517 | 86.0 | 7.5 | 6.5 | 0.0 |
| La Habra Heights | 504 | 29 | 27 | 0 | 560 | 90.0 | 5.2 | 4.8 | 0.0 |
| La Mirada | 2,691 | 251 | 101 | 9 | 3,052 | 88.2 | 8.2 | 3.3 | 0.3 |
| La Puente | 1,229 | 61 | 93 | 0 | 1,383 | 88.9 | 4.4 | 6.7 | 0.0 |
| La Verne | 2,395 | 302 | 215 | 23 | 2,935 | 81.6 | 10.3 | 7.3 | 0.8 |
| Lawndale | 600 | 47 | 38 | 8 | 693 | 86.6 | 6.8 | 5.5 | 1.2 |
| Lomita | 917 | 97 | 57 | 11 | 1,082 | 84.8 | 9.0 | 5.3 | 1.0 |
| Malibu | 943 | 170 | 263 | 95 | 1,471 | 64.1 | 11.6 | 17.9 | 6.5 |
| Manhattan Beach | 2,134 | 228 | 199 | 26 | 2,587 | 82.5 | 8.8 | 7.7 | 1.0 |
| Maywood | 413 | 7 | 4 | 4 | 428 | 96.5 | 1.6 | 0.9 | 0.9 |
| Monrovia | 1,264 | 189 | 130 | 13 | 1,596 | 79.2 | 11.8 | 8.1 | 0.8 |
| Rancho Palos Verdes | 3,731 | 312 | 406 | 63 | 4,512 | 82.7 | 6.9 | 9.0 | 1.4 |
| Rolling Hills Estates | 713 | 49 | 88 | 0 | 850 | 83.9 | 5.8 | 10.4 | 0.0 |
| San Dimas | 2,169 | 352 | 235 | 44 | 2,800 | 77.5 | 12.6 | 8.4 | 1.6 |
| San Fernando | 787 | 63 | 51 | 15 | 916 | 85.9 | 6.9 | 5.6 | 1.6 |
| San Gabriel | 1,752 | 192 | 84 | 0 | 2,028 | 86.4 | 9.5 | 4.1 | 0.0 |
| San Marino | 1,094 | 82 | 225 | 72 | 1,473 | 74.3 | 5.6 | 15.3 | 4.9 |
| Santa Fe Springs | 614 | 47 | 24 | 15 | 700 | 87.7 | 6.7 | 3.4 | 2.1 |
| Sierra Madre | 691 | 45 | 36 | 7 | 779 | 88.7 | 5.8 | 4.6 | 0.9 |
| Signal Hill | 215 | 16 | 12 | 6 | 249 | 86.3 | 6.4 | 4.8 | 2.4 |
| South El Monte | 863 | 41 | 14 | 13 | 931 | 92.7 | 4.4 | 1.5 | 1.4 |
| South Pasadena | 1,106 | 34 | 131 | 30 | 1,301 | 85.0 | 2.6 | 10.1 | 2.3 |
| Temple City | 2,552 | 252 | 197 | 70 | 3,071 | 83.1 | 8.2 | 6.4 | 2.3 |
| Torrance | 8,470 | 626 | 679 | 147 | 9,922 | 85.4 | 6.3 | 6.8 | 1.5 |
| Walnut | 1,795 | 187 | 184 | 65 | 2,231 | 80.5 | 8.4 | 8.2 | 2.9 |
| West Hollywood | 941 | 160 | 231 | 15 | 1,347 | 69.9 | 11.9 | 17.1 | 1.1 |
| Westlake Village | 564 | 41 | 92 | 19 | 716 | 78.8 | 5.7 | 12.8 | 2.7 |
| Incorporated Cities | 66,918 | 6,142 | 5,947 | 1,378 | 80,385 | 83.2 | 7.6 | 7.4 | 1.7 |
| Unincorporated Areas | 41,579 | 3,339 | 3,226 | 762 | 48,906 | 85.0 | 6.8 | 6.6 | 1.6 |
| Urban County | 108,497 | 9,481 | 9,173 | 2,140 | 129,291 | 83.9 | 7.3 | 7.1 | 1.7 |
| Los Angeles County | 326,542 | 32,348 | 29,114 | 6,158 | 394,162 | 82.8 | 8.2 | 7.4 | 1.6 |

Table IV.38
Cost Burden by Tenure for Renters
 Los Angeles Urban County: Participating Cities
 2016 Five-Year ACS Estimates

| Participating City | Renter Cost | | | | | Percentage | | | |
|-----------------------|----------------|---------------|-------------------|---------------|----------------|----------------|-------------|-------------------|--------------|
| | No Cost Burden | Cost Burden | Sever Cost Burden | Not Computed | Total | No Cost Burden | Cost Burden | Sever Cost Burden | Not Computed |
| Agoura Hills | 757 | 387 | 590 | 46 | 1,780 | 42.5 | 21.7 | 33.1 | 2.6 |
| Arcadia | 3,482 | 1,670 | 2,084 | 606 | 7,842 | 44.4 | 21.3 | 26.6 | 7.7 |
| Avalon | 433 | 300 | 238 | 70 | 1,041 | 41.6 | 28.8 | 22.9 | 6.7 |
| Azusa | 2,114 | 1,484 | 1,853 | 359 | 5,810 | 36.4 | 25.5 | 31.9 | 6.2 |
| Bell | 2,233 | 2,039 | 1,975 | 131 | 6,378 | 35 | 32 | 31 | 2.1 |
| Bell Gardens | 2,328 | 2,494 | 2,566 | 199 | 7,587 | 30.7 | 32.9 | 33.8 | 2.6 |
| Beverly Hills | 3,874 | 1,805 | 2,289 | 595 | 8,563 | 45.2 | 21.1 | 26.7 | 6.9 |
| Calabasas | 918 | 782 | 848 | 153 | 2,701 | 34 | 29 | 31.4 | 5.7 |
| Cerritos | 1,273 | 800 | 843 | 327 | 3,243 | 39.3 | 24.7 | 26 | 10.1 |
| Claremont | 1,781 | 988 | 1,036 | 230 | 4,035 | 44.1 | 24.5 | 25.7 | 5.7 |
| Commerce | 855 | 552 | 502 | 189 | 2,098 | 40.8 | 26.3 | 23.9 | 9 |
| Covina | 2,964 | 1,970 | 1,762 | 192 | 6,888 | 43 | 28.6 | 25.6 | 2.8 |
| Cudahy | 1,714 | 1,463 | 1,399 | 87 | 4,663 | 36.8 | 31.4 | 30 | 1.9 |
| Culver City | 4,044 | 1,571 | 1,900 | 280 | 7,795 | 51.9 | 20.2 | 24.4 | 3.6 |
| Diamond Bar | 1,709 | 1,059 | 1,143 | 266 | 4,177 | 40.9 | 25.4 | 27.4 | 6.4 |
| Duarte | 910 | 681 | 819 | 208 | 2,618 | 34.8 | 26 | 31.3 | 7.9 |
| El Segundo | 2,131 | 931 | 581 | 101 | 3,744 | 56.9 | 24.9 | 15.5 | 2.7 |
| Hawaiian Gardens | 912 | 504 | 823 | 156 | 2,395 | 38.1 | 21 | 34.4 | 6.5 |
| Hermosa Beach | 3,262 | 829 | 685 | 73 | 4,849 | 67.3 | 17.1 | 14.1 | 1.5 |
| Irwindale | 33 | 52 | 13 | 13 | 111 | 29.7 | 46.8 | 11.7 | 11.7 |
| La Canada Flintridge | 322 | 166 | 176 | 60 | 724 | 44.5 | 22.9 | 24.3 | 8.3 |
| La Habra Heights | 26 | 22 | 21 | 48 | 117 | 22.2 | 18.8 | 17.9 | 41 |
| La Mirada | 1,291 | 955 | 859 | 184 | 3,289 | 39.3 | 29 | 26.1 | 5.6 |
| La Puente | 1,691 | 1,005 | 1,009 | 214 | 3,919 | 43.1 | 25.6 | 25.7 | 5.5 |
| La Verne | 1,269 | 911 | 703 | 111 | 2,994 | 42.4 | 30.4 | 23.5 | 3.7 |
| Lawndale | 2,588 | 1,890 | 1,821 | 228 | 6,527 | 39.7 | 29 | 27.9 | 3.5 |
| Lomita | 1,859 | 1,134 | 1,085 | 327 | 4,405 | 42.2 | 25.7 | 24.6 | 7.4 |
| Malibu | 635 | 296 | 459 | 255 | 1,645 | 38.6 | 18 | 27.9 | 15.5 |
| Manhattan Beach | 2,723 | 798 | 677 | 158 | 4,356 | 62.5 | 18.3 | 15.5 | 3.6 |
| Maywood | 1,632 | 1,489 | 1,645 | 120 | 4,886 | 33.4 | 30.5 | 33.7 | 2.5 |
| Monrovia | 3,198 | 1,889 | 1,613 | 390 | 7,090 | 45.1 | 26.6 | 22.8 | 5.5 |
| Rancho Palos Verdes | 1,183 | 826 | 811 | 360 | 3,180 | 37.2 | 26 | 25.5 | 11.3 |
| Rolling Hills Estates | 76 | 34 | 64 | 51 | 225 | 33.8 | 15.1 | 28.4 | 22.7 |
| San Dimas | 1,381 | 806 | 847 | 261 | 3,295 | 41.9 | 24.5 | 25.7 | 7.9 |
| San Fernando | 1,071 | 755 | 789 | 98 | 2,713 | 39.5 | 27.8 | 29.1 | 3.6 |
| San Gabriel | 2,370 | 1,722 | 1,949 | 517 | 6,558 | 36.1 | 26.3 | 29.7 | 7.9 |
| San Marino | 215 | 72 | 180 | 151 | 618 | 34.8 | 11.7 | 29.1 | 24.4 |
| Santa Fe Springs | 862 | 452 | 652 | 31 | 1,997 | 43.2 | 22.6 | 32.6 | 1.6 |
| Sierra Madre | 1,025 | 278 | 365 | 53 | 1,721 | 59.6 | 16.2 | 21.2 | 3.1 |
| Signal Hill | 871 | 766 | 571 | 39 | 2,247 | 38.8 | 34.1 | 25.4 | 1.7 |
| South El Monte | 900 | 900 | 901 | 143 | 2,844 | 31.6 | 31.6 | 31.7 | 5 |
| South Pasadena | 3,106 | 1,231 | 1,198 | 155 | 5,690 | 54.6 | 21.6 | 21.1 | 2.7 |
| Temple City | 1,407 | 1,017 | 1,259 | 366 | 4,049 | 34.7 | 25.1 | 31.1 | 9 |
| Torrance | 11,460 | 6,432 | 5,727 | 1,164 | 24,783 | 46.2 | 26 | 23.1 | 4.7 |
| Walnut | 537 | 425 | 283 | 193 | 1,438 | 37.3 | 29.6 | 19.7 | 13.4 |
| West Hollywood | 8,588 | 3,933 | 4,645 | 512 | 17,678 | 48.6 | 22.2 | 26.3 | 2.9 |
| Westlake Village | 175 | 120 | 105 | 48 | 448 | 39.1 | 26.8 | 23.4 | 10.7 |
| Incorporated Cities | 90,188 | 52,685 | 54,363 | 10,518 | 207,754 | 43.4 | 25.4 | 26.2 | 5.1 |
| Unincorporated Areas | 45,415 | 31,219 | 36,376 | 7,405 | 120,415 | 37.7 | 25.9 | 30.2 | 6.1 |
| Urban County | 135,603 | 83,904 | 90,739 | 17,923 | 328,169 | 41.3 | 25.6 | 27.7 | 5.5 |
| Los Angeles County | 690,231 | 462,261 | 544,541 | 85,236 | 1,782,269 | 38.7 | 25.9 | 30.6 | 4.8 |

Tables IV.39 through IV.41 show the rate of cost burden by tenure in unincorporated areas in the Urban County. For owner households with a mortgage, Lennox had the highest rate of combined cost burden and severe cost burden in 2016; some 65.9 percent of owner households with a mortgage in Lennox experience a cost burden. Some 64.4 percent of owner households with a mortgage in West Athens and 60.0 percent of households in Florence-Graham experience cost burdens overall.

Table IV.39
Cost Burden for Owners with a Mortgage
 Los Angeles Urban County: Unincorporated Areas
 2016 Five-Year ACS Estimates

| Unincorporated Area | Owner with a Mortgage | | | | | Percentage | | | |
|--------------------------|-----------------------|---------------|--------------------|--------------|----------------|----------------|-------------|--------------------|--------------|
| | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed |
| Acton | 958 | 554 | 384 | 0 | 1,896 | 50.5 | 29.2 | 20.3 | 0.0 |
| Alondra Park | 540 | 245 | 139 | 11 | 935 | 57.8 | 26.2 | 14.9 | 1.2 |
| Altadena | 4,784 | 2,030 | 1,377 | 48 | 8,239 | 58.1 | 24.6 | 16.7 | 0.6 |
| Avocado Heights | 1,300 | 441 | 336 | 17 | 2,094 | 62.1 | 21.1 | 16.0 | 0.8 |
| Charter Oak | 889 | 343 | 148 | 0 | 1,380 | 64.4 | 24.9 | 10.7 | 0.0 |
| Citrus | 672 | 364 | 288 | 0 | 1,324 | 50.8 | 27.5 | 21.8 | 0.0 |
| Del Aire | 968 | 332 | 365 | 27 | 1,692 | 57.2 | 19.6 | 21.6 | 1.6 |
| Desert View Highlands | 173 | 47 | 72 | 0 | 292 | 59.2 | 16.1 | 24.7 | 0.0 |
| East Los Angeles | 3,440 | 1,689 | 1,749 | 59 | 6,937 | 49.6 | 24.3 | 25.2 | 0.9 |
| East Pasadena | 431 | 184 | 207 | 0 | 822 | 52.4 | 22.4 | 25.2 | 0.0 |
| East San Gabriel | 1,126 | 468 | 449 | 13 | 2,056 | 54.8 | 22.8 | 21.8 | 0.6 |
| Florence-Graham | 1,503 | 982 | 1,313 | 25 | 3,823 | 39.3 | 25.7 | 34.3 | 0.7 |
| Hacienda Heights | 4,705 | 2,096 | 1,515 | 33 | 8,349 | 56.4 | 25.1 | 18.1 | 0.4 |
| La Crescenta-Montrose | 1,691 | 987 | 551 | 21 | 3,250 | 52.0 | 30.4 | 17.0 | 0.6 |
| Ladera Heights | 725 | 401 | 449 | 0 | 1,575 | 46.0 | 25.5 | 28.5 | 0.0 |
| Lake Los Angeles | 876 | 369 | 317 | 66 | 1,628 | 53.8 | 22.7 | 19.5 | 4.1 |
| Lennox | 374 | 396 | 327 | 0 | 1,097 | 34.1 | 36.1 | 29.8 | 0.0 |
| Littlerock | 106 | 48 | 98 | 0 | 252 | 42.1 | 19.0 | 38.9 | 0.0 |
| Marina del Rey | 62 | 0 | 67 | 0 | 129 | 48.1 | 0.0 | 51.9 | 0.0 |
| Mayflower Village | 482 | 236 | 162 | 0 | 880 | 54.8 | 26.8 | 18.4 | 0.0 |
| North El Monte | 284 | 134 | 121 | 0 | 539 | 52.7 | 24.9 | 22.4 | 0.0 |
| Quartz Hill | 954 | 343 | 309 | 67 | 1,673 | 57.0 | 20.5 | 18.5 | 4.0 |
| Rowland Heights | 3,260 | 1,720 | 1,183 | 48 | 6,211 | 52.5 | 27.7 | 19.0 | 0.8 |
| South San Gabriel | 396 | 248 | 269 | 0 | 913 | 43.4 | 27.2 | 29.5 | 0.0 |
| South San Jose Hills | 1,032 | 642 | 337 | 5 | 2,016 | 51.2 | 31.8 | 16.7 | 0.2 |
| South Whittier | 4,071 | 2,024 | 1,444 | 22 | 7,561 | 53.8 | 26.8 | 19.1 | 0.3 |
| Val Verde | 265 | 156 | 73 | 0 | 494 | 53.6 | 31.6 | 14.8 | 0.0 |
| Valinda | 1,836 | 674 | 556 | 8 | 3,074 | 59.7 | 21.9 | 18.1 | 0.3 |
| View Park-Windsor Hills | 1,452 | 499 | 692 | 0 | 2,643 | 54.9 | 18.9 | 26.2 | 0.0 |
| Vincent | 1,604 | 526 | 378 | 7 | 2,515 | 63.8 | 20.9 | 15.0 | 0.3 |
| Walnut Park | 636 | 428 | 336 | 5 | 1,405 | 45.3 | 30.5 | 23.9 | 0.4 |
| West Athens | 329 | 389 | 247 | 23 | 988 | 33.3 | 39.4 | 25.0 | 2.3 |
| West Carson | 1,731 | 778 | 693 | 29 | 3,231 | 53.6 | 24.1 | 21.4 | 0.9 |
| West Puente Valley | 1,526 | 836 | 607 | 10 | 2,979 | 51.2 | 28.1 | 20.4 | 0.3 |
| West Whittier-Los Nietos | 1,617 | 1,069 | 799 | 8 | 3,493 | 46.3 | 30.6 | 22.9 | 0.2 |
| Westmont | 985 | 674 | 608 | 52 | 2,319 | 42.5 | 29.1 | 26.2 | 2.2 |
| Willowbrook | 709 | 583 | 286 | 0 | 1,578 | 44.9 | 36.9 | 18.1 | 0.0 |
| Other Unincorporated | 23,887 | 10,588 | 7,616 | 289 | 42,380 | 56.4 | 25.0 | 18.0 | 0.7 |
| Unincorporated Areas | 72,379 | 34,523 | 26,867 | 893 | 134,662 | 53.7 | 25.6 | 20.0 | 0.7 |
| Urban County | 181,470 | 79,896 | 62,170 | 1,961 | 325,497 | 55.8 | 24.5 | 19.1 | 0.6 |

Owners households in unincorporated areas without a mortgage had the highest rate of total cost burden in Avalon, with 43.8 percent of these households experiencing a cost burden or severe cost burden. Ladera Heights and Lake Los Angeles owner households without a mortgage were the next most likely to experience cost burdens. Some 32.2percent of owner household without a mortgage in Ladera Heights and 27.4 percent of these households in Lake Los Angeles experienced cost burdens in 2016.

Table IV.40
Cost Burden by Tenure for Home Owners without a Mortgage
 Los Angeles Urban County: Unincorporated Areas
 2016 Five-Year ACS Data

| Unincorporated Area | Owner With a Mortgage | | | | | Percentage | | | |
|--------------------------|-----------------------|--------------|--------------------|--------------|----------------|----------------|-------------|--------------------|--------------|
| | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed |
| Acton | 355 | 57 | 31 | 8 | 451 | 78.7 | 12.6 | 6.9 | 1.8 |
| Alondra Park | 287 | 54 | 7 | 7 | 355 | 80.8 | 15.2 | 2.0 | 2.0 |
| Altadena | 2,442 | 94 | 178 | 31 | 2,745 | 89.0 | 3.4 | 6.5 | 1.1 |
| Avocado Heights | 791 | 76 | 12 | 0 | 879 | 90.0 | 8.6 | 1.4 | 0.0 |
| Charter Oak | 357 | 43 | 46 | 7 | 453 | 78.8 | 9.5 | 10.2 | 1.5 |
| Citrus | 464 | 6 | 21 | 0 | 491 | 94.5 | 1.2 | 4.3 | 0.0 |
| Del Aire | 414 | 20 | 22 | 0 | 456 | 90.8 | 4.4 | 4.8 | 0.0 |
| Desert View Highlands | 118 | 17 | 0 | 0 | 135 | 87.4 | 12.6 | 0.0 | 0.0 |
| East Los Angeles | 3,095 | 201 | 166 | 71 | 3,533 | 87.6 | 5.7 | 4.7 | 2.0 |
| East Pasadena | 402 | 18 | 45 | 0 | 465 | 86.5 | 3.9 | 9.7 | 0.0 |
| East San Gabriel | 810 | 105 | 75 | 43 | 1,033 | 78.4 | 10.2 | 7.3 | 4.2 |
| Florence-Graham | 924 | 105 | 51 | 7 | 1,087 | 85.0 | 9.7 | 4.7 | 0.6 |
| Hacienda Heights | 3,270 | 270 | 207 | 72 | 3,819 | 85.6 | 7.1 | 5.4 | 1.9 |
| La Crescenta-Montrose | 1,114 | 75 | 152 | 0 | 1,341 | 83.1 | 5.6 | 11.3 | 0.0 |
| Ladera Heights | 353 | 83 | 104 | 40 | 580 | 60.9 | 14.3 | 17.9 | 6.9 |
| Lake Los Angeles | 297 | 31 | 94 | 34 | 456 | 65.1 | 6.8 | 20.6 | 7.5 |
| Lennox | 341 | 8 | 42 | 0 | 391 | 87.2 | 2.0 | 10.7 | 0.0 |
| Littlerock | 18 | 0 | 14 | 0 | 32 | 56.2 | 0.0 | 43.8 | 0.0 |
| Marina del Rey | 130 | 0 | 29 | 0 | 159 | 81.8 | 0.0 | 18.2 | 0.0 |
| Mayflower Village | 358 | 17 | 35 | 18 | 428 | 83.6 | 4.0 | 8.2 | 4.2 |
| North El Monte | 222 | 9 | 0 | 0 | 231 | 96.1 | 3.9 | 0.0 | 0.0 |
| Quartz Hill | 589 | 62 | 103 | 7 | 761 | 77.4 | 8.1 | 13.5 | 0.9 |
| Rowland Heights | 2,735 | 258 | 239 | 79 | 3,311 | 82.6 | 7.8 | 7.2 | 2.4 |
| South San Gabriel | 614 | 52 | 0 | 0 | 666 | 92.2 | 7.8 | 0.0 | 0.0 |
| South San Jose Hills | 755 | 59 | 25 | 14 | 853 | 88.5 | 6.9 | 2.9 | 1.6 |
| South Whittier | 1,975 | 137 | 99 | 54 | 2,265 | 87.2 | 6.0 | 4.4 | 2.4 |
| Val Verde | 58 | 0 | 10 | 0 | 68 | 85.3 | 0.0 | 14.7 | 0.0 |
| Valinda | 814 | 15 | 41 | 0 | 870 | 93.6 | 1.7 | 4.7 | 0.0 |
| View Park-Windsor Hills | 665 | 6 | 26 | 17 | 714 | 93.1 | 0.8 | 3.6 | 2.4 |
| Vincent | 740 | 9 | 12 | 10 | 771 | 96.0 | 1.2 | 1.6 | 1.3 |
| Walnut Park | 445 | 70 | 29 | 12 | 556 | 80.0 | 12.6 | 5.2 | 2.2 |
| West Athens | 279 | 33 | 7 | 0 | 319 | 87.5 | 10.3 | 2.2 | 0.0 |
| West Carson | 1,503 | 192 | 90 | 83 | 1,868 | 80.5 | 10.3 | 4.8 | 4.4 |
| West Puente Valley | 1,004 | 31 | 54 | 0 | 1,089 | 92.2 | 2.8 | 5.0 | 0.0 |
| West Whittier-Los Nietos | 1,289 | 49 | 68 | 0 | 1,406 | 91.7 | 3.5 | 4.8 | 0.0 |
| Westmont | 632 | 66 | 93 | 14 | 805 | 78.5 | 8.2 | 11.6 | 1.7 |
| Willowbrook | 335 | 32 | 26 | 0 | 393 | 85.2 | 8.1 | 6.6 | 0.0 |
| Other Unincorporated | 10,585 | 979 | 973 | 134 | 12,671 | 83.5 | 7.7 | 7.7 | 1.1 |
| Unincorporated Areas | 41,579 | 3,339 | 3,226 | 762 | 48,906 | 85.0 | 6.8 | 6.6 | 1.6 |
| Urban County | 108,497 | 9,481 | 9,173 | 2,140 | 129,291 | 83.9 | 7.3 | 7.1 | 1.7 |

Renter housing in unincorporated areas experienced housing cost burdens at a higher rate than owner households. Littlerock renter households experienced housing cost burdens at the highest rate for participating cities, at 95.0 percent overall. Rental households in Westmont experienced cost burdens and severe cost burdens at a rate of 73.4 percent, followed by 66.7 percent in Desert View Highlands.

Table IV.41
Cost Burden by Tenure for Renters
 Los Angeles Urban County: Unincorporated Areas
 2016 Five-Year ACS Estimates

| Unincorporated Area | Renter | | | | | Percentage | | | |
|--------------------------|----------------|-------------|-------------------|--------------|---------|----------------|-------------|--------------------|--------------|
| | No Cost Burden | Cost Burden | Sever Cost Burden | Not Computed | Total | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed |
| Acton | 71 | 28 | 73 | 55 | 227 | 31.3 | 12.3 | 32.2 | 24.2 |
| Alondra Park | 530 | 331 | 298 | 67 | 1,226 | 43.2 | 27.0 | 24.3 | 5.5 |
| Altadena | 1,628 | 1,020 | 1,626 | 240 | 4,514 | 36.1 | 22.6 | 36.0 | 5.3 |
| Avocado Heights | 261 | 242 | 285 | 132 | 920 | 28.4 | 26.3 | 31.0 | 14.3 |
| Charter Oak | 494 | 254 | 203 | 44 | 995 | 49.6 | 25.5 | 20.4 | 4.4 |
| Citrus | 393 | 187 | 209 | 48 | 837 | 47.0 | 22.3 | 25.0 | 5.7 |
| Del Aire | 494 | 323 | 235 | 30 | 1,082 | 45.7 | 29.9 | 21.7 | 2.8 |
| Desert View Highlands | 109 | 80 | 138 | 0 | 327 | 33.3 | 24.5 | 42.2 | 0.0 |
| East Los Angeles | 8,360 | 5,882 | 5,963 | 969 | 21,174 | 39.5 | 27.8 | 28.2 | 4.6 |
| East Pasadena | 298 | 134 | 186 | 74 | 692 | 43.1 | 19.4 | 26.9 | 10.7 |
| East San Gabriel | 865 | 466 | 556 | 145 | 2,032 | 42.6 | 22.9 | 27.4 | 7.1 |
| Florence-Graham | 2,959 | 2,424 | 3,867 | 416 | 9,666 | 30.6 | 25.1 | 40.0 | 4.3 |
| Hacienda Heights | 1,433 | 948 | 1,073 | 379 | 3,833 | 37.4 | 24.7 | 28.0 | 9.9 |
| La Crescenta-Montrose | 1,137 | 613 | 476 | 86 | 2,312 | 49.2 | 26.5 | 20.6 | 3.7 |
| Ladera Heights | 376 | 111 | 245 | 12 | 744 | 50.5 | 14.9 | 32.9 | 1.6 |
| Lake Los Angeles | 424 | 249 | 345 | 185 | 1,203 | 35.2 | 20.7 | 28.7 | 15.4 |
| Lennox | 1,477 | 1,046 | 1,244 | 90 | 3,857 | 38.3 | 27.1 | 32.3 | 2.3 |
| Littlerock | 7 | 40 | 93 | 0 | 140 | 5.0 | 28.6 | 66.4 | 0.0 |
| Marina del Rey | 2,285 | 1,515 | 1,113 | 246 | 5,159 | 44.3 | 29.4 | 21.6 | 4.8 |
| Mayflower Village | 173 | 165 | 106 | 61 | 505 | 34.3 | 32.7 | 21.0 | 12.1 |
| North El Monte | 110 | 136 | 132 | 95 | 473 | 23.3 | 28.8 | 27.9 | 20.1 |
| Quartz Hill | 452 | 196 | 234 | 211 | 1,093 | 41.4 | 17.9 | 21.4 | 19.3 |
| Rowland Heights | 1,507 | 1,529 | 1,591 | 534 | 5,161 | 29.2 | 29.6 | 30.8 | 10.3 |
| South San Gabriel | 360 | 56 | 197 | 117 | 730 | 49.3 | 7.7 | 27.0 | 16.0 |
| South San Jose Hills | 349 | 308 | 412 | 95 | 1,164 | 30.0 | 26.5 | 35.4 | 8.2 |
| South Whittier | 1,928 | 1,391 | 1,764 | 313 | 5,396 | 35.7 | 25.8 | 32.7 | 5.8 |
| Val Verde | 103 | 36 | 25 | 5 | 169 | 60.9 | 21.3 | 14.8 | 3.0 |
| Valinda | 486 | 277 | 437 | 19 | 1,219 | 39.9 | 22.7 | 35.8 | 1.6 |
| View Park-Windsor Hills | 599 | 379 | 250 | 41 | 1,269 | 47.2 | 29.9 | 19.7 | 3.2 |
| Vincent | 369 | 196 | 110 | 40 | 715 | 51.6 | 27.4 | 15.4 | 5.6 |
| Walnut Park | 678 | 408 | 557 | 84 | 1,727 | 39.3 | 23.6 | 32.3 | 4.9 |
| West Athens | 364 | 439 | 503 | 109 | 1,415 | 25.7 | 31.0 | 35.5 | 7.7 |
| West Carson | 937 | 569 | 529 | 119 | 2,154 | 43.5 | 26.4 | 24.6 | 5.5 |
| West Puente Valley | 483 | 294 | 186 | 75 | 1,038 | 46.5 | 28.3 | 17.9 | 7.2 |
| West Whittier-Los Nietos | 1,014 | 545 | 469 | 134 | 2,162 | 46.9 | 25.2 | 21.7 | 6.2 |
| Westmont | 1,646 | 1,940 | 3,335 | 259 | 7,180 | 22.9 | 27.0 | 46.4 | 3.6 |
| Willowbrook | 1,024 | 575 | 1,286 | 113 | 2,998 | 34.2 | 19.2 | 42.9 | 3.8 |
| Other Unincorporated | 9,232 | 5,887 | 6,025 | 1,763 | 22,907 | 40.3 | 25.7 | 26.3 | 7.7 |
| Unincorporated Areas | 45,415 | 31,219 | 36,376 | 7,405 | 120,415 | 37.7 | 25.9 | 30.2 | 6.1 |
| Urban County | 135,603 | 83,904 | 90,739 | 17,923 | 328,169 | 41.3 | 25.6 | 27.7 | 5.5 |

UNMET HOUSING NEEDS

Households that experience one (1) or more of these housing problems are considered to have unmet housing needs. To address this issue, the Census Bureau creates for HUD a series of special tabulations for use with the development of Consolidated Plans, known as the Comprehensive Housing Affordability Strategy (CHAS) data. These data can be segmented by tenure and income as a percentage of HUD Area Median Family Income (HAMFI).

Households with housing problems and incomes of 80 percent or less of HAMFI had unmet housing needs, and represent the highest priority households for the activities and programs included in this plan. As seen in Table IV.42, the most common housing problem in the Urban County, by far, is housing cost burdens. More than 290,000 households have a cost burden or severe cost burden. Of these, 158,359 are owner households, and 131,721 are renter households. The next most common housing problem in the Urban County is overcrowding, which impacts an estimated 49,414 households.

The total households by housing problems are shown by each participating city in Table IV.43. Bell Gardens had the highest proportion of the population with housing problems, with almost three-quarters of the population facing housing problems. This is followed by Cudahy, Maywood, and Bell. On the other end of the spectrum, Manhattan Beach had the lowest rate of housing problems at 31.2 percent. Rolling Hills Estates, Sierra Madre and El Segundo also had lower rates of housing problems, at 34.0 percent, 35.0 percent, and 36.32 percent, respectively.

Table IV.44 shows the rate of housing problems in unincorporated areas in the Urban County. Lennox, Florence-Graham and Westmont had the highest rate of housing problem, according to 2014 CHAS data. These areas saw rates of housing problems above 70 percent. Unincorporated areas with the lowest rate of housing problems included La Crescenta-Montrose, Quartz Hill, and Altadena. These areas had a rate of housing problems of 40.3 percent, 41.2 percent, and 41.8 percent, respectively.

Table IV.42
Housing Problems by Income and Tenure
 Los Angeles Urban County
 2010–2014 HUD CHAS Data

| Housing Problem | Less Than 30% MFI | 30% - 50% MFI | 50% - 80% MFI | 80% - 100% MFI | Greater than 100% MFI | Total |
|--|----------------------|------------------|------------------|-------------------|--------------------------|----------------|
| Owner-Occupied | | | | | | |
| Lacking complete plumbing or kitchen facilities | 219 | 311 | 338 | 245 | 993 | 2,106 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 529 | 1,053 | 1,686 | 1,011 | 2,160 | 6,439 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 1,138 | 2,466 | 4,306 | 2,391 | 7,021 | 17,322 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 20,061 | 17,973 | 16,535 | 5,935 | 10,746 | 71,250 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 3,802 | 7,157 | 16,908 | 12,597 | 46,645 | 87,109 |
| Zero/negative income (and none of the above problems) | 4,002 | 0 | 0 | 0 | 0 | 4,002 |
| has none of the 4 housing problems | 6,280 | 14,451 | 26,903 | 19,881 | 201,517 | 269,032 |
| Total | 36,031 | 43,411 | 66,676 | 42,060 | 269,082 | 457,260 |
| Renter-Occupied | | | | | | |
| Lacking complete plumbing or kitchen facilities | 2,825 | 1,510 | 1,591 | 682 | 1,488 | 8,096 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 6,510 | 5,045 | 4,225 | 1,297 | 1,830 | 18,907 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 8,885 | 8,196 | 8,175 | 2,805 | 4,031 | 32,092 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 41,106 | 20,121 | 6,990 | 1,072 | 497 | 69,786 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 4,956 | 15,052 | 23,106 | 9,180 | 9,641 | 61,935 |
| Zero/negative income (and none of the above problems) | 5,716 | 0 | 0 | 0 | 0 | 5,716 |
| has none of the 4 housing problems | 6,896 | 5,922 | 17,760 | 15,662 | 77,312 | 123,552 |
| Total | 76,894 | 55,846 | 61,847 | 30,698 | 94,799 | 320,084 |
| Total | | | | | | |
| Lacking complete plumbing or kitchen facilities | 3,044 | 1,821 | 1,929 | 927 | 2,481 | 10,202 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 7,039 | 6,098 | 5,911 | 2,308 | 3,990 | 25,346 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 10,023 | 10,662 | 12,481 | 5,196 | 11,052 | 49,414 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 61,167 | 38,094 | 23,525 | 7,007 | 11,243 | 141,036 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 8,758 | 22,209 | 40,014 | 21,777 | 56,286 | 149,044 |
| Zero/negative income (and none of the above problems) | 9,718 | 0 | 0 | 0 | 0 | 9,718 |
| has none of the 4 housing problems | 13,176 | 20,373 | 44,663 | 35,543 | 278,829 | 392,584 |
| Total | 112,925 | 99,257 | 128,523 | 72,758 | 363,881 | 777,344 |

| Table IV.43 Households with Housing Problems Los Angeles Urban County: Participating Cities 2010–2014 HUD CHAS Data | | | | | |
|--|--------|--------|--|---------------------|-------------------------------------|
| Participating Cities | Owner | Renter | Total Households with Housing Problems | Total Households | Percent with Housing Problems |
| Agoura Hills | 2,020 | 995 | 3,015 | 7,310 | 41.2% |
| Arcadia | 4,360 | 4,042 | 8,402 | 19,465 | 43.2% |
| Avalon | 170 | 645 | 815 | 1,260 | 64.7% |
| Azusa | 2,585 | 3,905 | 6,490 | 11,815 | 54.9% |
| Bell | 1,590 | 4,795 | 6,385 | 9,000 | 70.9% |
| Bell Gardens | 1,165 | 5,995 | 7,160 | 9,695 | 73.9% |
| Beverly Hills | 2,750 | 4,280 | 7,030 | 14,605 | 48.1% |
| Calabasas | 2,805 | 1,435 | 4,240 | 8,790 | 48.2% |
| Cerritos | 4,075 | 1,735 | 5,810 | 15,140 | 38.4% |
| Claremont | 2,365 | 1,970 | 4,335 | 11,835 | 36.6% |
| Commerce | 720 | 1,340 | 2,060 | 3,530 | 58.4% |
| Covina | 3,630 | 3,830 | 7,460 | 15,340 | 48.6% |
| Cudahy | 510 | 3,605 | 4,115 | 5,615 | 73.3% |
| Culver City | 3,405 | 3,775 | 7,180 | 16,515 | 43.5% |
| Diamond Bar | 5,015 | 1,820 | 6,835 | 17,265 | 39.6% |
| Duarte | 1,775 | 1,590 | 3,365 | 7,030 | 47.9% |
| El Segundo | 955 | 1,445 | 2,400 | 6,630 | 36.2% |
| Hawaiian Gardens | 850 | 1,640 | 2,490 | 3,800 | 65.5% |
| Hermosa Beach | 1,435 | 2,020 | 3,455 | 9,295 | 37.2% |
| Irwindale | 130 | 30 | 160 | 365 | 43.8% |
| La Cañada Flintridge | 2,025 | 410 | 2,435 | 6,665 | 36.5% |
| La Habra Heights | 790 | 55 | 845 | 1,865 | 45.3% |
| La Mirada | 4,120 | 1,940 | 6,060 | 14,345 | 42.2% |
| La Puente | 2,615 | 2,515 | 5,130 | 9,000 | 57.0% |
| La Verne | 2,610 | 1,585 | 4,195 | 10,995 | 38.2% |
| Lawndale | 1,525 | 4,165 | 5,690 | 9,595 | 59.3% |
| Lomita | 1,305 | 2,345 | 3,650 | 7,980 | 45.7% |
| Malibu | 1,535 | 785 | 2,320 | 5,245 | 44.2% |
| Manhattan Beach | 2,930 | 1,420 | 4,350 | 13,950 | 31.2% |
| Maywood | 975 | 3,630 | 4,605 | 6,285 | 73.3% |
| Monrovia | 2,370 | 2,555 | 4,925 | 13,030 | 37.8% |
| Rancho Palos Verdes | 3,890 | 1,850 | 5,740 | 15,850 | 36.2% |
| Rolling Hills Estates | 925 | 105 | 1,030 | 3,025 | 34.0% |
| San Dimas | 2,780 | 1,710 | 4,490 | 11,840 | 37.9% |
| San Fernando | 1,530 | 1,795 | 3,325 | 6,110 | 54.4% |
| San Gabriel | 2,295 | 3,760 | 6,055 | 12,050 | 50.2% |
| San Marino | 1,795 | 210 | 2,005 | 4,520 | 44.4% |
| Santa Fe Springs | 1,250 | 1,310 | 2,560 | 4,850 | 52.8% |
| Sierra Madre | 905 | 655 | 1,560 | 4,455 | 35.0% |
| Signal Hill | 685 | 1,335 | 2,020 | 3,975 | 50.8% |
| South El Monte | 900 | 1,935 | 2,835 | 4,820 | 58.8% |
| South Pasadena | 1,535 | 2,675 | 4,210 | 10,395 | 40.5% |
| Temple City | 2,875 | 2,360 | 5,235 | 11,395 | 45.9% |
| Torrance | 10,345 | 12,750 | 23,095 | 55,280 | 41.8% |
| Walnut | 2,630 | 660 | 3,290 | 8,420 | 39.1% |
| West Hollywood | 2,090 | 8,860 | 10,950 | 21,810 | 50.2% |
| Westlake Village | 1,195 | 200 | 1,395 | 3,270 | 42.7% |

| Table IV.44 Households with Housing Problems Los Angeles Urban County: Unincorporated Areas 2010–2014 HUD CHAS Data | | | | | |
|--|-------|--------|--------|------------------|---------|
| Unincorporated Areas | Owner | Renter | Total | Total Households | Percent |
| Acton | 1,085 | 175 | 1,260 | 2,535 | 49.7% |
| Alondra Park | 520 | 855 | 1,375 | 2,615 | 52.6% |
| Altadena | 3,965 | 2,530 | 6,495 | 15,520 | 41.8% |
| Avocado Heights | 1,250 | 540 | 1,790 | 3,855 | 46.4% |
| Charter Oak | 830 | 545 | 1,375 | 2,905 | 47.3% |
| Citrus | 840 | 545 | 1,385 | 2,635 | 52.6% |
| Del Aire | 965 | 575 | 1,540 | 3,275 | 47.0% |
| Desert View Highlands | 130 | 180 | 310 | 665 | 46.6% |
| East Los Angeles | 5,545 | 14,280 | 19,825 | 31,500 | 62.9% |
| East Pasadena | 550 | 410 | 960 | 2,040 | 47.1% |
| East San Gabriel | 1,045 | 1,115 | 2,160 | 5,140 | 42.0% |
| Florence-Graham | 3,035 | 7,305 | 10,340 | 14,315 | 72.2% |
| Hacienda Heights | 5,150 | 1,905 | 7,055 | 15,800 | 44.7% |
| La Crescenta-Montrose | 1,740 | 1,085 | 2,825 | 7,005 | 40.3% |
| Ladera Heights | 960 | 375 | 1,335 | 2,945 | 45.3% |
| Lake Los Angeles | 985 | 635 | 1,620 | 3,390 | 47.8% |
| Lennox | 1,105 | 2,900 | 4,005 | 5,360 | 74.7% |
| Littlerock | 215 | 95 | 310 | 465 | 66.7% |
| Marina del Rey | 145 | 2,330 | 2,475 | 5,430 | 45.6% |
| Mayflower Village | 685 | 235 | 920 | 1,875 | 49.1% |
| North El Monte | 310 | 255 | 565 | 1,265 | 44.7% |
| Quartz Hill | 955 | 595 | 1,550 | 3,760 | 41.2% |
| Rowland Heights | 4,020 | 3,365 | 7,385 | 14,640 | 50.4% |
| South San Gabriel | 680 | 285 | 965 | 2,165 | 44.6% |
| South San Jose Hills | 1,475 | 790 | 2,265 | 4,035 | 56.1% |
| South Whittier | 4,120 | 3,680 | 7,800 | 15,285 | 51.0% |
| Valinda | 1,790 | 800 | 2,590 | 4,910 | 52.7% |
| Val Verde | 220 | 160 | 380 | 660 | 57.6% |
| View Park-Windsor Hills | 1,420 | 790 | 2,210 | 4,695 | 47.1% |
| Walnut Park | 1,055 | 1,470 | 2,525 | 3,655 | 69.1% |
| West Athens | 625 | 1,020 | 1,645 | 2,645 | 62.2% |
| West Carson | 2,060 | 1,095 | 3,155 | 7,225 | 43.7% |
| Westmont | 1,670 | 5,350 | 7,020 | 10,035 | 70.0% |
| West Puente Valley | 1,865 | 770 | 2,635 | 5,175 | 50.9% |
| West Whittier Los Nietos | 2,375 | 1,020 | 3,395 | 6,730 | 50.4% |
| Willowbrook | 1,080 | 2,015 | 3,095 | 4,850 | 63.8% |

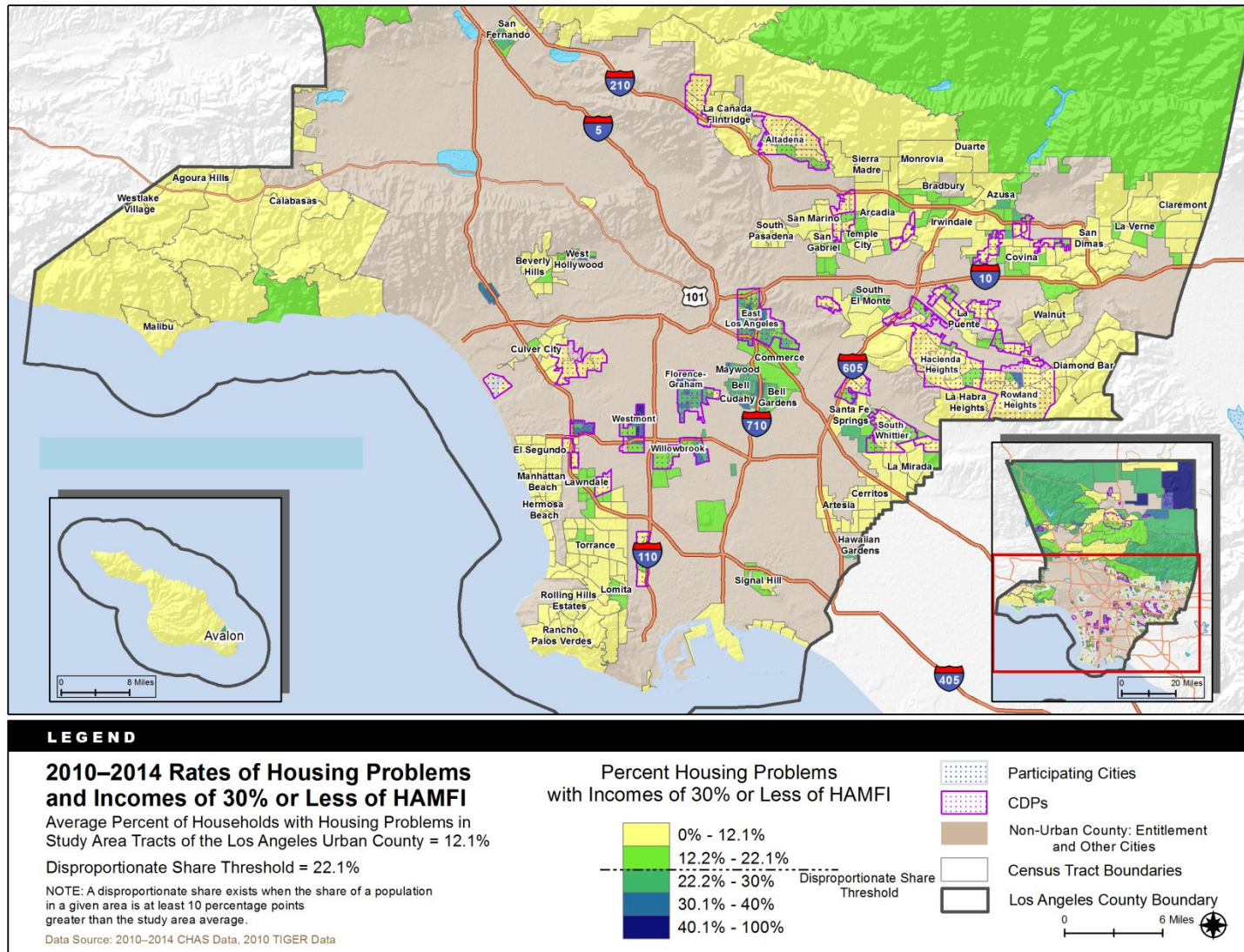
Map IV.9 shows these data in geographic form: the percent of households with housing problems in each Census tract in the Urban County. The highest concentrations of housing needs were seen in areas around Florence-Graham, Maywood, Bell Gardens, Bell, and Cudahy. There were also several areas in the unincorporated northern part of the County with higher levels of housing problems.

Of particular concern are the lowest-income households, those earning 30 percent or less of HAMFI; this group is often most heavily affected by housing problems due to their limited resources. As shown in Map IV.10, these households were concentrated primarily around the City of Los Angeles area, in the unincorporated communities of Lennox, Westmont, Willowbrook, Florence-Graham, Walnut Park, and East Los Angeles, as well as in the northwest corner of the County. The participating city communities of Commerce, Maywood, Bell, Cudahy, and Bell Gardens also contained tracts with disproportionate shares of extremely low-income households with unmet housing needs.

**2018-2023 Consolidated Plan
Los Angeles Urban County**



Map IV.10
Housing Problems for Households below 30 percent HAMFI
 Los Angeles Urban County
 2014 CHAS, Tigerline



Disproportionate Needs

Disproportionate needs for decent housing occur when members of a racial or ethnic group are disproportionately affected by a housing problem such as those discussed previously. HUD defines the disproportionate prevalence of a housing need as “...when the percentage of persons in a category of need [such as those experiencing a housing problem] who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.”²⁶

Tables IV.45 through IV.47 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. In the Urban County, Hispanic households face a disproportionate share of housing problems overall, as well as Pacific Islanders under 50 percent HUD Area Median Family Income (HAMFI).

These two racial/ ethnic groups are also more likely to face severe housing problems. Hispanic households overall, and Pacific Islander households below 30 percent HAMFI face a disproportionate share of severe housing problems.

Table IV.45
Homeowner Households with Housing Problems by Income and Race

Los Angeles Urban County
2010–2014 HUD CHAS Data

| Income | Non-Hispanic by Race | | | | | | Hispanic (Any Race) | Total |
|-----------------------|----------------------|--------|--------|--------------------|---------------------|---------------|------------------------|---------|
| | White | Black | Asian | American Indian | Pacific Islander | Other Race | | |
| With Housing Problems | | | | | | | | |
| 30% HAMFI or less | 9,251 | 1,852 | 5,241 | 25 | 36 | 387 | 8,956 | 25,748 |
| 30.1-50% HAMFI | 8,807 | 1,599 | 5,597 | 65 | 41 | 434 | 12,442 | 28,985 |
| 50.1-80% HAMFI | 11,210 | 2,243 | 7,433 | 93 | 77 | 508 | 18,172 | 39,736 |
| 80.1-100% HAMFI | 7,412 | 1,041 | 4,756 | 62 | 6 | 454 | 8,410 | 22,141 |
| 100.1% HAMFI or more | 29,157 | 3,527 | 15,981 | 141 | 175 | 1,452 | 17,168 | 67,601 |
| Total | 65,837 | 10,262 | 39,008 | 386 | 335 | 3,235 | 65,148 | 184,211 |
| Total | | | | | | | | |
| 30% HAMFI or less | 13,716 | 2,569 | 6,971 | 80 | 41 | 511 | 12,194 | 36,082 |
| 30.1-50% HAMFI | 15,428 | 2,225 | 7,778 | 81 | 41 | 589 | 17,312 | 43,454 |
| 50.1-80% HAMFI | 22,673 | 3,691 | 11,553 | 208 | 88 | 856 | 27,567 | 66,636 |
| 80.1-100% HAMFI | 16,048 | 1,934 | 7,901 | 160 | 21 | 637 | 15,350 | 42,051 |
| 100.1% HAMFI or more | 133,519 | 13,162 | 60,272 | 511 | 411 | 5,180 | 56,042 | 269,097 |
| Total | 201,384 | 23,581 | 94,475 | 1,040 | 602 | 7,773 | 128,465 | 457,320 |

²⁶ HUD Guidelines for Preparing Consolidated Plan and Performance Evaluation Report Submissions for Local Jurisdictions, 2012.

Table IV.46
Renter Households with Housing Problems by Income and Race
 Los Angeles Urban County
 2010–2014 HUD CHAS Data

| Income | Non-Hispanic by Race | | | | | | Hispanic (Any Race) | Total |
|-----------------------|----------------------|--------|--------|--------------------|---------------------|------------|------------------------|---------|
| | White | Black | Asian | American Indian | Pacific Islander | Other Race | | |
| With Housing Problems | | | | | | | | |
| 30% HAMFI or less | 13,911 | 5,996 | 6,820 | 222 | 137 | 758 | 36,451 | 64,295 |
| 30.1-50% HAMFI | 10,874 | 3,290 | 5,252 | 73 | 130 | 848 | 29,487 | 49,954 |
| 50.1-80% HAMFI | 11,547 | 3,230 | 6,361 | 42 | 56 | 931 | 21,945 | 44,112 |
| 80.1-100% HAMFI | 5,756 | 1,011 | 2,710 | 35 | 30 | 333 | 5,170 | 15,045 |
| 100.1% HAMFI or more | 7,956 | 981 | 3,227 | 20 | 36 | 492 | 4,760 | 17,472 |
| Total | 50,044 | 14,508 | 24,370 | 392 | 389 | 3,362 | 97,813 | 190,878 |
| Total | | | | | | | | |
| 30% HAMFI or less | 17,746 | 7,231 | 10,053 | 254 | 137 | 1,057 | 40,465 | 76,943 |
| 30.1-50% HAMFI | 12,484 | 3,856 | 5,840 | 89 | 140 | 864 | 32,594 | 55,867 |
| 50.1-80% HAMFI | 15,659 | 4,571 | 7,962 | 75 | 121 | 1,223 | 32,255 | 61,866 |
| 80.1-100% HAMFI | 9,900 | 2,191 | 4,800 | 91 | 101 | 633 | 12,941 | 30,657 |
| 100.1% HAMFI or more | 46,389 | 5,881 | 15,940 | 312 | 256 | 3,198 | 22,842 | 94,818 |
| Total | 102,178 | 23,730 | 44,595 | 821 | 755 | 6,975 | 141,097 | 320,151 |

Table IV.47
Total Households with Housing Problems by Income and Race
 Los Angeles Urban County
 2010–2014 HUD CHAS Data

| Income | Non-Hispanic by Race | | | | | | Hispanic (Any Race) | Total |
|-----------------------|----------------------|--------|---------|--------------------|---------------------|------------|------------------------|---------|
| | White | Black | Asian | American Indian | Pacific Islander | Other Race | | |
| With Housing Problems | | | | | | | | |
| 30% HAMFI or less | 23,162 | 7,848 | 12,061 | 247 | 173 | 1,145 | 45,407 | 90,043 |
| 30.1-50% HAMFI | 19,681 | 4,889 | 10,849 | 138 | 171 | 1,282 | 41,929 | 78,939 |
| 50.1-80% HAMFI | 22,757 | 5,473 | 13,794 | 135 | 133 | 1,439 | 40,117 | 83,848 |
| 80.1-100% HAMFI | 13,168 | 2,052 | 7,466 | 97 | 36 | 787 | 13,580 | 37,186 |
| 100.1% HAMFI or more | 37,113 | 4,508 | 19,208 | 161 | 211 | 1,944 | 21,928 | 85,073 |
| Total | 115,881 | 24,770 | 63,378 | 778 | 724 | 6,597 | 162,961 | 375,089 |
| Total | | | | | | | | |
| 30% HAMFI or less | 31,462 | 9,800 | 17,024 | 334 | 178 | 1,568 | 52,659 | 113,025 |
| 30.1-50% HAMFI | 27,912 | 6,081 | 13,618 | 170 | 181 | 1,453 | 49,906 | 99,321 |
| 50.1-80% HAMFI | 38,332 | 8,262 | 19,515 | 283 | 209 | 2,079 | 59,822 | 128,502 |
| 80.1-100% HAMFI | 25,948 | 4,125 | 12,701 | 251 | 122 | 1,270 | 28,291 | 72,708 |
| 100.1% HAMFI or more | 179,908 | 19,043 | 76,212 | 823 | 667 | 8,378 | 78,884 | 363,915 |
| Total | 303,562 | 47,311 | 139,070 | 1,861 | 1,357 | 14,748 | 269,562 | 777,471 |

D. HOUSING NEEDS FORECAST

POPULATION AND HOUSEHOLD FORECAST

As presented in **Section II** of this report, the Southern California Association of Governments (SCAG) created its 2012 forecast for Los Angeles County through the year 2035. It included population, employment, and households by five-year increments. The following section presents SCAG's household forecast, which represents the number of housing units expected to be demanded over the forecast horizon. As presented previously, the population of the Urban County is expected to increase by 18.9 percent from 2010 to 2035, with 8.9 percent growth in the participating cities and 32.3 percent growth in the unincorporated areas.

Table IV.48, below, shows the SCAG forecast for households. Compared to the population forecast, it predicts a slightly smaller percent increase for the Urban County as a whole (18.4 percent) and the participating cities (8.0 percent), but a stronger increase for the unincorporated communities (35.4 percent). This suggests that household size may increase slightly in many cities, while the number of persons increases faster than the number of households. In the unincorporated areas, the trend may be reversed, with more household growth than population growth. The number of households across the Urban County is expected to grow from 787,110 in the 2010 Census to 842,800 in 2020 and 932,200 in 2035. This represents a need for an additional 145,090 housing units by 2035.

| Table IV.48 Household Forecast Los Angeles County 2010 Census and 2012 SCAG Forecast Data | | | | |
|--|----------------|----------------|----------------|-------------------|
| Area | 2010 | 2020 | 2035 | % Change 10–35 |
| Participating Cities | 487,662 | 506,700 | 526,700 | 8.0% |
| Unincorporated Communities | 299,448 | 336,100 | 405,500 | 35.4% |
| Urban County | 787,110 | 842,800 | 932,200 | 18.4% |
| Remainder of County | 2,454,094 | 2,669,930 | 2,920,330 | 19.0% |
| Los Angeles County | 3,241,204 | 3,512,730 | 3,852,530 | 18.9% |

HOUSEHOLDS WITH UNMET HOUSING NEEDS IN 2020

The number of households with unmet housing needs, including one (1) or more problems of overcrowding, incomplete plumbing or kitchen facilities, and cost burden can also be estimated based on the SCAG forecast and the CHAS data.

Using the calculations provided by the SCAG forecast, estimates can be prepared for the numbers of households in each category in 2020. As shown in Table IV.49, the number of households with unmet housing needs is expected to increase by 35,034 or to 408,849 by 2020. A projected 220,368 of these will be owner households, and 188,481 will rent their homes.

| Table IV.49 2020 Households by Housing Problems by Income and Family Status Los Angeles Urban County 2005–2009 CHAS and 2012 SCAG Forecast Data | | | | | | |
|--|-------------------|-----------------|-----------------|---------------------------|--------------------|----------------|
| Income | Elderly Family | Small Family | Large Family | Elderly Non- Family | Other Household | Total |
| Owner Households with Problems | | | | | | |
| 30% HAMFI or less | 3,604 | 6,789 | 3,256 | 8,412 | 3,675 | 25,735 |
| 30.1-50% HAMFI | 3,933 | 9,997 | 7,115 | 4,502 | 2,619 | 28,165 |
| 50.1-80% HAMFI | 4,967 | 19,770 | 13,339 | 3,436 | 4,282 | 45,794 |
| 80.1% HAMFI or more | 8,188 | 65,444 | 25,391 | 4,578 | 17,073 | 120,673 |
| Total | 20,691 | 101,999 | 49,100 | 20,928 | 27,649 | 220,368 |
| Renter Households with Problems | | | | | | |
| 30% HAMFI or less | 2,685 | 23,335 | 9,920 | 10,286 | 13,077 | 59,303 |
| 30.1-50% HAMFI | 3,549 | 22,816 | 10,222 | 4,424 | 8,892 | 49,903 |
| 50.1-80% HAMFI | 1,094 | 19,687 | 9,554 | 2,548 | 12,267 | 45,150 |
| 80.1% HAMFI or more | 1,209 | 14,235 | 7,683 | 1,724 | 9,275 | 34,125 |
| Total | 8,536 | 80,072 | 37,379 | 18,983 | 43,510 | 188,481 |
| Total | | | | | | |
| 30% HAMFI or less | 6,289 | 30,123 | 13,176 | 18,698 | 16,751 | 85,038 |
| 30.1-50% HAMFI | 7,482 | 32,813 | 17,337 | 8,926 | 11,511 | 78,069 |
| 50.1-80% HAMFI | 6,060 | 39,457 | 22,893 | 5,985 | 16,549 | 90,944 |
| 80.1% HAMFI or more | 9,396 | 79,679 | 33,074 | 6,302 | 26,348 | 154,799 |
| Total | 29,227 | 182,072 | 86,479 | 39,911 | 71,160 | 408,849 |

E. LEAD-BASED PAINT HAZARDS

Older homes, particularly those built prior to 1940, have a higher potential for structural problems related to inadequate foundations and floor supports, poor plumbing, outdated electrical wiring, and substandard roofing, as well as a greater likelihood of lead-based paint hazards. Environmental issues play an important role in the quality of housing, and exposure to lead-based paint is one of the most significant environmental threats posed to homeowners and renters.

Medical understanding of the harmful effects of lead poisoning in children and adults in both the short- and long-term is increasing. Evidence shows that lead dust is a more serious hazard than ingestion of paint chips. Dust from surfaces with intact lead-based paint is pervasive and poisonous when inhaled or ingested. Making the situation more difficult is the fact that lead dust is so fine it cannot be collected by conventional vacuum cleaners.

Lead-based paint was banned from residential use in 1978 because of the health risk it posed, particularly to children. Homes built prior to 1980 have some chance of containing lead-based paint on interior or exterior surfaces, and the chances increase with the age of the home. HUD has established estimates for determining the likelihood of housing units containing lead-based paint. These estimates are as follows:

- 90 percent of units built before 1940,
- 80 percent of units built from 1940 through 1959, and
- 62 percent of units built from 1960 through 1979.

Other factors used to determine the risk of lead-based paint problems include the condition of the housing unit, tenure, and household income. Households with young children are also at greater risk because young children have more hand-to-mouth activity and absorb lead more readily than do adults. The two (2) factors most correlated with higher risks of lead-based paint hazards are residing in rental or lower-income households. Low-income residents are less likely to be able to afford proper maintenance of their homes, leading to issues such as chipped and peeling paint, and renters are not as likely or are not allowed to renovate their rental units.

HOUSEHOLDS AT RISK

As presented previously, a large portion of the Urban County's housing stock was built in the mid-20th century. While it is not possible to determine the presence of lead-based paint in every home in Los Angeles County, data on the age of the home help measure the likelihood of contamination. As explained in the previous pages, homes built before 1978, when lead-based paint use was banned, are at risk.

Tables IV.50 through IV.52 show the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 102,122 households built prior to 1979 with young children present. Of these, 48,089 are owner occupied and 54,023 are renter occupied.

Table IV.50
Vintage of Owner-Occupied Households by Income and Presence of Young Children

Los Angeles Urban County
 2010–2014 HUD CHAS Data

| Income | One or more children age 6 or younger | No children age 6 or younger | Total |
|------------------------------|---------------------------------------|------------------------------|----------------|
| Built 1939 or Earlier | | | |
| 30% HAMFI or less | 396 | 4,017 | 4,413 |
| 30.1-50% HAMFI | 531 | 3,547 | 4,078 |
| 50.1-80% HAMFI | 1,221 | 5,207 | 6,428 |
| 80.1-100% HAMFI | 636 | 3,550 | 4,186 |
| 100.1% HAMFI and above | 3,671 | 19,721 | 23,392 |
| Total | 6,455 | 36,042 | 42,497 |
| Built 1940 to 1979 | | | |
| 30% HAMFI or less | 2,006 | 21,541 | 23,547 |
| 30.1-50% HAMFI | 3,496 | 27,381 | 30,877 |
| 50.1-80% HAMFI | 6,930 | 40,055 | 46,985 |
| 80.1-100% HAMFI | 4,770 | 24,471 | 29,241 |
| 100.1% HAMFI and above | 24,442 | 142,987 | 167,429 |
| Total | 41,644 | 256,435 | 298,079 |
| Built 1980 or Later | | | |
| 30% HAMFI or less | 878 | 7,198 | 8,076 |
| 30.1-50% HAMFI | 1,387 | 7,082 | 8,469 |
| 50.1-80% HAMFI | 2,181 | 11,086 | 13,267 |
| 80.1-100% HAMFI | 1,172 | 7,421 | 8,593 |
| 100.1% HAMFI and above | 12,376 | 65,895 | 78,271 |
| Total | 17,994 | 98,682 | 116,676 |
| Total | | | |
| 30% HAMFI or less | 3,280 | 32,756 | 36,036 |
| 30.1-50% HAMFI | 5,414 | 38,010 | 43,424 |
| 50.1-80% HAMFI | 10,332 | 56,348 | 66,680 |
| 80.1-100% HAMFI | 6,578 | 35,442 | 42,020 |
| 100.1% HAMFI and above | 40,489 | 228,603 | 269,092 |
| Total | 66,093 | 391,159 | 457,252 |

Table IV.51
Vintage of Renter-Occupied Households by Income and Presence of Young Children

Los Angeles Urban County
 2010–2014 HUD CHAS Data

| Income | One or more children age 6 or younger | No children age 6 or younger | Total |
|------------------------------|---------------------------------------|------------------------------|----------------|
| Built 1939 or Earlier | | | |
| 30% HAMFI or less | 2,425 | 6,751 | 9,176 |
| 30.1-50% HAMFI | 1,835 | 4,865 | 6,700 |
| 50.1-80% HAMFI | 1,455 | 5,220 | 6,675 |
| 80.1-100% HAMFI | 652 | 2,620 | 3,272 |
| 100.1% HAMFI and above | 1,407 | 8,797 | 10,204 |
| Total | 7,774 | 28,253 | 36,027 |
| Built 1940 to 1979 | | | |
| 30% HAMFI or less | 11,876 | 37,063 | 48,939 |
| 30.1-50% HAMFI | 9,956 | 27,017 | 36,973 |
| 50.1-80% HAMFI | 10,285 | 32,201 | 42,486 |
| 80.1-100% HAMFI | 4,380 | 16,831 | 21,211 |
| 100.1% HAMFI and above | 9,752 | 52,737 | 62,489 |
| Total | 46,249 | 165,849 | 212,098 |
| Built 1980 or Later | | | |
| 30% HAMFI or less | 4,285 | 14,521 | 18,806 |
| 30.1-50% HAMFI | 3,216 | 8,977 | 12,193 |
| 50.1-80% HAMFI | 3,231 | 9,446 | 12,677 |
| 80.1-100% HAMFI | 1,301 | 4,910 | 6,211 |
| 100.1% HAMFI and above | 4,197 | 17,934 | 22,131 |
| Total | 16,230 | 55,788 | 72,018 |
| Total | | | |
| 30% HAMFI or less | 18,586 | 58,335 | 76,921 |
| 30.1-50% HAMFI | 15,007 | 40,859 | 55,866 |
| 50.1-80% HAMFI | 14,971 | 46,867 | 61,838 |
| 80.1-100% HAMFI | 6,333 | 24,361 | 30,694 |
| 100.1% HAMFI and above | 15,356 | 79,468 | 94,824 |
| Total | 70,253 | 249,890 | 320,143 |

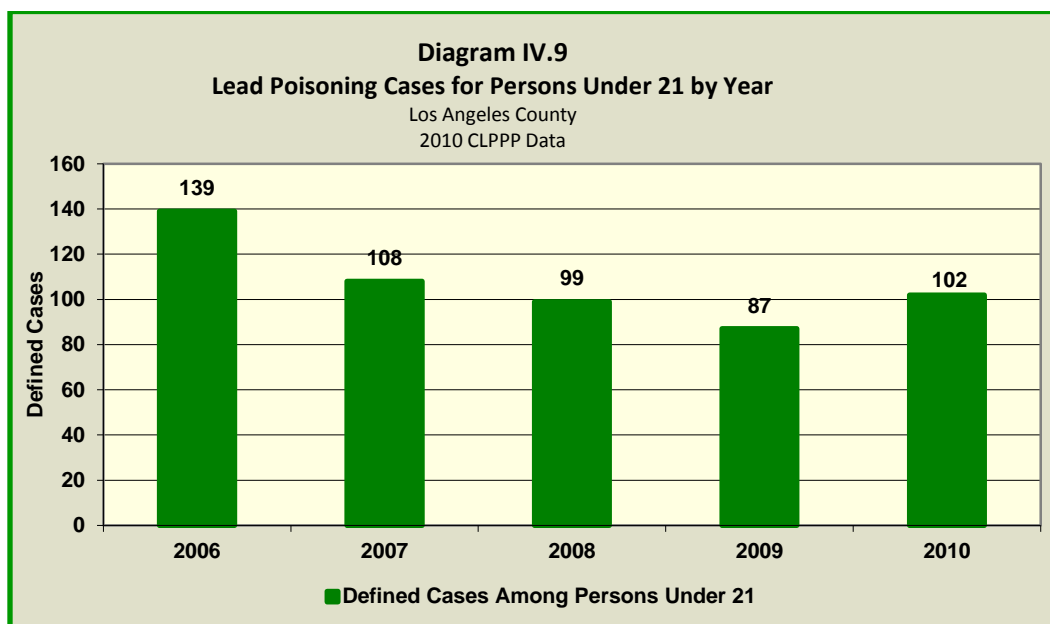
Table IV.52
Vintage of Households by Income and Presence of Young Children
 Los Angeles Urban County
 2010–2014 HUD CHAS Data

| Income | One or more children age 6 or younger | No children age 6 or younger | Total |
|------------------------------|---|---------------------------------|----------------|
| Built 1939 or Earlier | | | |
| 30% HAMFI or less | 2,821 | 10,768 | 13,589 |
| 30.1-50% HAMFI | 2,366 | 8,412 | 10,778 |
| 50.1-80% HAMFI | 2,676 | 10,427 | 13,103 |
| 80.1-100% HAMFI | 1,288 | 6,170 | 7,458 |
| 100.1% HAMFI and above | 5,078 | 28,518 | 33,596 |
| Total | 14,229 | 64,295 | 78,524 |
| Built 1940 to 1979 | | | |
| 30% HAMFI or less | 13,882 | 58,604 | 72,486 |
| 30.1-50% HAMFI | 13,452 | 54,398 | 67,850 |
| 50.1-80% HAMFI | 17,215 | 72,256 | 89,471 |
| 80.1-100% HAMFI | 9,150 | 41,302 | 50,452 |
| 100.1% HAMFI and above | 34,194 | 195,724 | 229,918 |
| Total | 87,893 | 422,284 | 510,177 |
| Built 1980 or Later | | | |
| 30% HAMFI or less | 5,163 | 21,719 | 26,882 |
| 30.1-50% HAMFI | 4,603 | 16,059 | 20,662 |
| 50.1-80% HAMFI | 5,412 | 20,532 | 25,944 |
| 80.1-100% HAMFI | 2,473 | 12,331 | 14,804 |
| 100.1% HAMFI and above | 16,573 | 83,829 | 100,402 |
| Total | 34,224 | 154,470 | 188,694 |
| Total | | | |
| 30% HAMFI or less | 21,866 | 91,091 | 112,957 |
| 30.1-50% HAMFI | 20,421 | 78,869 | 99,290 |
| 50.1-80% HAMFI | 25,303 | 103,215 | 128,518 |
| 80.1-100% HAMFI | 12,911 | 59,803 | 72,714 |
| 100.1% HAMFI and above | 55,845 | 308,071 | 363,916 |
| Total | 136,346 | 641,049 | 777,395 |

CHILDREN AT RISK

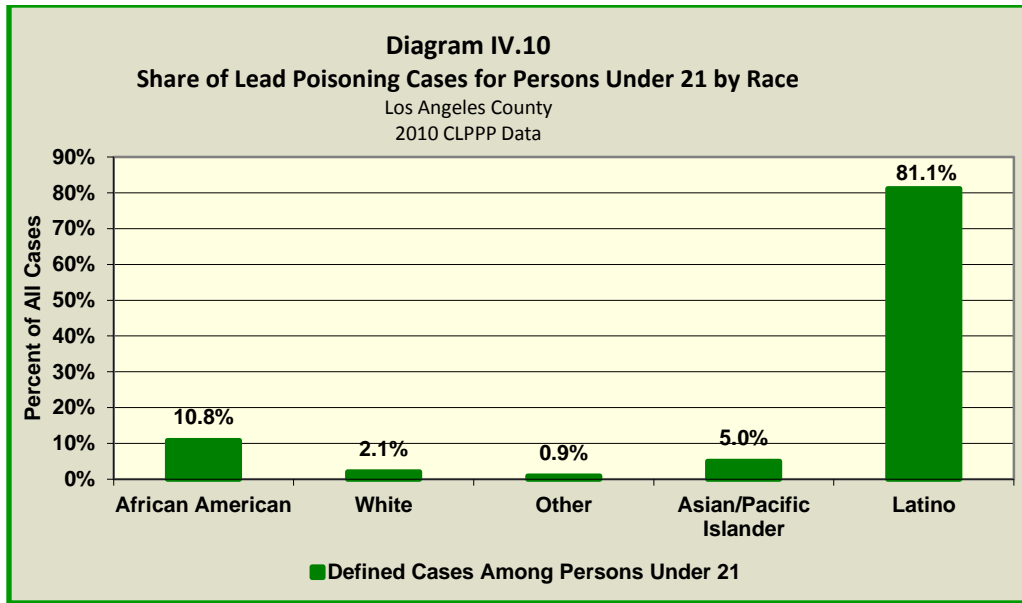
The Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPP) was established in 1991, as a result of the California legislature mandating the California Department of Public Health (CDPH) to develop and enact a standard of care for identifying and managing children with elevated blood lead levels. CLPPP, funded by the CDPH, is structurally placed under two Programs within Department of Public Health. The team of public health nurses, health educators, and epidemiology staff is under Maternal, Child, and Adolescent Health Programs; and the team of registered

environmental health specialists is under Environmental Health. The two teams work closely together to ensure nursing and environmental case management and follow-up for lead-burdened children; to promote screening; and to carry out primary prevention, targeted outreach and education, and surveillance activities. The most recent data regarding Lead Poisoning is for 2010.²⁷ Between 2006 and 2010 in Los Angeles County as a whole, 354 cases of lead poisoning among persons younger than 21 were reported by the CLPPP. As shown in Diagram IV.9, the number of cases occurring per year was highest in 2006, at 139, and declined until 2009 when it reached a low of 87, suggesting a decline in lead exposure. However, 2010 saw an increase in cases, to 102.



The children and young adults afflicted with lead poisoning in Los Angeles County are examined by race in Diagram IV.10, below. As shown, more than 81 percent of all cases were for persons of Latino background, such as Hispanic ethnicity and any race. Another 10.8 percent were African American, 5.0 percent were Asian or Pacific Islander, and very small shares were white or another race.

²⁷ http://www.publichealth.lacounty.gov/lead/reports/leaddata_new.htm



SERVICES AND PROGRAMS FOR CHILDREN

An extensive range of services provided by Los Angeles County address lead-based paint hazards in children, as do several national efforts.

Childhood Lead Poisoning Prevention Program

The Los Angeles County CLPPP was established in 1991, as a result of the California legislature mandating the California Department of Health Services (CDHS) to develop and enact a standard of care for identifying and managing children with elevated blood lead levels. The objectives of the CLPPP are to:²⁸



Image IV.1
Service Planning Areas
(Source: Los Angeles County DPH, 2013)

- Minimize the number of children exposed to lead;
- Inform the public to enable them to protect children from lead exposure;
- Develop full capacity to track lead exposure countywide;
- Monitor the management of lead-burdened children;
- Develop a strong infrastructure for preventing children's exposure to lead through partnerships with other government agencies, community-based organizations, and the private sectors
- Identify sources of lead and assist with effective and safe elimination;

²⁸ <http://publichealth.lacounty.gov/phcommon/public/aboutus/aboutdisplay.cfm?ou=ph&prog=fhp&unit=lead>

- Maintain full compliance with federal and state statutory and regulatory requirements; and
- Continue leadership through policy development and standard-setting.

The CLPPP, funded by the CDHS, is operated within the Los Angeles County DPH, in the Maternal, Child, and Adolescent Health and Environmental Health departments. The two (2) teams collaborate on nursing and environmental case management and follow-up for lead-burdened children; promoting screening; and on prevention, targeted outreach and education, and surveillance activities.²⁹ The primary tasks of the CLPPP are distributed as such:

- Public health nurses in the **Case Management Unit** follow up with lead poisoned children through a comprehensive assessment of each home and family, noting child safety risks (car seats, safe cribs, and more), pest management issues, asthma hazards, and other concerns. Nurses also educate families on the effects of lead poisoning, how to prevent it, and any needed health and social services.
- In the **Environmental Health Unit** the Registered Environmental Health Specialists (REHS) is responsible for identifying any possible environmental lead hazards at the home of a lead poisoned child. The REHS visits a lead poisoned child's environment and takes samples of the paint, dust, soil and water to determine if they contain lead levels above the regulatory standard. The REHS also interviews the family to see if other sources (such as lead remedies, imported candies, lead glazed pottery, painted toys, lead hobbies or take-home lead from a family member's work) may have caused or contributed to the child's poisoning. The REHS informs the child's family of the lead hazards found and provides steps the family can take to reduce their child's exposure to these lead hazards. If the paint, dust, soil, or water of the house contains lead levels above the standard, then a report is issued to the property owner requiring him/her to eliminate or contain the hazards. The REHS monitors the property and works with the owner until compliance is achieved. When necessary, the REHS will refer the case to the City/District Attorney to ensure timely compliance.
- The **Surveillance Data** analyses the data from the inspectors and nurses. This unit also maintains a lead poisoning database, which includes demographic, geographic, laboratory and clinical information on all reported screenings and cases. Epidemiology staff plan, direct, and evaluate original epidemiological studies; analyze lead poisoning data; and provide data to interested parties.
- The **Health Education Unit** reaches out to schools, participants in the WIC (Women, Infants, and Children) program, Head Start students, and other community members to spread knowledge about lead poisoning and hazards. This unit maintains a library of information on lead and lead poisoning prevention, available in several languages; provides presentations, information booths, and trainings; and offers a toll-free hotline, 1-800-LA-4-LEAD, to answer questions and give referrals for lead-related issues.
- The **Healthcare Provider Education and Training Unit** provides educational materials designed to increase awareness regarding State regulations imposed responsibilities as a Healthcare Provider. Educational materials are intended to improve screening rates and enhance clinical case management follow-up for children exposed to Lead and children at-risk for Lead exposure is also presented. For an official summary of healthcare provider's

²⁹ CLADPH CLPPP, <http://publichealth.lacounty.gov/lead/>

responsibilities doing periodic health care assessments on children between the ages of 6 months and 6 years and two free CMEs on lead poisoning, go to <http://ph.lacounty.gov/lead>

National Efforts to Reduce Lead-Based Paint Hazards

In 1991, Congress formed HUD's Office of Healthy Homes and Lead Hazard Control to eradicate lead-based paint hazards in privately owned and low-income housing in the U.S. One way it has done this is by providing grants for communities to address their own lead paint hazards. Other responsibilities of this office are the enforcement of HUD's lead-based paint regulations, public outreach and technical assistance, and technical studies to help protect children and their families from health and safety hazards in the home.³⁰

In 1992, to address the problem more directly, Congress passed the Residential Lead-Based Paint Hazard Reduction Act, also known as Title X, which developed a comprehensive federal strategy for reducing lead exposure from paint, dust, and soil, and provided authority for several rules and regulations, including the following:

- **Lead Safe Housing Rule** – Mandates that federally assisted or owned housing facilities notify residents about, evaluate, and reduce lead-based paint hazards.
- **Lead Disclosure Rule** – Requires homeowners to disclose all known lead-based paint hazards when selling or leasing a residential property built before 1978. Violations of the Lead Disclosure Rule may result in civil money penalties of up to \$11,000 per violation.³¹
- **Pre-Renovation Education Rule** – Ensures that owners and occupants of most pre-1978 housing are given information about potential hazards of lead-based paint exposure before certain renovations happen on that unit.
- **Lead Renovation, Repair, and Painting Program Rule** – Establishes standards for anyone engaging in target housing renovation that creates lead-based paint hazards.

A 10-year goal was set in February 2000 by President Clinton's Task Force on Environmental Health Risks and Safety Risks to Children to eliminate childhood lead poisoning in the U.S. by 2010. As a means to achieve this goal, they released the following four (4) broad recommendations in their "Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards," report:

- Prevent lead exposure in children by, among other actions, increasing the availability of lead-safe dwellings by increasing funding of HUD's lead hazard control program, controlling lead paint hazards, educating the public about lead-safe painting, renovating and maintaining units, and enforcing compliance with lead paint laws;
- Increase early intervention to identify and care for lead-poisoned children through screening and follow-up services for at-risk children, especially Medicaid-eligible children, and increasing coordination between federal, state, and local agencies that are responsible for lead hazard control, among other measures;

³⁰ About the Office of Healthy Homes and Lead Hazard Control, May 2008. HUD, <http://www.hud.gov/offices/lead/about.cfm>

³¹ Lead Programs Enforcement Division - HUD. HUD Homes and Communities, <http://www.hud.gov/offices/lead/enforcement/index.cfm>

- Conduct research to develop new lead hazard control technologies, improve prevention strategies, promote innovative ways to decrease lead hazard control costs, and quantify the ways in which children are exposed to lead; and
- Measure progress and refine lead poisoning prevention strategies by, for instance, implementing monitoring and surveillance programs.³²

National Efforts to Reduce Lead Exposure in Children

Children's exposure to lead has decreased dramatically over the past few decades due to federal mandates that lead be phased out of items such as gasoline, food, and beverage cans, water pipes, and industrial emissions. However, despite the 1978 ban on the use of lead in new paint, children living in older homes are still at risk from deteriorating lead-based paint and its resulting lead contaminated household dust and soil. Today, lead-based paint in older housing remains the most common source of lead exposure for children.

Thirty-eight million housing units in the U.S. had lead-based paint during a 1998 to 2000 survey, down from the 1990 estimate of 64 million. Still, 24 million housing units in the survey contained significant lead-based paint hazards. Of those with hazards, 1.2 million were homes of low-income families with children under 6 years of age.³³

A number of substantive steps have been taken by the U.S. to reduce and eliminate blood lead poisoning in children. The Lead Contamination Control Act (LCCA) of 1988 authorized the U.S. Centers for Disease Control and Prevention (U.S. CDC) to make grants to state and local agencies for childhood lead poisoning prevention programs that develop prevention programs and policies, educate the public, and support research to determine the effectiveness of prevention efforts at federal, state, and local levels. The U.S. CDC has carried out these activities through its Childhood Lead Poisoning Prevention Program.³⁴

One of the most significant actions the U.S. CDC has taken to lower blood lead levels (BLLs) in children over the past few decades is the gradual changing of the definition of an elevated BLL (EBLL). For example, during the 1960s, the criteria for an EBLL was = 60 micrograms per deciliter ($\mu\text{g}/\text{dL}$). It then dropped to =40 $\mu\text{g}/\text{dL}$ in 1971, to =30 $\mu\text{g}/\text{dL}$ in 1978, =25 $\mu\text{g}/\text{dL}$ in 1985, and most recently, = 10 $\mu\text{g}/\text{dL}$ in 1991.³⁵

The Healthy People 2020 Campaign outlined two objectives to reduce the impact of lead-based paint for households. These included:³⁶

³² President's Task Force on Environmental Health Risks and Safety Risks to Children. *Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards*. September 2012 <http://www.cdc.gov/nceh/lead/about/fedstrategy2000.pdf>

³³ Jacobs, David E., Robert P. Clickner, Joey Y. Zhou, Susan M. Viet, David A. Marker, John W. Rogers, Darryl C. Zeldin, Pamela Broene, and Warren Friedman. *The Prevalence of Lead-Based Paint Hazards in U.S. Housing*. Environmental Health Perspectives 110 (2002): A599-606. *Pub Med*, <http://www.pubmedcentral.nih.gov/picrender.fcgi?artid=1241046&blobtype=pdf>

³⁴ *Implementation of the Lead Contamination Control Act of 1988*. Editorial. Morbidity and Mortality Weekly Report, May 1992: 288-90. 05 U.S. CDC, <http://www.cdc.gov/mmwr/preview/mmwrhtml/00016599.htm>

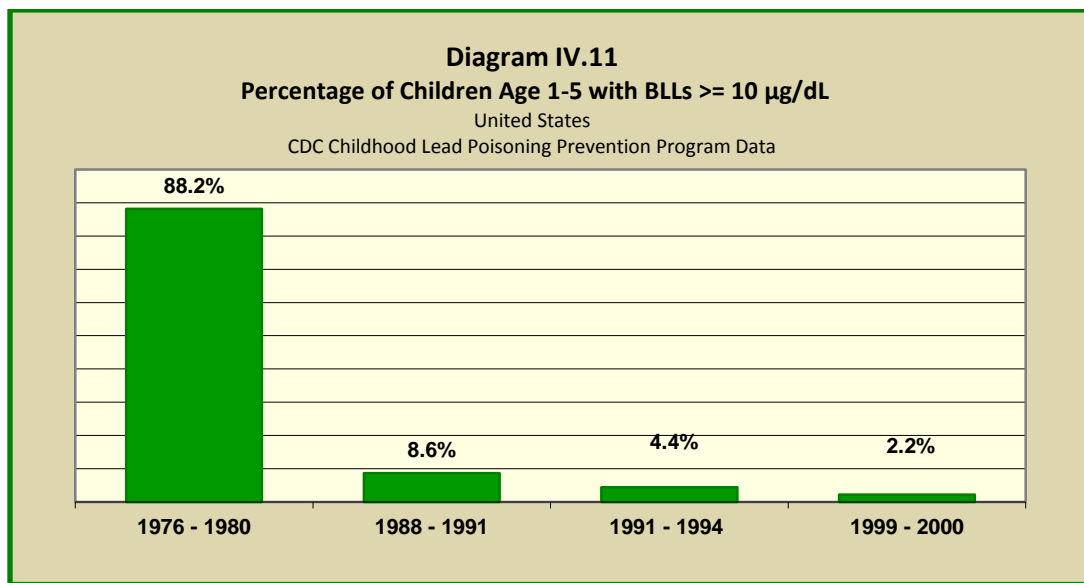
³⁵ Lanphear, MD MPH, Bruce P et al. *Cognitive Deficits Associated with Blood Lead Concentrations*, Public Health Reports 115 (2000): 521-29. *Pub Med*, <http://www.pubmedcentral.nih.gov/picrender.fcgi?artid=1308622&blobtype=pdf>

³⁶ <https://www.healthypeople.gov/2020/topics-objectives/topic/environmental-health/objectives>

- Environmental Heal-17- Increase the proportion of persons living in pre-1978 housing that has been tested for the presence of lead-based paint or related hazards
- Reduce the number of U.S. homes that are found to have lead-based paint or related hazards

Results of National Efforts

The coordinated and cooperative efforts at the national, state, and local levels have created the infrastructure needed to identify high-risk housing and to prevent and control lead hazards. Consequently, EBLs in U.S. children have decreased dramatically. For example, in 1978, nearly 14.8 million children in the U.S. had lead poisoning; however, by the early 1990s, that number dropped substantially, to 890,000.³⁷ Diagram IV.11, below, illustrates this significant reduction in BLLs among young children leading up to the end of the 20th century.³⁸

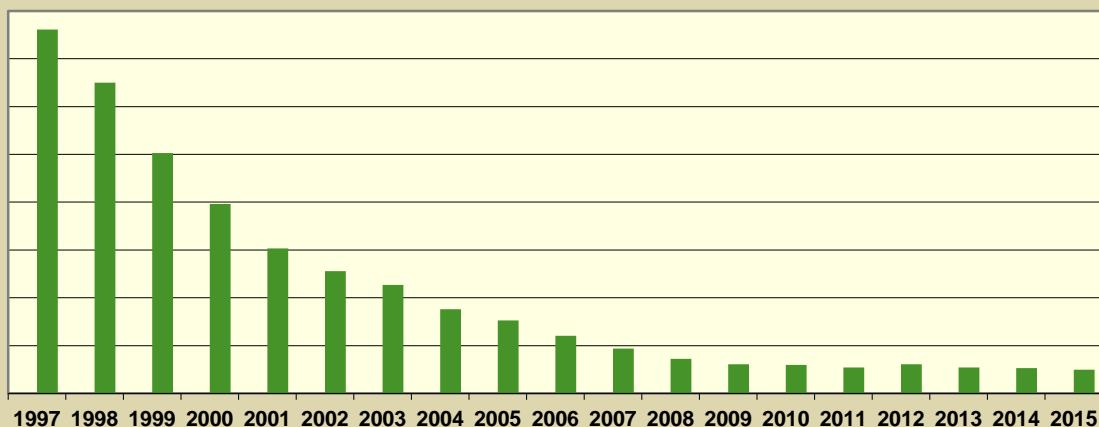


The U.S. CDC reports more recent data on the percentage of children under 72 months of age who have confirmed EBLs. Diagram IV.12 shows that numbers continued to decline after 2008, reaching an all-time low of less than 0.5% by 2015.

³⁷ *Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards*, February 2000, President's Task Force on Environmental Health Risks and Safety Risks to Children, <http://www.cdc.gov/nceh/lead/about/fedstrategy2000.pdf>

³⁸ "Childhood Lead Poisoning Prevention Program, Statement on EBLs. U.S. CDC, <http://www.cdc.gov/nceh/lead/research/kidsBLL.htm>

Diagram IV.12
Percentage of Children Age 1-5 with BLLs ≥ 10 $\mu\text{g}/\text{dL}$
 United States
 CDC Childhood Lead Poisoning Prevention Program Data



Amidst all of this success, a debate exists in the field of epidemiology about the definition of EBLLs in children. A growing body of research suggests that considerable damage occurs even at BLLs below $10 \mu\text{g}/\text{dL}$. Some studies assert that some effects can be more negative at BLLs below $10 \mu\text{g}/\text{dL}$ than above it.³⁹

While the U.S. CDC acknowledges these associations and does not refute that they are, at least in part, causal, they have yet to lower the level of concern below $10 \mu\text{g}/\text{dL}$. The reasons the U.S. CDC gives for this decision are as follows: it is critical to focus available resources where negative effects are greatest, setting a new level would be arbitrary since no exact threshold has been established for adverse health effects from lead, and the ability to successfully and consistently reduce BLLs below $10 \mu\text{g}/\text{dL}$ has not been demonstrated.⁴⁰

SERVICES AND PROGRAMS FOR LEAD-BASED PAINT HAZARDS

The Los Angeles County CDC undertakes a wide range of activities to address the problem of lead-based paint in housing, including outreach, assessment, and abatement.

Actions to Address Lead-Based Paint Hazards

The CDC understands the importance of identifying and reducing lead-based paint in the homes and communities it serves. Thus, any property receiving HOME funds or any other federal assistance is required to undergo a lead-based paint inspection. For the CDC's homeownership program, an

³⁹ U.S. CDC and Prevention Work Group of the Advisory Committee on Childhood Lead Poisoning Prevention, Matte, MD, MPH, Thomas D., David Homa, PhD, Jessica Sanford, PhD, and Alan Pate. *A Review of Evidence of Adverse Health Effects Associated with Blood Lead Levels $< 10 \mu\text{g}/\text{dL}$ in Children*, http://www.cdc.gov/nceh/lead/ACCLPP/SupplementalOct04/Work%20Group%20Draft%20Final%20Report_Edited%20October%207,%202004%20-%20single%20spaced.pdf

⁴⁰ U.S. CDC, *Preventing Lead Poisoning in Young Children*. August 2005, <http://www.cdc.gov/nceh/lead/Publications/PrevLeadPoisoning.pdf>

inspection is ordered immediately after the reservation of loan funds, and properties must pass the inspection before loan processing occurs. An original, signed/initialed Disclosure of Information on Lead-Based Paint is required from all sellers, agents, and borrowers at the submission phase. If the property should fail the inspection, repairs are to be completed by an experienced contractor. Once repairs are completed, the CDC orders a re-inspection for clearance. All contractors participating in the CDC's home improvement programs are required to be EPA certified, which includes training, certification and utilization of safe work practices.

To educate consumers and contractors, the CDC distributes the EPA's lead pamphlet to all homeowners and occupants before any construction work begins, in addition to obtaining written confirmation of receipt of the lead pamphlet before the work commences.

Interim controls are put into place on each project to reduce human exposure to contaminants, including specialized cleaning, painting, temporary containment, and ongoing monitoring of lead-based paint hazards or potential hazards. The CDC posts informational signs about the renovations and repair work to be completed and discusses the importance of safe work practices to be utilized by the contractors/workers prior to the work starting. All records regarding notification are kept for a minimum of three (3) years.

Actions Based on Extent of Lead-Based Paint Hazards

The majority of the homes served by the home improvement programs are older than 1978; it is assumed that many of them have lead-based paint. CDC inspectors test the areas that will be impacted by the rehabilitation and take necessary measures to abate the conditions. All occupants are advised of any lead hazard evaluations, reports, and recommendations and of the hazard reduction activities and clearances.

The required methods the CDC uses for addressing lead-based paint are crucial for eliminating the health risk to young children and adults living in residential dwellings. The actions listed are very important to address the elimination of the potential hazards of lead poisoning. The CDC protects children and families from the negative health risks associated with lead poisoning by taking the proper precautions when maintenance repairs, rehabilitation, and renovation work is performed in homes known or assumed to contain lead-based paint.

Since 1999, the CDC has prepared and distributed many informative bulletins to these agencies that summarized key regulatory requirements, identified required compliance dates, provided lead information resource tools, identified training opportunities within the jurisdiction, encouraged training attendance, and provided information contact points.

Since 2000, the CDC has implemented HUD's Lead-Based Paint Regulations, which require federally funded rehabilitation projects to address lead hazards.

Since September 14, 2000, the CDC has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Recently, the CDC procured, through a Request for Proposals, the services of Certified Lead Consultants to conduct testing on all CDC existing loan and grant commercial and housing rehabilitation programs. The CDC entered into agreements with six (6) certified Lead Consultants. As directed, the Lead Consultants

reviewed 164 homes and commercial buildings for the presence of Lead-Based Paint during FY 2016–2017. Additionally, a Lead Abatement Program is offered to address hazardous materials including lead based paint, asbestos, mold, and other environmental hazards. This Program is also offered to first time homebuyers to assist in addressing lead based paint hazards at the close of escrow. The same Program will be implemented in FY 2018-2019.

In recent years, the CDC has proactively disseminated information on lead hazards and the new regulations to its internal staff, the Housing Authority of the County of Los Angeles, handyworker agencies, community-based organizations, non-profit organizations, and other participating public agencies that receive CDC-administered federal funds. To ensure that its staff is knowledgeable about lead regulations, the CDC has sent key staff to HUD-sponsored training sessions.

The CDC has also compiled an informational source document based on HUD-sponsored training materials and conducted training sessions and question and answer forums for its participating organizations. These training sessions were designed to help program participants provide meaningful oversight of lead-hazard consultants and contractors to ensure safe work practices are followed, and to ensure that compliance requirements are implemented in conjunction with rehabilitation and renovation program activities.

The CDC also has distributed notices to all Section 8 property owners and managers to notify them about the regulatory requirements, identify training opportunities, identify information resources, and address new regulatory requirements.

Actions in Housing Policy

All of the CDC's lead-based paint policies and procedures relative are incorporated into its housing program operations manuals, which are regularly updated. The CDC focuses on controlling identified lead-based paint hazards, and aggressively pursues strategies and methods to prevent children and families risk of exposure.

Contractor training sessions are completed and a regular review of all EPA Certifications for participating contractors is conducted for each project prior to approval. A review of federal regulations and laws is also conducted to ensure we are in compliance while utilizing federal funding for the purposes of home improvement, renovation, and homeownership.

The County conducts housing inspections to determine if various types of housing are safe, sanitary, and fit for habitation. It inspects hotels, motels, and other non-medical housing on a regular basis to ensure compliance with health and safety standards.

During routine performance of monitoring activities, CDBG program managers examine program records of participating organizations and request evidence of regulation compliance. Information regarding lead hazards and HUD's Lead Safe Housing Rule are included in all Section 8 owner packets and tenant Request for Lease Approval packets.

Emergency shelter housing participating in the County's voucher program is also subject to health and safety inspections. Routine health and safety inspections take place in thousands of multifamily dwellings to ensure that units are maintained in accordance with HUD requirements.

F. HOUSING PUBLIC INVOLVEMENT

Public involvement was an essential component to the development of the five-year Consolidated Plan strategy. Public involvement included the Resident surveys, as well as focus group interview on Affordable Housing. These two components are discussed in greater detail in the following narrative.

RESIDENT SURVEY

Housing needs vary across the Urban County and results from the resident survey for various housing activities are presented by District. Due to the large population and vast geographic expanse of the Urban County, needs vary widely. As such, housing needs from the survey are narrated below for each district.

District 1

As shown in Table IV.53, the housing options have varying rated needs in the Districts. The highest rated need in 2017 was for Fair housing, followed by Energy efficient retrofits, and senior housing. However, the need for disabled housing and affordable for-rent housing have seen a large amount of growth in need since the 2014 survey in District 1. The lowest rated need was seen to be housing demolition.

Table IV.53
On a scale from 1 to 4, rate how important to you and/or to your community is the availability of the following Housing options:

First Supervisorial District
Resident Survey

| Category | 2013 | 2014 | 2015 | 2016 | 2017 |
|-----------------------------|------|------|------|------|------|
| Affordable for-Sale Housing | 3.13 | 3.53 | 3.25 | 3.23 | 3.42 |
| Affordable for-Rent Housing | 3.08 | 3.47 | 3.17 | 3.15 | 3.42 |
| Disabled Housing | 2.87 | 3.41 | 3.18 | 3.03 | 3.40 |
| Fair Housing | N/A | 3.49 | 3.20 | 3.25 | 3.47 |
| Homeownership Assistance | 3.16 | 3.42 | 3.33 | 3.30 | 3.35 |
| Residential Rehabilitation | 3.05 | 3.37 | 3.45 | 3.21 | 3.41 |
| Senior Housing | 3.11 | 3.49 | 3.22 | 3.28 | 3.43 |
| Assisted Rental Housing | 2.79 | 3.26 | 2.93 | 2.97 | 3.24 |
| Housing demolition | 2.22 | 2.97 | 2.66 | 2.46 | 2.85 |
| New rental construction | 2.46 | 3.18 | 2.89 | 2.81 | 3.17 |
| Energy efficient retrofits | 3.08 | 3.33 | 3.18 | 3.30 | 3.46 |
| Fair housing practices | 2.88 | 3.39 | 3.15 | N/A | N/A |

District 2

In District 2, the highest rated need in 2017 was for affordable for-rent housing, followed by energy-efficient retrofits, and homeownership assistance. This was followed closely by affordable for-sale housing, disabled housing and fair housing. The rated need for all housing activities has remained

high throughout the past five resident surveys, and risen affordable for-rent housing, assisted rental housing, and new rental construction.

Table IV.54
On a scale from 1 to 4, rate how important to you and/or to your community is the availability of the following Housing options:

Second Supervisorial District
Resident Survey

| Category | 2013 | 2014 | 2015 | 2016 | 2017 |
|-----------------------------|------|------|------|------|------|
| Affordable for-Sale Housing | 3.52 | 3.50 | 3.29 | 3.49 | 3.51 |
| Affordable for-Rent Housing | 3.44 | 3.37 | 3.32 | 3.46 | 3.60 |
| Disabled Housing | 3.38 | 3.38 | 3.30 | 3.52 | 3.50 |
| Fair Housing | N/A | 3.46 | 3.33 | 3.59 | 3.50 |
| Homeownership Assistance | 3.55 | 3.52 | 3.31 | 3.55 | 3.52 |
| Residential Rehabilitation | 3.54 | 3.43 | 3.24 | 3.44 | 3.45 |
| Senior Housing | 3.49 | 3.37 | 3.23 | 3.59 | 3.44 |
| Assisted Rental Housing | 3.26 | 3.17 | 3.06 | 3.3 | 3.39 |
| Housing demolition | 2.90 | 2.87 | 2.80 | 2.96 | 3.00 |
| New rental construction | 3.13 | 3.08 | 2.96 | 3.36 | 3.26 |
| Energy efficient retrofits | 3.35 | 3.38 | 3.34 | 3.56 | 3.52 |
| Fair housing practices | 3.36 | 3.40 | 3.23 | N/A | N/A |

District 3

The housing needs that were rated highest in 2017 for the Third District included Affordable for-rent housing, senior housing, and energy efficient retrofits. This was followed by fair housing, affordable for-sale housing, and disabled housing. The rated need for affordable for-sale and for-rent housing, as well as disabled housing, and assisted rental housing has seen growth in the rated need in 2014 in the district.

Table IV.55
On a scale from 1 to 4, rate how important to you and/or to your community is the availability of the following Housing options:

Third Supervisorial District
Resident Survey

| Category | 2013 | 2014 | 2015 | 2016 | 2017 |
|-----------------------------|------|------|------|------|------|
| Affordable for-Sale Housing | 2.57 | 3.19 | 3.11 | 2.49 | 3.16 |
| Affordable for-Rent Housing | 2.70 | 3.69 | 2.90 | 2.61 | 3.43 |
| Disabled Housing | 2.54 | 2.54 | 2.87 | 2.29 | 3.15 |
| Fair Housing | N/A | 3.63 | 3.00 | 2.42 | 3.19 |
| Homeownership Assistance | 2.69 | 3.22 | 3.14 | 2.31 | 2.98 |
| Residential Rehabilitation | 2.58 | 3.52 | 3.10 | 2.00 | 2.98 |
| Senior Housing | 2.95 | 3.75 | 3.04 | 2.44 | 3.24 |
| Assisted Rental Housing | 2.25 | 3.48 | 2.65 | 2.08 | 3.09 |
| Housing demolition | 1.85 | 2.85 | 2.44 | 1.59 | 2.19 |
| New rental construction | 2.17 | 3.50 | 2.67 | 1.71 | 2.72 |
| Energy efficient retrofits | 2.91 | 2.48 | 3.16 | 2.82 | 3.24 |
| Fair housing practices | 2.77 | 3.78 | 3.04 | N/A | N/A |

District 4

In District 4, the highest rated needs for housing option in 2017 were affordable for-rent housing and affordable for-sale housing. This was followed by senior housing, fair housing, and assisted rental housing. The need for assisted rental housing, new rental construction, and energy efficient retrofits have risen since 2014 in the district.

Table IV.56
On a scale from 1 to 4, rate how important to you and/or to your community is
the availability of the following Housing options:

Fourth Supervisorial District
Resident Survey

| Category | 2013 | 2014 | 2015 | 2016 | 2017 |
|-----------------------------|------|------|------|------|------|
| Affordable for-Sale Housing | 3.42 | 3.08 | 3.00 | 3.13 | 3.41 |
| Affordable for-Rent Housing | 3.56 | 3.08 | 2.93 | 3.24 | 3.51 |
| Disabled Housing | 3.47 | 3.11 | 2.93 | 2.97 | 3.30 |
| Fair Housing | N/A | 3.14 | 2.91 | 3.22 | 3.38 |
| Homeownership Assistance | 3.44 | 3.20 | 3.03 | 3.01 | 3.25 |
| Residential Rehabilitation | 3.06 | 3.19 | 3.08 | 2.89 | 3.19 |
| Senior Housing | 3.37 | 3.22 | 3.18 | 3.07 | 3.39 |
| Assisted Rental Housing | 3.19 | 2.87 | 2.63 | 2.93 | 3.32 |
| Housing demolition | 2.47 | 2.66 | 2.36 | 2.32 | 2.68 |
| New rental construction | 2.83 | 2.77 | 2.50 | 2.60 | 3.05 |
| Energy efficient retrofits | 2.97 | 3.37 | 3.00 | 3.14 | 3.30 |
| Fair housing practices | 3.34 | 3.07 | 2.90 | N/A | N/A |

District 5

As seen for District 5, the highest rated housing needs were for senior housing, energy efficient retrofits, and affordable for-sale and for-rent housing. This was followed by disabled housing, homeownership assistance, and residential rehabilitation. The Districts rated needs have all seen an increase since 2014, particularly for affordable for-rent and for-sale housing, disabled housing, and energy efficient retrofits.

Table IV.57
On a scale from 1 to 4, rate how important to you and/or to your community is the availability of the following Housing options:

Fifth Supervisorial District
 Resident Survey

| Category | 2013 | 2014 | 2015 | 2016 | 2017 |
|-----------------------------|------|------|------|------|------|
| Affordable for-Sale Housing | 2.61 | 3.00 | 2.45 | 2.69 | 3.22 |
| Affordable for-Rent Housing | 2.47 | 2.77 | 2.37 | 2.80 | 3.22 |
| Disabled Housing | 2.51 | 2.87 | 2.40 | 2.88 | 3.19 |
| Fair Housing | N/A | 2.89 | 2.28 | 2.72 | 3.17 |
| Homeownership Assistance | 2.59 | 3.09 | 2.51 | 2.68 | 3.19 |
| Residential Rehabilitation | 2.60 | 3.04 | 2.57 | 2.67 | 3.19 |
| Senior Housing | 2.75 | 3.06 | 2.66 | 3.09 | 3.41 |
| Assisted Rental Housing | 2.13 | 2.46 | 2.14 | 2.33 | 2.95 |
| Housing demolition | 2.16 | 2.40 | 2.02 | 2.25 | 2.60 |
| New rental construction | 2.00 | 2.35 | 1.99 | 2.29 | 2.84 |
| Energy efficient retrofits | 2.78 | 3.09 | 2.82 | 2.84 | 3.33 |
| Fair housing practices | 2.50 | 2.92 | 2.39 | N/A | N/A |

Affordable Housing Focus Group Interview Results

In early 2018, a focus group survey series was conducted in order to gather additional feedback on various topics. The Affordable Housing focus group gathered feedback on the biggest challenges facing Los Angeles Urban County in developing affordable housing. The following narrative describes the response from those interviews, and the following tables provide a more detailed view of responses.

The majority of respondents stated that the lack of affordable housing is impacting existing residents who being forced to move to lower cost areas or being displaced and neighborhoods that are experiencing gentrification. Renters, Lower income households, and persons with disabilities are the populations in the most need of affordable housing options. Some challenges and barriers the Urban County faces are the cost of land and materials, lack of incentives for developers, and NIMBYism. The Urban County could encourage the development of affordable housing and help combat displacement caused by the lack of affordable housing is to invest in preservation of existing housing, implement rent controls, and offer incentives to developers to construct more affordable housing. Additionally, investing in more housing near transit centers, expanding public transportation, and invest in the maintenance of existing transit line are a few of the ways that the Urban County can encourage transportation to help benefit affordable housing.

Respondents indicated that the lack of affordable housing is impacting residents primarily by displacement and gentrification, as seen in Table IV.58.

Table IV.58
How is the lack of affordable housing impacting the Los Angeles Urban County?

Los Angeles Urban County Service Area
 2018 Focus Group Interview Affordable Housing

| Impacts | Responses | |
|---|-----------|---------|
| Existing residents are being forced to move to lower cost areas or displacement | 26 | 100.00% |
| Neighborhoods are experiencing increased investment or gentrification | 18 | 69.23% |
| Neighborhoods are experiencing little change and current residents are simply paying more for housing | 11 | 42.31% |
| Other (please specify) | 10 | 38.46% |

The populations most in need of affordable housing, according to the focus group participants, are renters and low income household. In addition, persons and racial and ethnic minorities are in need of affordable housing options.

Table IV.59
What populations are most in need of affordable housing options?

Los Angeles Urban County Service Area
 2018 Focus Group Interview Affordable Housing

| Populations | Responses | |
|------------------------------|-----------|--------|
| Renters | 25 | 96.15% |
| Lower income households | 24 | 92.31% |
| Homeowners | 13 | 50.00% |
| Persons with disabilities | 21 | 80.77% |
| Racial and ethnic minorities | 17 | 65.38% |
| Other (please specify) | 13 | 50.00% |

As seen in Table IV.60, below, respondents indicated that the Urban County should encourage the development of more affordable housing, invest in the preservation of existing affordable housing, and increase incentives for developers. More than 60 percent of respondents also indicated the need for implementing rent control.

Table IV.60
What role can the Urban County play in impacting the development of affordable housing?

Los Angeles Urban County Service Area
 2018 Focus Group Interview Affordable Housing

| Roles | Responses | |
|--|-----------|--------|
| Encourage the development of more affordable housing options | 22 | 84.62% |
| Implement rent controls | 16 | 61.54% |
| Invest in preservation of existing affordable housing | 20 | 76.92% |
| Increase incentives for developers | 19 | 73.08% |
| Other (please specify) | 15 | 57.69% |

When asked about the efforts that the Urban County could take to combat displacement, the top response was to implement rent control, followed by tracking neighborhood indexes in the Urban County.

Table IV.61**What efforts can the Urban County take to help combat displacement caused by lack of affordable housing?**

Los Angeles Urban County Service Area
2018 Focus Group Interview Affordable Housing

| Efforts | Responses | |
|--|-----------|--------|
| Track the neighborhood indexes in the Urban County | 11 | 52.38% |
| Implement rent controls | 16 | 76.19% |
| Invest in low-cost amenities | 7 | 33.33% |
| Other (please specify) | 12 | 57.14% |

As seen in Table IV.62, only 28 percent of respondents indicated that Smart Technology could play a role in affordable housing, but the rest of the respondents did not know.

Table IV.62**Can Smart Technology play a role in affordable housing?**

Los Angeles Urban County Service Area
2018 Focus Group Interview Affordable Housing

| Answer Choices | Responses | |
|----------------|-----------|--------|
| Yes | 7 | 28.00% |
| No | 0 | 0.00% |
| Do not know | 18 | 72.00% |

The primary challenges and barriers to encouraging affordable housing include the cost of land and materials and the Not In My Back Yard (NIMBY) mentality.

Table IV.63**What challenges and barriers does the Urban County face when trying to encourage affordable housing?**

Los Angeles Urban County Service Area
2018 Focus Group Interview Affordable Housing

| Barriers | Responses | |
|---|-----------|--------|
| The cost of land an materials | 20 | 80.00% |
| Lack of incentives for developers | 16 | 64.00% |
| NIMBYism | 21 | 84.00% |
| Other barriers or challenges (please specify) | 12 | 48.00% |

G. BARRIERS TO AFFORDABLE HOUSING

As defined by HUD’s Consolidated Plan regulations, a barrier to affordable housing is a public policy, such as a land use control, property tax, zoning ordinance, building code, fee or charge, growth limit, or other policy, that affects the cost of housing or the incentives to develop, maintain, or improve affordable housing. Additional constraints to the provision of additional affordable housing include environmental and private sector market factors that increase the cost of housing.

UNINCORPORATED COMMUNITIES

The Housing Element of the *Los Angeles County General Plan* states that:

“Despite the great need for housing in general and the demand for affordable housing in particular, a number of constraints exist that could limit the development, preservation, and improvement of housing in the unincorporated areas of Los Angeles County. These barriers or constraints include governmental, environmental, infrastructure and market-related factors.”⁴¹

Consequently, each of these four (4) types of barriers or constraints are reviewed in the following pages, as summarized and excerpted from the *2014–2021 Los Angeles County General Plan’s* Housing Element.

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.

The County’s standards are defined in the *General Plan* and the zoning and subdivision ordinances, as explained below and on the following pages.

General Plan

The countywide *General Plan* provides goals, policies, and programs to achieve planning objectives for the unincorporated areas. The Land Use Element of the *General Plan* describes the designations that guide land use and development activities in the unincorporated areas. As part of the implementation of the *General Plan*, the land use legends for existing community-based plans and existing specific plans shall be updated, as needed. (An exception to this is for coastal land use plans, which are subject to the State Coastal Act and to review by the California Coastal Commission.)

⁴¹ 2008–2013 Los Angeles County General Plan Housing Element

When specified, and under limited circumstances, the *General Plan* permits deviations to the Land Use Legend and Land Use Policy Map, such as an increase in density above the maximum allowable density. These include the allowance of density bonuses for affordable and senior citizen housing, as well as other incentive-based local ordinances that implement the goals of the *General Plan*.

Specific areas addressed in the *General Plan* include:

Special Management Areas/Constraints Model: The County's Special Management Areas require additional development regulations that are necessary to prevent the loss of life and property, and to protect the natural environment and important resources. These areas include, but are not limited to the following:

- Agricultural Resource Areas
- Airport Influence Areas
- Coastal Zone
- Historic, Cultural and Paleontological Resources
- Flood Hazard Zones
- Mineral Resources
- Military Influence Zones
- National Forests
- Open Space Resource Areas
- Scenic Resource Areas
- Seismic and Geotechnical Hazard Zones
- Significant Ecological Areas and Coastal Resource Areas
- Very High Fire Hazard Severity Zones

Housing Next To Freeways: A number of policies that address health concerns related to freeway adjacent development encourage design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities near freeways.

Zoning and Subdivision Codes

The zoning ordinance (Title 22 of the Los Angeles County Code) contains regulations that ensure that land uses are situated properly in relation to each other. The subdivision code (Title 21 of the Los Angeles County Code) is concerned with the division of any unit or units of improved or unimproved land for the purpose of sale, lease, or financing. Generally, the subdivision code allows the County to address public safety and other concerns by regulating the internal design of streets, lots, public utilities and other similar infrastructure in each new subdivision.

Development Standards

Minimum Lot Sizes: The minimum lot size in zones that permit residential uses is generally 5,000 square feet. Large-lot zoning is primarily located in rural, non-urban, topographically impaired, or environmentally sensitive areas. The County will develop a procedure to allow the creation of smaller, fee-simple lots.

Floor Area: The zoning ordinance requires that single-family residences to have a floor area of not less than 800 square feet, exclusive of any appurtenant structures.

Maximum Height Limit: The maximum height for residential uses is generally 35 feet, with the exception of residential uses in zones R-4, R-5, C-3, C-M, and C-R, which instead permit buildings with total floor area that does not exceed 13 times the buildable area on one (1) parcel of land. Joint live-work units, and vertical mixed-use developments in zones C-3 and C-M, pursuant to the Mixed Use Ordinance, are permitted a maximum height of 60 feet. Projects within the MXD zone have a height limit of 60 feet, but with lot consolidation incentives potentially allow up to 80 feet.

Parking: Excess parking requirements can reduce the number of housing units that can be achieved on a given site. The County's parking requirements, however, are not considered excessive and are more lenient than are those in some communities in Southern California. They are comparable to the parking requirements mandated by the State Density Bonus law. The Parking Permit procedure is also available to allow parking reductions of 50 percent or more, as well as greater design flexibility, such as compact parking spaces for apartment houses or uncovered parking for housing for low- and moderate-income households. Also, parking reductions of 25 percent are allowed in the MXD zone. In addition, the County will study reforming parking standards through the Zoning Ordinance Update Program (ZOUNP), which will be implemented in 2016.

Setbacks: Setback requirements determine the buildable area on a lot, but the zoning ordinance allows for flexibility with respect to narrow and shallow lots.

Housing Types

The County recognizes the need to meet the diversity of housing needs, particularly for persons with special needs, through a variety of housing types. The County's zoning ordinance considers potential constraints to developing housing for persons with special needs. Housing types with special considerations include:

- Adult Residential Facilities
- Apartments and Townhomes
- Caretaker Units
- Children Group Homes
- Domestic Violence Shelters
- Farmworker Housing
- Homeless Shelters
- Joint Live and Work Units
- Manufactured Homes
- Mixed Use Development
- Mobile Homes
- Mobile Home Parks
- Single Family Residences
- Single Room Occupancy
- Second Units
- Small Family Homes

- Two (2) Family Residences
- Transitional and Supportive Housing

Community Standards Districts

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; a majority of these restrictive regulations apply to single-family residences to preserve neighborhood characteristics. For example, both the Altadena and the East Pasadena-San Gabriel CSDs have more restrictive regulations on setbacks, lot coverage, floor area, and height in order to deter “mansionization” in older, established urban areas.

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.

Local Processing and Permit Procedures

General Procedures: The review process for discretionary projects in the unincorporated areas is governed by several advisory and decision-making bodies. Depending on the type and location of a project, some or all of these groups may review it:

- Significant Ecological Areas Technical Advisory Committee
- Environmental Review Board
- Subdivision Committee
- Hearing Examiners
- Department of Regional Planning Hearing Officers
- Regional Planning Commission
- Board of Supervisors

Processing Procedure by Case Type: The time and financial cost of land investments during the development permit process can contribute significantly to housing costs. The County has developed a handbook and an interpretation manual to help residents and developers navigate through the process.

Developments that require a subdivision, a plan amendment, or zone change, will normally take at least a year to process. If an Environmental Impact Report is required, the processing time is increased. For cases in which the development is permitted by right, such as apartment houses in R-3 and R-4 zones, the processing time is markedly less, as only an administrative site plan approval is required. The processing time for site plan reviews is approximately 6 to 8 weeks, as measured from the date of a complete application.

Streamlining Efforts: The County has helped to streamline the process through ordinance amendments, organizational change, enhanced technology, and increased efficiencies in case processing. Improvements from these efforts can be seen from pre-application consultations, through case processing, and final determination. Tools include:

- Knowledge of the County’s process for project approval is an important step in avoiding costly delays. To assist applicants, the County provides and updates the *Applicant’s Guide to Development and Permit Processing*, which details the steps involved in processing various permits.
- The County Department of Regional Planning’s website is regularly updated to provide information on how to obtain conditional use permits, plan amendments, zone changes, and other planning processes.
- To streamline the pre-application consultation effort for potential projects, the County provides an interdepartmental “One-Stop” counseling session and conceptual plan review. The One-Stop brings together representatives from relevant departments to provide information on County regulations and requirements to potential applicants. The pre-application conceptual design review provides preliminary feedback to potential applicants, which can reduce overall costs and make for a better project.
- Once an application has been submitted, the department has instituted changes to streamline permit processing. A one (1) project/one (1) planner approach is used to provide a consistent point of contact for applicants. Implementation of geographic service areas allows planners to specialize in the regulations for certain geographies and improve permit processing times.

Development and Impact Fees

While most **development fees** are one (1)-time fees, some projects, such as plan amendments, require an initial deposit upon application submittal. Supplemental deposits are required when the actual cost of processing the case exceeds the amount of the initial deposit. As the application fees for certain types of projects can vary, applicants may not be able to estimate the actual application cost prior to filing.

Impact fees, which are typically assessed on a per-unit basis, are often required to fund the cost of infrastructure and other public facilities that serve new housing developments.

On- and Off- Site Improvements

Very few or no site improvements are required for most land divisions; often, the costs of on- and off-site improvements do not serve as constraints on development.

However, in rural areas and new major subdivisions, the need to provide infrastructure may increase the cost of new housing, although lower land prices in some of these areas may offset some of the costs. In addition, the County often provides incentives to affordable housing developers in the form of reduced parking requirements, filing fees, and others.

When required, the following improvements are generally required of all major subdivisions:

- Street Right-of-Way Width Requirements
- Sidewalk Requirements
- Street Lighting Requirements
- Curbs and Gutters
- Water and Sewer Connections
- Circulation Improvements
- Rural Communities Requirements and Waivers
- Other General Exemptions

Incentives

To mitigate the impacts of government policies, rules, and regulations on the development and improvement of affordable housing, the County offers a number of regulatory incentives:

- **Accessory Dwelling Units:** Accessory dwelling units, also known as ADUs, “backyard homes,” or “granny flats,” are an existing source of lower-cost housing in single-family neighborhoods. They can provide rental income for homeowners or additional living space for family members. The County is updating its regulations on ADUs to comply with State laws that encourage ADUs and provide more flexibility for homeowners
- **Density Bonuses:** The Density Bonus Ordinance offers density bonuses and waivers or modifications to development standards for senior citizen housing developments and housing developments (minimum size five (5) units) that set aside a portion of the units for low- and moderate-income households.
- **Compact Lot Subdivision Ordinance:** The intent of the Compact Lot Subdivision Ordinance is to promote affordable home ownership through the allowance of smaller, fee simple lots, in areas zoned for two-family and multi-family housing where infill development is encouraged. A “compact lot subdivision” is a land division that creates single-family residential lots with an area of less than 5,000 square feet. These compact lots are generally less than 50 feet wide, with modifications to other development standards, including but not limited to setback, street frontage, and access requirements.

Housing for Persons with Disabilities

Affordable housing for persons with disabilities is provided through a variety of tools:

- **Land Use Controls:** A state-authorized or certified family care home, foster home, or group home serving six (6) or fewer persons with disabilities or dependent and neglected children on a 24-hours-a-day basis is considered a residential use that is permitted in all residential zones.
- **Building Code:** The County’s building code is based on the 2010 California Building Code, with some minor amendments. The County may consider adopting the new State building code, scheduled to go into effect January 1, 2014, but exclude requirements deemed constraining to the development and improvement of housing for persons with disabilities.

Reasonable Accommodations: On November 28, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodation from land use and zoning standards or

procedures, when those standards or procedures are a barrier to equal housing access, pursuant to state and federal fair housing laws.

Constraints to Housing in the Coastal Zone

The unincorporated areas within the coastal zone include a portion of the Santa Monica Mountains, Marina del Rey, and Santa Catalina Island (excluding the City of Avalon). The State law (Mello Act) requires that new housing development within the coastal zone provide housing opportunities for low- and moderate-income households, where feasible. Furthermore, the law requires the replacement of housing for low- and moderate-income households that are demolished or converted to other uses.

Environmental and Safety Constraints

The unincorporated areas consist of a highly diverse topography, with a variety of environmental 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 25.0 percent mountainous; 15.0 percent coastal plains; and 60.0 percent hills, valleys, or deserts. Areas of environmental variation that are addressed in the County's Housing Element include:

- Hillsides
- Fire Hazards
- Flooding and Mudflows
- Seismic Hazards
- National Pollutant Discharge Elimination System Requirements
- Significant Ecological Areas and Environmentally Sensitive Habitat Areas
- Oak Tree Protection
- Airport Influence Areas

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 accommodate 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.**

Market Constraints

Various market-driven factors contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing.

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 of the vacant land remaining in the unincorporated areas is mountainous and within physically hazardous areas, environmentally sensitive areas, and/or lacking in basic sewer/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 infeasible within the majority 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 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.

In addition, 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 assistance to the project.

Financing Costs

Construction Financing

Until recently, debt capital was readily available for market-rate housing developments, but is even less accessible for affordable housing developments due to the difficulty in layering various funding sources. Low Income Housing Tax Credits 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 Financing

In 2017, interest rates on a 30-year mortgage were above 4.0 percent. These mortgage rates have risen along with the median home prices in the County. Housing prices have continued to rise in recent years, making it more unaffordable for many households in the County.

Mortgage Foreclosures

In 2017, there were an average of 1,500 foreclosures per month throughout the County, or one in every 2,128 units was foreclosed.⁴² This change was brought by a number of factors, such as the slow steady improvement of the housing market, the increased use of short sales, and the steady processing of homes in the foreclosure process. Recent increases in regulations and decreases in mortgage interest rates are expected to severely lower the foreclosure rate in future years.

Summary: Unincorporated Areas

In summary, the *2014–2021 Los Angeles County General Plan’s* Housing Element found some constraints to affordable housing in four (4) categories, in addition to benefits and policies implemented by the County to address possible constraints and lessen the costs of housing development. These barriers, constraints, and benefits are presented in Table IV.64. As discussed previously, environmental and market constraints may not be exclusive to unincorporated areas of the County and may also apply to the participating cities.

⁴² <https://www.realtytrac.com/statsandtrends/foreclosuretrends/ca/los-angeles-county>

Table IV.64
Notable Barriers, Constraints, and Benefits for Affordable Housing

Los Angeles Urban County: Unincorporated Areas
 2014–2021 Los Angeles County General Plan Housing Element Data

| Factor | Barrier | Constraint | Benefit |
|--|---|--|--|
| Governmental | | | |
| Minimum Lot Sizes | | | County will develop procedure to allow smaller, fee-simple lots |
| Parking Requirements | | | Reductions allowed for housing for low- and moderate-income households and housing in the MXD zone. May be reformed more in ZOUP |
| Local Processing and Permit Procedures | Ranges from 6–8 weeks to more than a year, depending on project and location | | Streamlined through ordinance amendments, organizational change, enhanced technology, and increased efficiencies in case processing |
| Development and Impact Fees | Application fees vary; may not be able to estimate actual cost prior to filing | | |
| On- and Off- Site Improvements | | In rural areas and new major subdivisions, often need to provide infrastructure | Very few or no site improvements required for most land divisions. If they are, County often provides incentives for affordable housing developers |
| Environmental and Safety | | | |
| Environmental | | Highly diverse topography; much of buildable land already built out | |
| Infrastructure | | | |
| Infrastructure | | Infrastructure already in place in urban areas, much of which are already built out. Rural areas require extension of infrastructure and public services | |
| Market | | | |
| Land Costs | | High cost due to shortage of developable land | County is increasing residential densities allowed on flatter urban land near transit stations |
| Construction Costs | State prevailing wage requirement substantially increases cost of affordable housing construction | | |
| Financing Costs | | Competition for LIHTC funding | Historically low interest rates and single-family home prices |

PARTICIPATING CITIES

Barriers to affordable housing vary widely by community in the Urban County. As HUD-defined barriers are public policies that affect the cost of housing, each local jurisdiction's policies have distinct effects on affordable housing. However, affordable housing constraints include environmental and market constraints that affect the entire Los Angeles County.

Housing Element Law and Compliance

The housing element is one of seven mandated elements of the local general plan. Enacted in 1969, housing element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. State housing element law requires each jurisdiction to evaluate its policies to ensure that they are not constraining the development, improvement or preservation of housing. The housing element is also required to include goals, policies and programs to address fair housing. A housing element found by the California Department of Housing and Community Development (HCD) to be in compliance with state law is presumed to have adequately addressed its policy requirements. Conversely, if not in compliance with state law, jurisdictions are believed to have constraints that may adversely affect affirmatively furthering fair housing.

Table IV.63, on the following page, shows the housing elements compliance status associated with each participating city in the Urban County. The far right column of the table presents the compliance status of each city. Results can show the following classifications of compliance:

- “In” denotes that the local government adopted an element the HCD found in compliance with state housing element law.
- “Out” signifies either the local government adopted an element that did not comply or the local government has not yet submitted a housing element pursuant to the schedule.
- “In Review” means that the element is under review by the HCD as of date of the report.
- “In Local Process” indicates that a draft element has been reviewed but an adopted element has not been submitted.
- “Due” connotes that a housing element has not yet been submitted for the current planning period.

As seen in Table IV.65, three cities were shown to be out of compliance as of June 22, 2017, indicated by italics. These cities are Maywood, South El Monte, and Westlake Village.

Generally, units of local government are out of compliance due to a failure to identify available residential sites, the existence of restrictive development standards and procedures, a lack of a strong housing program commitment, or other non-compliance issues, such as constraints on housing for the persons with disabilities or zoning codes that represent barriers to the Americans with Disabilities Act. In the 2011 AI, 17 cities were noted to be out of compliance and from that group, Maywood and Westlake Village remain out of compliance today. It should be noted that in 2011, South El Monte was in compliance but has since been deemed out of compliance.

Table IV.65
Housing Elements Compliance Status
 Los Angeles Urban County
 DFEH Data

| Place | Type | Date Adopted | Reviewed | Compliance |
|-----------------------|---------|--------------|------------|------------|
| Agoura Hills | Adopted | 9/3/2013 | 9/19/2013 | IN |
| Arcadia | Adopted | 12/5/2013 | 12/20/2013 | IN |
| Avalon | Adopted | 2/5/2015 | 2/6/2015 | IN |
| Azusa | Adopted | 10/25/2013 | 11/4/2013 | IN |
| Bell | Draft | 5/12/2017 | - | IN REVIEW |
| Bell Gardens | Adopted | 1/21/2014 | 2/27/2014 | IN |
| Beverly Hills | Adopted | 1/9/2014 | 2/27/2014 | IN |
| Calabasas | Adopted | 9/26/2013 | 10/15/2013 | IN |
| Cerritos | Adopted | 1/31/2014 | 2/6/2014 | IN |
| Claremont | Draft | 5/18/2017 | - | IN REVIEW |
| Commerce | Adopted | 11/13/2013 | 11/27/2013 | IN |
| Covina | Draft | 10/15/2013 | - | DUE |
| Cudahy | Adopted | 12/15/2014 | 11/8/2016 | IN |
| Culver City | Adopted | 2/10/2014 | 2/19/2014 | IN |
| Diamond Bar | Adopted | 1/28/2014 | 2/27/2014 | IN |
| Duarte | Adopted | 2/19/2014 | 3/28/2014 | IN |
| El Segundo | Adopted | 2/7/2014 | 2/24/2014 | IN |
| Hawaiian Gardens | Adopted | 9/30/2013 | 10/21/2013 | IN |
| Hermosa Beach | Adopted | 9/27/2013 | 10/18/2013 | IN |
| Irwindale | Adopted | 9/18/2013 | 9/26/2013 | IN |
| La Canada Flintridge | Adopted | 2/19/2014 | 3/5/2014 | IN |
| La Habra Heights | Draft | 10/15/2013 | - | DUE |
| La Mirada | Adopted | 2/25/2014 | 4/30/2014 | IN |
| La Puente | Adopted | 1/29/2016 | 3/10/2016 | IN |
| La Verne | Adopted | 12/9/2013 | 1/3/2014 | IN |
| Lawndale | Adopted | 1/15/2014 | 2/21/2014 | IN |
| Lomita | Adopted | 2/7/2014 | 2/19/2014 | IN |
| Malibu | Adopted | 1/16/2014 | 2/12/2014 | IN |
| Manhattan Beach | Adopted | 2/10/2014 | 2/24/2014 | IN |
| Maywood | Adopted | 2/24/2014 | 5/22/2014 | OUT |
| Monrovia | Adopted | 2/13/2014 | 3/21/2014 | IN |
| Rancho Palos Verdes | Adopted | 2/10/2014 | 4/9/2014 | IN |
| Rolling Hills Estates | Adopted | 4/14/2014 | 4/29/2014 | IN |
| San Dimas | Adopted | 12/16/2013 | 12/20/2013 | IN |
| San Fernando | Adopted | 1/24/2014 | 3/18/2014 | IN |
| San Gabriel | Adopted | 9/23/2013 | 10/16/2013 | IN |
| San Marino | Adopted | 1/21/2015 | 2/13/2015 | IN |
| Santa Fe Springs | Adopted | 2/18/2014 | 2/24/2014 | IN |
| Sierra Madre | Adopted | 2/14/2014 | 3/21/2014 | IN |
| Signal Hill | Adopted | 2/11/2014 | 3/18/2014 | IN |
| South El Monte | Draft | 3/14/2017 | 5/11/2017 | OUT |
| South Pasadena | Adopted | 1/21/2014 | 2/27/2014 | IN |
| Temple City | Adopted | 2/3/2014 | 3/20/2014 | IN |
| Torrance | Adopted | 10/15/2013 | 11/21/2013 | IN |
| Walnut | Adopted | 2/19/2014 | 2/25/2014 | IN |
| West Hollywood | Adopted | 12/13/2013 | 1/14/2014 | IN |
| Westlake Village | Adopted | 2/24/2014 | 5/20/2014 | OUT |

2017 Zoning Survey

The 2017 Zoning Survey was conducted to reach land use planners in the Urban County. This process described the land use policies in surveyed jurisdictions. When asked about policies that encourage affordable housing units only 22.4 percent of respondents indicated that their jurisdiction had such policies. Those with these policies included density bonuses and inclusionary housing policies, but a lack of incentives may act as a barrier to the development of affordable housing.

STRATEGIES TO REMOVE BARRIERS TO AFFORDABLE HOUSING

The *2014–2021 Los Angeles County General Plan’s* Housing Element also notes strategies and activities to be implemented to address constraints to affordable housing. A variety of programs implement the County’s housing goals regarding housing availability, housing affordability, neighborhood and housing preservation, and implementation and monitoring; all of these will aid in removing or ameliorating barriers to affordable housing. Table IV.64, summarizes the County’s quantified objectives for the unincorporated areas for the 2014–2021 Housing Element planning period. The majority of the programs included are previously adopted, ongoing regulatory and funding programs.

Barriers to affordable housing, combined with thin profit margins, explain why many developers choose not to build affordable housing. Such barriers also contribute to the reasons many property owners do not renew expiring rental subsidy contracts. Often, property owners instead choose to convert previously affordable units to market-rate sale or rental housing.

As the lead agency for housing and community development for the Urban County, the CDC is making a significant effort to identify housing problems and reshape its policies and programs to meet the community’s needs in the coming years.

In the Consolidated Plan, the CDC identified three primary barriers to affordable housing:

- Current market conditions—such as increased land costs, high construction costs, construction liabilities, and lack of vacant and developable land—constrain the housing market and become barriers to affordable housing.
- Financing requirements, increasing interest rates, and lending discrimination make homeownership less attainable for low- and moderate-income households.
- Regulatory/policy measures (development fees, building codes, zoning, and the approval process) as well as environmental conditions (hillsides/slopes, fire hazards, flooding/mudflows, seismic hazards) create obstacles to developing affordable housing.

A central requirement of the *2014–2021 Los Angeles County General Plan’s* Housing Element is that sufficient land, under the General Plan Land Use Policy Map, be allocated to accommodate the projected housing needs of the population. Through the Housing Element, the County can ensure that adequate affordable housing sites are identified and housing policies and programs are developed to address the County’s projected affordable housing needs.

The County will continue to implement the density bonus program and allow second units under certain circumstances to increase the supply of affordable housing for low- and moderate-income households and senior citizens. In addition, the County will continue to reduce or exempt fees for affordable housing developers for minor modifications to conditional use permits or from payment of zoning and subdivision fees for their projects.

As mentioned above, the CDC has also established high priorities for fostering and maintaining affordable housing for the CDC's low- and moderate-income households. The four strategies developed by the County are: 1) expanding the supply of affordable rental and homeownership housing; 2) increase homeownership among low- and moderate-income prospective homebuyers; and 3) preserve and improve the existing stock of affordable housing; and 4) ensure equal access to housing. To implement these strategies in 2018–2019 and to support the County Housing Element, first-time homebuyer loans, housing rehabilitation, tenant-landlord counseling, fair housing, and the development of new affordable housing will be provided. In addition, the CDC will continue to provide infrastructure improvements to low- and moderate-income neighborhoods

Table IV.66 shows the programs related to removing or ameliorating barriers to affordable housing, as planned by the County in its 2014–2021 Housing Element.

| Table IV.66 Housing Element Program Matrix: Barriers to Affordable Housing Programs Los Angeles Urban County 2014–2021 Housing Element Data | | | |
|--|--|----------------------------------|---------------|
| Topic | Program | Responsible Agencies | Timeframe |
| Housing Availability | Program 1: Adequate Sites for Regional Housing Needs | DRP | Ongoing |
| | Program 2: General Plan Update | DRP | 2014 |
| | Program 3: Zoning Ordinance Update Program | DRP | 2015; 2016 |
| | Program 4: Density Bonus Ordinance | DRP, CDC | Ongoing |
| | Program 5: Infill Sites Utilization Program | DRP, CDC | 2014; Ongoing |
| | Program 6: Transit Oriented Districts Program | DRP, CDC | 2016; 2021 |
| | Program 7: Second Unit Ordinance | DRP, DPW | 2014 |
| | Program 8: Small Lot Subdivisions Ordinance | DRP | 2016 |
| Housing Affordability | Program 10: First 5 LA Supportive Housing for Homeless Families Fund | CDC | 2016; Ongoing |
| | Program 11: Countywide Affordable Rental Housing Development | CDC | Ongoing |
| | Program 12: Priority of Water and Sewer for Affordable Housing | DRP, LACSD, WSP | 2014 |
| | Program 13: Homebuyer Assistance | CDC | Ongoing |
| | Program 14: Section 8 Rental Assistance | HACOLA | Ongoing |
| | Program 15: Family Self-Sufficiency Program | HACOLA | Ongoing |
| | Program 16: Housing Relocation for CalWORKs Participants Program | DPSS | Ongoing |
| | Program 17: Shelter Plus Care - Supportive Housing Program | CDC, LAHSA, HACOLA | Ongoing |
| | Program 19: Winter Shelter Program | LAHSA | Ongoing |
| Neighborhood and Housing Preservation | Program 20: Ownership Housing Rehabilitation Assistance | CDC | Ongoing |
| | Program 22: Preservation of At-Risk Housing | CDC | Ongoing |
| Implementation and Monitoring | Program 28: CEQA Streamlining | DRP | 2014; Ongoing |
| | Program 29: Coordination and Implementation | DRP, CEO, CDC, DPR, DPW, DPH, FD | 2016 |
| | Program 30: Housing Element Annual Progress Update | DRP, CDC, DPW | Ongoing |
| | Program 31: Monitoring of Housing Issues | DPR, CDC, DPW, CEO | Ongoing |

Responsible Agencies:

CDC: Community Development Commission
 CEO: Chief Executive Office
 HACOLA: Housing Authority
 LACSD: Sanitation Districts of Los Angeles County
 LAHSA: Los Angeles Homeless Services Authority
 FD: Fire Department
 DPH: Department of Public Health
 DPR: Department of Parks and Recreation
 DPSS: Department of Public Social Services
 DPW: Department of Public Works
 DRP: Department of Regional Planning
 WSP: Water Service Providers

Specific objectives and policies accompany each program and are detailed in the following pages.

Housing Availability

Program 1: Adequate Sites for Regional Housing Needs: The County shall maintain an inventory of sites with zoning, development standards, adequate public infrastructure, and services to plan for the County’s Regional Housing Needs Assessment (RHNA) of 30,145 units during the Housing Element planning period.

Program 2: General Plan Update: The Los Angeles County General Plan Update provides the policy framework for how and where the unincorporated areas will grow through the year 2035, while recognizing and celebrating the County’s wide diversity of cultures, abundant natural resources, and status as an international economic center. The General Plan Update accommodates new housing and jobs in anticipation of population growth in the unincorporated areas and the region.

Program 3: Zoning Ordinance Update Program: Certain County rules and regulations may constrain the development of housing for low- and moderate-income households and those with special needs. To mitigate potential constraints, the Zoning Ordinance Update Program (ZOUP), and other programs, will update the County’s Zoning Ordinance to do the following:

- Reform parking standards to encourage housing development.
- Add new housing types to accommodate special needs, such as group housing, assisted living for seniors and large, multi-generational households.
- Amend the definition of “family” to be consistent with federal and state fair housing laws.
- Remove Mobile home Permit provisions.
- Create standards for Single Room Occupancy (SRO) housing.
- Clarify provisions for transitional and supportive housing and homeless shelters, and ensure consistency with the State Housing Element Law.
- Address other possible standards, requirements, and procedures in the zoning ordinance that are inconsistent with the Housing Accountability Act, the State Housing Element Law, and state and federal fair housing laws.

Program 4: Density Bonus Ordinance: In 2006, the Board of Supervisors adopted the Density Bonus Ordinance, which provides incentives for affordable housing by permitting density increases beyond what is allowed by the General Plan, and requires set-asides for very low-, lower-, or moderate-income households and seniors. The County shall promote the Density Bonus Program to developers through the dissemination of brochures, presentations, and web postings on the DRP website; and availability of technical assistance to the public.

Program 5: Infill Sites Utilization Program: The Infill Sites Utilization Program promotes the acquisition, sale, or lease of infill sites of no more than four units each to increase affordable housing opportunities in the unincorporated areas and participating cities in the Urban County. Periodic funding of up to \$500,000 may be provided by the CDC to assist with pre-development, construction, and permanent financing.

Program 6: Transit Oriented Districts (TODs) Program: Transit Oriented Districts (TODs) are areas that will be established by the General Plan Update, within a 1/2 mile radius from a Metro transit stop, with development and design standards, and incentives to facilitate transit-oriented development. Eleven TODs will be located along the Metro Blue Line, Green Line, Gold Line, Gold Line Extension and near the Metro Silver Line. In the General Plan Update, major corridors within a proposed TOD will be given a mixed use zoning and land use designation. These new regulations will allow by right mixed use and residential development, with densities of up to 150 dwelling units per acre.

Program 7: Second Unit Ordinance: In 2004, the Board of Supervisors adopted the Second Unit Ordinance, which allows second units in residential and agricultural zones. The County will promote the Second Unit Ordinance through the County website and brochures at public counters.

Program 8: Small Lot Subdivisions Ordinance: The intent of the Small Lot Subdivision Ordinance is to promote affordable homeownership through the allowance of smaller, fee simple lots, in areas zoned for two-family and multi-family housing where infill development is encouraged. A “small lot subdivision” is a land division that creates single-family residential lots with an area of less than 5,000 square feet. These small lots are generally less than 50 feet wide, with modifications to other development standards, including but not limited to setback, street frontage, and access requirements.

Housing Affordability

Program 10: First 5 LA Supportive Housing for Homeless Families Fund: First 5 LA Supportive Housing for Homeless Families Fund provides housing assistance to homeless families with children under the age of six. This program is available for capital development of housing, gap financing of housing development, and direct rental assistance.

Program 11: Countywide Affordable Rental Housing Development: This program provides financial and technical assistance to acquire sites, develop affordable rental housing, and acquire and rehabilitate affordable rental housing within specific geographic areas. The funds are made available as low-interest long term loans.

Program 12: Priority of Water and Sewer for Affordable Housing: The State law requires that when allocating or planning to allocate available and future water or sewer services designated for residential use, public and private providers shall grant priority to proposed housing developments on sites identified in the Housing Element that help meet the housing needs of low- and moderate-income households.

Program 13: Homebuyer Assistance: The County helps strengthen neighborhoods and empower families by supporting low- and moderate-income first-time homebuyers. The County offers financial assistance with down payment assistance loans, including closing cost assistance, federal income tax credits, and below market-rate loan programs. The following programs are offered by the County:

- *Home Ownership Program (HOP):* HOP is designed to meet the needs of low income households with the necessary down payment assistance. This program provides a 2nd Trust Deed loan at 0% interest with all payments deferred until sale or transfer.
- *Mortgage Credit Certificate Program (MCC):* The MCC Program offers first-time homebuyers a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the federal income taxes. The qualified buyer is awarded a tax credit of up to 15% and the remaining 85% is deducted accordingly.
- *Southern California Home Financing Authority (SCHFA):* SCHFA is a joint powers authority between Los Angeles and Orange counties that formed in June 1988 to issue tax exempt mortgage revenue bonds for low- and moderate-income first-time homebuyers. This program makes purchasing a home more affordable for qualified homebuyers by offering a competitive fixed interest rate on a 30-year mortgage and a grant for down payment and closing costs assistance.
- *Affordable Homeownership Opportunities Program (AHOP):* The AHOP incorporates both local and federal resources to subsidize the financing of for-sale developments. Sales are restricted to buyers that do not exceed 120% of the Area Median Income. The subsidy to the development is at least partially assume

Program 14: Section 8 Rental Assistance: The Housing Authority of the County of Los Angeles (HACOLA) provides various rental assistance programs for income-eligible households, and eligible homeless families and individuals. These include:

- *Housing Choice Voucher Program:* This program provides rent subsidies to extremely low and very low income households with a housing cost burden, or who are at risk of becoming homeless or being displaced. Voucher recipients rent housing from private landlords and pay a portion of their income toward rent (usually up to 30% of their income). The federal government subsidizes the difference in monthly payments directly to the owner.
- *Homeless Set Aside Program:* This program provides rental assistance to homeless families and individuals. It also provides supportive services, such as advocacy, counseling, tenant education, money management, employment and job training referrals, crisis intervention,

child care referrals, and children's services through contracted homeless services agencies. Case management includes an 18 month follow-up. Families who are successful in maintaining housing for 12 months are retained in the program similar to the Section 8 Housing Choice Voucher Program.

- *Housing Opportunities for Persons with HIV/AIDS (HOPWA)*: This program provides rental assistance to eligible homeless households that include a person who has HIV/AIDS. HACOLA has entered into agreements with two supportive services agencies--AIDS Project Los Angeles and AIDS Service Center--to identify, assess, refer, and provide case management for eligible households. This program also provides supportive services, such as advocacy, counseling, tenant education, money management, employment and job training referrals, crisis intervention, child care referrals, and children's services.

Program 15: Family Self-Sufficiency Program: This program provides opportunities for Section 8 recipients and public housing residents to engage in job training, personal development, and educational programs. As a result of this program, participants seek and obtain initial or promotional employment opportunities. The program is based on the principle of economic independence. Families paying higher rent due to an increase in earned income are credited with respective proportions of the program escrow account. Participants earn their portion of the escrow account by remaining free of public assistance for 12 consecutive months and by reaching their individual goals.

Program 16: Housing Relocation for CalWORKs Participants Program: The Relocation Program provides a one-time-only assistance to qualified CalWORKs participants to ensure their success in obtaining/maintaining employment. Participants who are eligible for this payment are CalWORKs participants who have obtained a job or received a documented offer of employment, and are in need of child care or public transportation assistance, or need to move closer to work. The payment is only made to a participant receiving cash assistance or who has left a cash assistance program during the last 12 months due to employment. The subsidy can be used for moving expenses, such as moving truck rental, utility deposits, and security deposits.

Program 17: Shelter Plus Care--Supportive Housing Program: The Los Angeles Homeless Services Authority (LAHSA) assumes responsibility for coordinating the community process for developing the Los Angeles Continuum of Care strategy. Planning for the Continuum of Care occurs through the facilitation efforts of LAHSA staff, through the work among numerous coalitions in the Continuum, and through the public meetings of the LAHSA Advisory Board and Commission.

Program 19: Winter Shelter Program: The WSP operates 19 sites across 15 cities and communities throughout Los Angeles County. This program is instituted yearly during the coldest and wettest months. It is funded by the City of Los Angeles and the County, and supported by the California National Guard, which provides shelter sites at several armories. Non-profit homeless service agencies contracted by the Los Angeles Homeless Services Authority manage each program site. The sites offer persons experiencing homelessness with temporary overnight shelter, meals, and help with connecting to supportive services and stable housing.

Neighborhood and Housing Preservation

Program 20: Ownership Housing Rehabilitation Assistance: Housing rehabilitation is a cost-effective way to preserve the existing stock of affordable housing and, where focused in targeted areas, can also serve to stimulate neighborhood revitalization efforts. The County offers the following programs to aid in housing rehabilitation by homeowners:

- **Single-Family Rehabilitation Loan Program:** This program assists low income owner-occupied households with one to two units in need of rehabilitation. The program provides 3% interest deferred loans that are due and payable upon sale or transfer. The maximum loan amount is \$25,000.
- **Single-Family Home Improvement Program:** This program is designed to assist low income qualified owners to repair electrical, plumbing, heating, and roofing systems, and eliminate minor code violations. The maximum loan amount is \$10,000.
- **Residential Sound Insulation Program:** This program provides grants to eligible property owners to sound insulate homes from aircraft noise caused by the Los Angeles International Airport (LAX). To be eligible for the grants, the property must be located within designated areas of the unincorporated communities of Lennox, Del Aire, and West Athens-Westmont. Sound insulation improvements may include the replacement of windows and exterior doors; and the addition of attic installation, vents, electrical panel upgrades, and a heating ventilation and air conditioning system. Properties located within the highest impacted areas are given first priority for sound insulation. This is a grant program with no cost to the property owners for sound insulation work.
- **Handyworker Program:** This program provides grants for minor home repairs and rehabilitation services to eligible low income households. Services include interior and exterior painting, window and screen repairs, smoke alarm repair and installation, and yard clean-up. The County contracts with community-based organizations to perform all repairs.

Program 22: Preservation of At-Risk Housing: For the period 2014 to 2024, a total of 582 housing units for low income households are at risk of converting to market-rate housing. The County will work to preserve the at risk units.

Implementation and Monitoring

Program 25: CEQA Streamlining: Analyzing the impacts of a project is a valuable part of the development process. However, environmental review also adds considerable cost, processing time, and uncertainty for developers. In order to remove this barrier to housing development, the County will look into various ways to streamline environmental review process, with an emphasis on projects located in urbanized areas, near employment and transit.

Program 26: Coordination and Implementation: Implementation and oversight of affordable housing development is facilitated by the Department of Regional Planning, Community Development Commission, Department of Public Works, Fire Department, Department of Parks and Recreation, and the Department of Public Health. The County provides an interdepartmental “One-Stop” counseling session and conceptual plan review. The OneStop brings together representatives from relevant departments to provide information on County regulations and requirements to

potential applicants. The pre-application conceptual design review provides preliminary feedback to potential applicants, which can reduce overall costs and improve projects.

Program 30: Housing Element Annual Progress Report: The State law requires that each local jurisdiction submit an annual progress report on the implementation of the Housing Element. This report must include the following:

- Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance.
- Progress in achieving Regional Housing Needs Assessment allocation.
- Program-by-program account of implementation status.
- Outcome/disposition of development applications.

Program 31: Monitoring of Housing Issues: The County will monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in the County.

2018 Analysis of Impediments

The 2018 Analysis of Impediments established goals for removing barriers to affordable housing. These are discussed further in the following section, however, are also presented here:

- ***Enhance accessible housing and supportive services to persons with disabilities:*** Continue to review Housing Element and other plans as well as planning decisions for inconsistencies with land use and State law regarding affordable housing and fair housing requirements for persons with special needs in Year 1. In Years 2-5, work with Agencies by holding meetings/trainings/discussions to make any necessary improvements to the plans and policies. Identify any policy changes and work with Regional Planning and Cities to address.
- ***Promote Healthy Communities:*** Review Housing Element and other plans for inconsistencies with land use and environmental hazards in Year 1. In Years 2-5, work with Agencies by holding meetings/trainings/discussions to make any necessary improvements to the plans.

H. FAIR HOUSING

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

In 2017 and 2018, the CDC conducted its comprehensive *2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles*.

This AI was conducted through the assessment of a number of quantitative and qualitative sources. Quantitative sources used in analyzing fair housing choice in Los Angeles County included:

- Socio-economic and housing data from the U.S. Census Bureau, such as the 2010 Census and the 2011-2015 American Community Survey;
- The 2017 HUD AFFH Database, which includes PHA data, disability information, and geographic distribution of topics;
- Housing complaint data from HUD;
- Home loan application data from the Home Mortgage Disclosure Act;
- Small business loans from the Community Reinvestment Act;
- Quarterly progress report data from the Housing Rights Center; and
- A variety of local data.

Qualitative research included evaluation of relevant existing fair housing research and fair housing legal cases. Additionally, this research included the evaluation of information gathered from many public input opportunities conducted in relation to this AI, including the 2017 Fair Housing Survey, a series of fair housing forums, workshops, and presentations, the public review and related review workshops. The AI had the following findings:

IMPEDIMENTS TO FAIR HOUSING CHOICE/CONTRIBUTING FACTORS AND GOALS

The Table below provides a list of impediments that have been identified as contributing to fair housing issues pertaining specifically to the Urban County and HACoLA's service areas. These items are prioritized according to the following criteria:

1. High: Impediments/Contributing factors that have a direct and substantial impact on fair housing choice, especially in R/ECAP areas, affecting housing, those impacting persons with disabilities, and are core functions of HACoLA or the CDC.
2. Moderate: Impediments/Contributing factors that have a direct and substantial impact on fair housing choice, especially in R/ECAP areas, affecting housing, those impacting persons with disabilities, and are core functions of HACoLA or the CDC, but the CDC or HACoLA may only have limited capacity to make a significant impact; or may not be within the core functions of HACoLA or the CDC.
3. Low: Impediments/Contributing factors that may have a direct and substantial impact on fair housing choice but are not within the core functions of HACoLA or the CDC or not within the capacity of these organizations to make significant impact, or not specific to R/ECAP neighborhoods, or have a slight or largely indirect impact on fair housing choice.

The impediments/contributing factors identified and included in the following table are in relation to the fair housing issues listed below. The prioritization of these contributing factors relates to the ability of the CDC and HACoLA to address the fair housing issues. A low priority does not diminish the importance of the factor in the Urban County or HACoLA service areas, but reflects the priority in addressing issues of fair housing.

- Segregation
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Discrimination or violations of civil rights laws or regulations related to housing

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|--|----------|--|---|
| Barriers to mobility | High | <p>According to 2015 ACS data, an estimated 9.2 percent of persons in the Urban County had a disability. The ability for persons with disabilities to access infrastructure, public facilities, and housing units is limited by barriers to mobility, such as physical accommodations for access. Some 37.6 percent of survey respondents with a disability indicated that it was difficult or somewhat difficult getting about their neighborhood or housing complex. In addition, an estimated 10.5 percent of respondents in Los Angeles County indicated that there are problems with their home that create physical/accessibility issues for their households. Based on a survey of participating cities regarding their CDBG spending priorities, over 80% indicated that they will use CDBG funds if available during the next five (5) years to address accessibility improvements such as sidewalks, public facilities, or housing. Participating cities considered the needs identified through assessments and input from residents to set their CDBG spending priorities.</p> <p>Barriers to mobility limits access to opportunities, creating a disproportionate access and contributing to fair housing issues. As such, this factor has been rated as a high priority.</p> <p>While the CDC and HACoLA have made continued efforts in the past to increase access for persons with disabilities, the need remains. The CDC and HACoLA must establish goals to increase access in order to diminish any disproportionate access to opportunity that persons with disabilities in the Urban County experience.</p> | <p>Los Angeles Urban County</p> <p>HACoLA</p> |
| Lack of affordable housing in a range of sizes | High | <p>According to the 2017 HUD AFFH data, approximately 74 percent of family households with five or more members experience housing problems such as cost burdens or overcrowding. The high percentage of families that need appropriately sized housing makes this contributing factor a high priority.</p> <p>Almost a quarter of all households surveyed expressed severe cost burdens which impact racial and ethnic minorities at an even higher rate. The lack of affordable housing units available in a wide variety of household sizes is evident in the proportion of households with severe cost burdens.</p> <p>The 2017-18 Resident Survey found that countywide the need for housing for seniors and persons with disabilities, ranked out of a possible 4, were 3.36 and 3.28, respectively.</p> <p>Although the CDC has encouraged the development of affordable units for special needs and low income households, the need for additional housing options is striking compared to available units. As a high priority, the CDC will continue to direct efforts and resources to promoting affordable housing options that comply with federal and state fair housing requirements, including Section 504 of the Rehabilitation Act (Section 504), Title II of the Americans with Disabilities Act (ADA), and the Fair Housing Act.</p> | Los Angeles Urban County |
| Lack of sufficient accessible housing in a range of unit sizes | High | <p>While 2015 ACS data states that 9.2 percent of persons in the Urban County had a disability, according to the County's 2015 Health Survey, 22.6 percent had a disability countywide. Barriers to mobility are compounded with limited access to affordable housing to create a lack of accessible housing options. Service providers echo this sentiment, highlighting the need for additional accessible units for varying households. The 2017-2018 Resident Survey found that, countywide, the rated need for housing for persons with disabilities was 3.28 out of 4.</p> <p>Lack of sufficient accessible housing in a range of unit sizes is rated as a high priority due to its impact on persons with disability to access fair housing options. This factor is a core function of both the CDC and HACoLA to address fair housing issues in the County.</p> <p>HACoLA and the CDC have been increasing the number of accessible units in the County through various efforts over time. However, these efforts still do not meet the need of persons with disabilities to access housing. In establishing goals to meet this need, the CDC and HACoLA will help decrease the disparity in access to housing options and access to opportunity for persons with disabilities.</p> | <p>Los Angeles Urban County</p> <p>HACoLA</p> |

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|--|----------|--|--------------------------|
| Lack of sufficient publicly supported housing for persons with HIV/AIDS | High | <p>The HIV/AIDS population in Los Angeles County has seen 85,500 cumulative diagnosis of HIV/AIDS, according to the 2015 Annual HIV Surveillance Report, which also estimates that 60,000 persons are currently living in the County with HIV/AIDS. This report also suggests that the Hispanic population is disproportionately affected, as well as persons in San Fernando and San Gabriel Valley. The U.S. Department of Health and Human Services states that stable housing options for this population has been linked to better ability to access care and supportive services, as well as maintenance of treatment.⁴³ The continued need for housing options for persons with HIV/AIDS was emphasized during the AI process through service providers and public input.</p> <p>The lack of sufficient publicly supported housing for persons with HIV/AIDS limits access to housing options for this special needs population. This directly impacts access to opportunity and exasperates levels of segregation. Due to these impacts, this factor has been given a high priority.</p> <p>Housing efforts have been undertaken county-wide to increase housing option for person with HIV/AIDS. However, the need for additional housing options is still prominent for this special needs community. The CDC will Establish a goal to increase housing options to help diminish the disparities in access for persons with HIV/AIDS.</p> | Los Angeles Urban County |
| Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general | High | <p>The location of accessible and affordable housing units in the Urban County may indicate that land use and planning decisions are restricting the housing options for eligible households. Affordable housing options tend to be located in or adjacent to R/ECAP areas, as seen in the maps in Section F.</p> <p>Land use and planning decisions restricting fair housing choice for persons with disabilities and affordable housing in general plays an immediate impact on fair housing issues by limiting housing choices, diminishing access to opportunity, and further exacerbates segregations among minorities and for persons with disabilities. For these reasons, this factor has been placed as a high priority.</p> <p>While the CDC and participating cities have reviewed and implemented Housing Elements and other plans, the need for additional review and revision exists in order to identify restrictions to accessible and affordable housing. Identifying and revising existing land use and planning decisions will expand housing options and increase access to fair housing options within the County.</p> | Los Angeles Urban County |
| Presence of lead poisoning exposure | High | <p>Lead poisoning exposure continues to be an issue for households, particularly for low income households. Between 2011 and 2015, over 15,000 children under the age of 6 test positive for lead.⁴⁴ However, the number of those children that have elevated blood lead levels is unclear, and under-testing appears to be a continued problem.⁴⁵ According to the Response and Surveillance System for Childhood Lead Exposure (RASSCLE), the highest levels of lead poisoning exposure can be found in Central and South Los Angeles. Elevated blood levels are more prevalent among low income households.⁴⁶ In addition, CDC studies have found that black populations have been found to be more likely to have elevated blood levels.⁴⁷</p> <p>This heightened risk limits access to healthy neighborhoods and safe housing environments. It is selected as a high priority due to its impact of access to healthy housing options and increases disproportionate housing needs within R/ECAP areas.</p> <p>The CDC has funded lead abatement procedures, but the continued risk threatens the health and safety of households, especially those with children. The CDC will continue efforts to promote increased access to healthy and safe housing options through lead abatement efforts and review.</p> | Los Angeles Urban County |

⁴³ <https://www.hiv.gov/hiv-basics/living-well-with-hiv/taking-care-of-yourself/housing-and-health>

⁴⁴ "Lead's Hidden Toll", Joshua Schneyer, April 20, 2017. Reuters Investigates. <http://www.reuters.com/investigates/special-report/usa-lead-la/>.

⁴⁵ <https://www.reuters.com/article/us-usa-lead-la/l-a-health-officials-misstated-some-cases-of-childhood-lead-exposure-idUSKBN18S66J>

⁴⁶ <http://www.epi.umn.edu/let/nutri/disparities/causes.shtm>

⁴⁷ <https://www.cdc.gov/mmwr/volumes/65/wr/mm6539a9.htm>

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|--|----------|--|--------------------------|
| Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population | High | <p>Housing problems impact a large proportion of households in LA County. Racial and ethnic minorities, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. For example, black and Hispanic households face housing problems at a rate of 58.7 and 66.5 percent, respectively, and families with 5 or more people face housing problems at a rate of 74.0 percent, according to HUD AFFH Data.</p> <p>The rate at which protected classes face housing problems compared to the general population exemplifies the disproportionate housing need in the County, particularly those in R/ECAPs. This is a high priority as it impacts the level of access to fair housing options for these households in the County.</p> <p>While the CDC has directed resources to address disparities in access to housing in at-need areas, continued efforts are needed in order to guarantee access to housing options. The CDC will continue to establish meaningful and impactful goals to increase access for protected classes to access housing and decrease disproportionate need.</p> | Los Angeles Urban County |
| Noise Pollution due to plane traffic from Los Angeles International Airport | High | <p>R/ECAPs in the Urban County are more likely to face environmental issues, such as noise pollution from LAX. There are an estimated 8,424 dwelling units impacted by noise from LAX.⁴⁸ Noise pollution continues to be a hazard for low income households and for R/ECAPs.</p> <p>Noise pollution decreases quality of life and limits access to healthy neighborhoods. This factor has been selected as a high priority due to the enormous need and its effect on persons living in R/ECAPs as well as the ability of the CDC to work with Federal Aviation Administration and Los Angeles World Airports to address the need.</p> <p>The CDC has recognized the impact of noise pollution on household access to healthy neighborhood, and is creating goals to help diminish the impact of noise pollution on access to healthy neighborhoods.</p> | Los Angeles Urban County |
| Poor land use and zoning siting sources of pollution and environmental hazards near housing | High | <p>The disparity in access to healthy neighborhoods shows a marked disparity for racial and ethnic minorities in accessing healthy neighborhoods. The location of housing adjacent to environmental hazards may continue to allow for disparities to exist and limit household access to lower pollution levels. R/ECAP areas in the Urban County tend to have higher levels of toxic emissions and environmental hazards, as seen in Map IV.110.</p> <p>Poor land use and zoning policies diminish access to opportunity and healthy neighborhoods. Siting decisions increase the disproportionate level of access to unhealthy neighborhoods for racial and ethnic minorities and low-income households, particularly those in R/ECAPs. These limiting factors to fair housing options, places this factor as a high priority.</p> <p>While the CDC and participating cities have reviewed and implemented Housing Elements and other plans, the need for additional review and revision exists in order to identify restrictions to accessible and affordable housing. Identifying and revising existing land use and planning decisions will expand housing options and increase access to fair housing options within the County. In addition, the CDC will continue its policy in the Notice of Funding Availability for affordable housing that applicants that propose projects within 500 feet of a freeway will not qualify for funding such as HOME Partnerships Investment and other applicable funding. Participating cities will also be trained on the policy and encouraged to implement it within their jurisdictions</p> | Los Angeles Urban County |

⁴⁸ http://www.lawa.org/uploadedFiles/LAX/pdf/3q17_20171115_Quarterly_Report.pdf

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|---|----------|--|------------------------------------|
| Access to quality healthcare | Low | <p>Healthy Neighborhoods focus groups highlighted the poor access to quality healthcare in areas with higher concentrations of poverty. The 2015 LA County Health Survey found that 43.0 percent of persons below the Federal Poverty Line had difficulty accessing medical care. Racial and ethnic minorities also have more difficulty accessing medical care, with 31.2 percent of Hispanic and 26.8 percent of Asian adults having difficulty, compared to 12.7 percent of white adults.</p> <p>While this issue remains vital to the overall well-being of Urban County households and impacts the ability of households to access healthy neighborhoods, the CDC has limited capacity to make effective change with its available resources to provide access to quality healthcare. The Department of Public Health and other agencies throughout Los Angeles County are responsible for healthcare and the CDC partners with these agencies where possible.</p> <p>The CDC has funded community efforts to promote access to community health services. The CDC will continue these efforts by establishing goals to create more access to healthcare and healthy neighborhoods.</p> | Los Angeles Urban County |
| Food insecurity - Access to healthy and nutritious food options | Moderate | <p>Food insecurity continues to be an issue for many households in Los Angeles County. The 2015 County Health Survey found that 41.1 percent of households below the FPL had low or very low food security. In addition, Latino, black, and American Indian households had a markedly higher rate of low or very low food security.⁴⁹ Many areas experience limited access to fresh food, particularly R/ECAPs in the County, as shown by USDA food atlas.⁵⁰ This sentiment was echoed by the Healthy Neighborhoods Focus Groups.</p> <p>Limited access to food options and food insecurity are directly impactful to access to healthy neighborhoods. Since the County is seeing disproportionate access for R/ECAPs and low-income and minority populations in food security, the priority for this factor is moderate. It is rates as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Increasing access to food options will reduce the level of disparity that low-income and minority populations face in access to healthy neighborhoods. In light of this, although it's a moderate priority, HACoLA and the CDC can establish goals to help increase access to food options and social services with its limited resources.</p> | Los Angeles Urban County HACoLA |
| Location and access to local businesses, especially in economically depressed areas | Moderate | <p>Access to local businesses may limit job proximity and labor force engagement. As seen in the Opportunity Indices. Labor force engagement for some racial and ethnic minorities is markedly lower than for white Urban County residents. Labor market index scores for black and Hispanic households were 44.4 and 34.9, respectively, while those for white households were 69.4.</p> <p>Location and access to local businesses, especially in economically depressed areas such as R/ECAPs, limits access to opportunity. This is directly connected to fair housing issues and the CDC continues to invest in business assistance in R/ECAPs. However, it is rated as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Areas with high concentrations of racial and ethnic minorities and poverty, or R/ECAPs, are inundated with lower level of access to opportunity and access to local businesses. The CDC will implement activities to increase access to increased business activity in R/ECAPs in order to decrease disparities in access to opportunity.</p> | Los Angeles Urban County |

⁴⁹ <http://www.publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm>

⁵⁰ <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|--|----------|--|--------------------------|
| Lack of Information on Affordable Housing | High | <p>Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County.</p> <p>Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority.</p> <p>Efforts to increase access to information have been on-going throughout the County. Efforts by the CDC to increase knowledge about federal and state fair housing requirements will decrease disparities in access and increase the accessibility of fair housing options.</p> | Los Angeles Urban County |
| Increasing measures of segregation | High | <p>The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2015, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000 at 67.21 and 62.72, respectively, in 2015, according to AFFH Table 3. These areas of segregation continue to limit access to high opportunity areas, as well as compounding housing problems in R/ECAPs.</p> <p>The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well.</p> <p>The CDC will increase access to housing in low minority and high opportunity areas through the introduction of pertinent goals, such as developing housing outside of areas of minority concentrations with low opportunities. Increasing access to low minority areas will impact the rate of segregation.</p> | Los Angeles Urban County |
| Discrimination in private rental and homes sales markets | High | <p>According to Fair Housing public input and HMDA data, racial and ethnic minorities, as well as other protected classes, face discrimination in private rental and homeowner markets. HMDA data shows that some racial and ethnic minorities are more likely to be denied a mortgage. In addition, HUD Fair Housing Complaint Data showed over 2,600 complaints between 2008 and 2016. The basis of these complaints was most likely to be disability, race, or familial status.</p> <p>Discrimination in the private rental and home sales market has been selected as a high priority affecting the fair housing issues of disparities in access to opportunity, discrimination, and segregation. It is selected as a high priority because it directly relates to fair housing choice and restricts a person's ability to secure housing based on protected class status or some other arbitrary reason. The CDC also has the ability to contract with a fair housing service provider to address this contributing factor.</p> <p>Although the CDC has contracted with a fair housing service provider to investigate alleged violations of fair housing law in the past, the complaints still remain each year so there needs to be enhanced, on-going enforcement as well as fair housing education. In addition, to adequately determine and address patterns of discrimination, more specific complaint data needs to be collected such as where the resident currently lives, where the alleged infraction occurred, protective class, and issue code (type of discrimination). As a high priority, the CDC will need to set goals to ensure meaningful actions are implemented so that discrimination in the private rental and homes sales market can be decreased or eliminated.</p> | Los Angeles Urban County |
| Access to Financial Services | Moderate | <p>The Fair Housing survey found that 9.3 percent of respondents indicated that their home loan application was denied in the past five years. According to HMDA data, between 2008 and 2015, black mortgage applicants are denied at a rate more than 7 percentage points higher than white applicants, and Hispanic applicants are denied at a rate more than 5 percentage points higher than non-Hispanic applicants.</p> <p>Access to financial services is related directly to housing options, and contributes to segregation, R/ECAPs, disparities in access to opportunities, and disproportionate housing needs. While this factor contributes to fair housing issues, it is rated as a moderate priority as the CDC is not able to address this issue on a large scale due to funding as well as the fact that state and regulatory agencies are in a better position to ensure compliance.</p> <p>Although this factor is rated as a moderate priority, the CDC will conduct outreach and education services through a fair housing service provider to help additional households access financial services in the Urban County.</p> | Los Angeles Urban County |

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|---|----------|---|-----------------------------|
| Lack of coordination with other Planning Processes and Programs to address contributing factors | Moderate | <p>Throughout the planning and evaluation process, the CDC acknowledges gaps in coordination and planning processes that may limit the impact of programs and resources that are used to address fair housing. The size of the Urban County, and coordination among the numerous cities and unincorporated areas is limited by scale and resources to implement large scale planning efforts.</p> <p>Lack of coordination contributes to a number of fair housing issues including segregation, R/ECAPs, disparities in access to opportunity, and disproportionate housing needs. At the time of preparing the AI, there were initiatives that were in process that could address some of these fair housing issues such as a County tenant protection ordinance. However, the role of the CDC was not defined. The CDC will continue to participate in various meetings to define these roles and will take active steps to coordinate with the agencies taking the lead in applicable planning and programming efforts. While this factor is important to reducing these fair housing issues, the role of the CDC is undefined at this point. As such, it is rated as moderate.</p> <p>In spite of the fact that this factor is rated as moderate, the CDC will address this factor with steps to increase coordination across agencies through active participation in the planning and development of future programs and policies to address fair housing issues as well as implementation of these initiatives where appropriate..</p> | Los Angeles Urban County |

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|---|----------|---|---|
| Public safety concerns | High | <p>Crime data reported by LA County, as well as public sentiment, pointed to a high level of need for public safety measures. This is particularly striking in R/ECAPs. According to the 2017 Fair Housing Survey, an estimated 37 percent of residents in R/ECAPs felt unsafe in their neighborhood at night, compared to 20 percent for the Urban County overall.</p> <p>Safety is a primary concern for promoting access to healthy neighborhoods. The diminished access to safety also diminishes access to healthy neighborhoods, and therefore establishes this factor as a high priority.</p> <p>Efforts to increase public safety, particularly for those households in R/ECAPs will increase access to healthy neighborhoods and decrease public safety concerns. The CDC's and HACoLA's efforts will promote community involvement and crime prevention through annual goals.</p> | <p>Los Angeles Urban County</p> <p>HACoLA</p> |
| Violent and drug related crime in public housing | High | <p>Violence and crime in public housing is a real concern for residents because it impacts their quality of life, particularly those in R/ECAPs. Violent crimes continued to grow and had jumped for a third time by 2016.⁵¹ Increased incidents of crime and drug related offences have been linked to areas with higher concentrations of poverty. According to the Fair Housing Survey, only 46.7 percent of public housing residents felt safe or very safe in their public housing development at night, and 38.6 percent felt safe or very safe in their neighborhood at night.</p> <p>Violent and drug related crime in public housing directly impacts access to healthy neighborhoods. Residents in R/ECAPs are facing diminished access to healthy neighborhoods, and therefore this factor is rated as a high priority.</p> <p>HACoLA has engaged in crime and safety programs, including the Community Policing Team (CPT) Program, and Crime Prevention through Environmental Design. However, crime and safety are a continued issue for public housing residents. Continued efforts are necessary to reduce the number of violent and drug related crime incidents in public housing.</p> | HACoLA |
| Minority and low-income communities experience higher rates of crime and violence | High | <p>As demonstrated by higher levels of crime in R/ECAP areas, access to safe neighborhoods are limited for low-income household. The perception of neighborhood safety is markedly lower for low income and minority households. Only 68.9 percent of households below the Federal Poverty Line (FPL) felt their neighborhoods were safe, compared to almost 80 percent of households between 100 and 199 percent FPL.⁵² In addition, Latino and African American households were more than 15 percentage points lower in perceived neighborhood safety than white households. The Portrait of Los Angeles County report found that areas in Los Angeles County, including Cudahy, Westmont, Lennox, East Rancho Dominguez, and Florence-Graham, have higher crime rates.⁵³</p> <p>Disproportionate rates of violence and crime create disproportionate access to healthy neighborhoods. The factor is selected as high priority because of the impact on minority and low-income communities, and the disparities in access to safe neighborhoods and environments.</p> <p>The CDC and HACoLA's efforts to address crime and violence in minority and low-income communities will increase access to healthy neighborhoods. The CDC and HACoLA will establish goals to increase resources to combat the disproportionate rate of violence and crime for these communities.</p> | <p>Los Angeles Urban County</p> <p>HACoLA</p> |

⁵¹ <http://www.latimes.com/local/lanow/la-me-crime-stats-20161227-story.html>

⁵² <http://www.publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm>

⁵³ <https://ssrc-static.s3.amazonaws.com/moa/PoLA%20Full%20Report.pdf>

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|---|----------|---|------------------------------------|
| Criminal activity in public housing facilities | High | <p>Crime data reported by Los Angeles County, as well as public sentiment, pointed to a high level of need for public safety measures. This is particularly striking in R/ECAPs. According to the 2017 Fair Housing Survey, an estimated 37 percent of residents in R/ECAPs felt unsafe in their neighborhood at night, compared to 20 percent for the Urban County overall. According to the Fair Housing Survey, only 46.7 percent of public housing residents felt safe or very safe in their public housing development at night, and 70.6 percent felt safe or very safe in their development during the day.</p> <p>Criminal activity in public housing facilities not only impacts the residents' quality of life but also access to healthy neighborhoods. This impact on fair housing issues places this factor as a high priority.</p> <p>HACoLA has engaged in a variety of efforts to decrease criminal activity. Continued efforts are necessary to increase access to safe and healthy neighborhoods and diminish disparities in access to opportunity.</p> | HACoLA |
| Juvenile crime activity | High | <p>The rate of juvenile crime, echoing the rate of the crime statistics, is prevalent in lower income communities. In 2015, the juvenile felony arrest rate was 513 per 100,000 county-wide.⁵⁴ This rate has lowered over the past couple years for the County.</p> <p>Disproportionate rates of juvenile crime activity not only affects the residents' quality of life but also creates disproportionate access to healthy neighborhoods. The factor is selected as high priority because of the impact on minority and low-income communities, and the disparities in access to safe neighborhoods and environments.</p> <p>HACoLA has undertaken the Juvenile Justice Crime Prevention Act (JJCPA) Program to encourage lower rates of juvenile crime. The CDC also funds a gang and drug intervention program for youth in the RECAP areas. While rates are lowering county-wide, they still remain a crucial issue for neighborhood safety and access to healthy neighborhoods. Continued efforts to combat juvenile crime may help lower the disparities in access to safe and healthy neighborhoods.</p> | Los Angeles Urban County HACoLA |
| Increase independence for the elderly or families with disabilities | High | <p>The 2015 County Health survey found that 22.6 percent of the population had a disability and 41.9 percent of those over 65 had a disability. In addition, those under the FPL had a higher disability rate than average, at 28.6 percent. Independence is reliant on access to a variety of components, including accessibility and services. Barriers to mobility and access to accessible housing are two primary hurdles to increasing independence.</p> <p>Limited independence for the elderly or families with disabilities is a primary barrier for access to housing options and opportunity. This factor contributes directly to fair housing issues, such as disparity in access to opportunity, and is therefore rated as a high priority.</p> <p>Efforts to increase independence will help integrate households with disabilities and negate any disparities in access to opportunity. HACoLA's established goals to encourage independence will support overarching fair housing goals and provide more equitable access to housing.</p> | HACoLA |
| People with disabilities becoming homeless | High | <p>Homelessness continues to be a major issue in Los Angeles County, and increased by 23 percent between 2016 and 2017 to 57,794 county-wide.⁵⁵ In 2016, more than 15 percent of the homeless population had a physical disability, and more than 3 percent had a developmental disability.⁵⁶</p> <p>Homelessness is a critical issue throughout Los Angeles County, particularly for households with disabilities. This contributing factor limits access to housing options and is considered a high priority.</p> <p>Identifying people with disabilities at risk of becoming homeless will decrease the number of persons who enter homelessness each year. HACoLA will address the growing need for affordable and accessible housing by setting goals that target at-risk persons with disabilities.</p> | HACoLA |

⁵⁴ <http://casi.cjcj.org/Juvenile/Los-Angeles>

⁵⁵ <https://www.lahsa.org/documents?id=1385-2017-homeless-count-results-los-angelescounty-presentation.pdf>.

⁵⁶ <https://www.lahsa.org/dashboards?id=18-2016-greater-los-angeles-homeless-count-demographic-summary>

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|---|----------|---|--------------|
| Lack of mental health services for school age children of public housing | High | <p>Mental health concerns continue to be a crisis for public housing residents, impacting school age children. An estimated 7.4 percent of children in LA County attempted to access mental health care.⁵⁷ The incidence of violence and poverty have a documented impact on mental health for children, coupled with limited access to mental health services has continued to keep child mental health as a high priority.⁵⁸</p> <p>Access to mental health services is an essential part of a healthy household and community, and limited access is a part of limited access to healthy communities. This factor is set as a high priority because of its impact on households' ability to access healthy neighborhoods and vital services.</p> <p>Although HACoLA has promoted mental health activities in the past, there is a continued need within public housing to promote access to mental health, particular for school aged children. Efforts to increase access must be implemented in order to eliminate any disparities in access to these services.</p> | HACoLA |
| Access to affordable internet | Moderate | <p>Data and public input have revealed a digital divide for low income households that do not have equitable access to affordable internet options. Areas with higher concentrations of poverty in LA County are the least connected to internet options.⁵⁹ About a third of low-income households do not have internet, more than double the general population.⁶⁰</p> <p>This digital divide may have far reaching consequences, including limitations to service information, and limited access to educational and employment opportunities. This creates disparities in access to opportunity, but is rated as a moderate priority due to a lack of HACoLA resources to address the factor on a wide scale.</p> <p>Efforts to decrease the digital divide will help eliminate the disparities in access to educational and employment opportunities. HACoLA efforts must attempt to bridge this divide in order to establish more equitable access to opportunities in the County.</p> | HACoLA |
| Industries not in compliance with health regulations - Pollution in Neighborhoods | Moderate | <p>Access to healthy neighborhoods is markedly diminished in low income areas and R/ECAPs from industry practices. However, industry practices are not within the authority of HACoLA. The highest rates of pollution were found in areas of high poverty, and according to the Portrait of LA County report, were in Cudahy, Westmont, Lennox, East Rancho Dominguez, and Florence-Graham.⁶¹ In addition, Latino, black, Native Hawaiian or other Pacific Islander (NHOPI) and Native American households were more likely to be in areas with high pollution levels.⁶²</p> <p>Pollution directly impacts health and access to healthy neighborhoods. Disproportionate access to healthy neighborhoods for low-income and minority population creates a significant need. However, the ability of HACoLA to address industry policy is limited, and therefore this factor is weighed as moderate.</p> <p>Efforts by HACoLA to diminish disparities in access to healthy neighborhoods may be achieved through increased access and dissemination of information to residents. HACoLA goals to decrease exposure to pollution will help increase access to healthy neighborhoods.</p> | HACoLA |

⁵⁷ <http://publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm#Child>

⁵⁸ <https://www.urban.org/urban-wire/povertys-toll-mental-health>

⁵⁹ <http://arnicusc.org/wp-content/uploads/2017/07/Policy-Brief-2.pdf>

⁶⁰ <http://arnicusc.org/wp-content/uploads/2017/07/Policy-Brief-2.pdf>

⁶¹ <https://ssrc-static.s3.amazonaws.com/moa/PoLA%20Full%20Report.pdf>

⁶² <https://ssrc-static.s3.amazonaws.com/moa/PoLA%20Full%20Report.pdf>

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|---|----------|---|--------------|
| Illegal Dumping - Proximity to environmental hazards, especially in communities of color | High | <p>Environmental hazards are more likely to impact low-income households and R/ECAPs, as shown by the Environmental Health Index, the CalEnviroScreen, and the consultation process. Latino, black, NHOPU, and Native American households were more likely to be in areas with high pollution levels.⁶³</p> <p>These hazards limit access to healthy neighborhoods and increase health hazards in vulnerable communities. This diminished access to healthy neighborhoods is a contributing factor to fair housing issues and is rated as a high priority.</p> <p>Efforts by HACoLA to diminish disparities in access to healthy neighborhoods may be achieved through increased monitoring and information. HACoLA goals to decrease exposure to pollution will help increase access to healthy neighborhoods.</p> | HACOLA |
| Enhance adequacy of life skills (e.g. Housekeeping, healthy eating, financial management) | Moderate | <p>The 2015 LA County Health survey indicated that households below the FPL may have less access to support for enhancing life skills. Additionally, public involvement and consultation provided insight on inadequacy of life skills for many households throughout the County. These may include housekeeping, healthy eating, and financial management.</p> <p>The impact of life skills on quality of life and access to healthy neighborhoods is a contributing factor to fair housing issues and disproportionate access to opportunity. The capacity of HACoLA to impact these skills may be minimal on a large scale, and is therefore rated as a moderate priority.</p> <p>Efforts to increase the adequacy of life skills may impact the disparity in access to opportunity by increasing access to healthy neighborhoods. HACoLA will enhance current programs to increase life skills.</p> | HACOLA |
| Enhance air quality within housing development sites | Low | <p>Studies have found that public housing residents nationwide are twice as likely to have asthma as the general population, advocating for the elimination of smoking in public housing units.⁶⁴ In December, 2016, HUD published a final rule requiring public housing agencies to initiate a smoke-free policy by July, 2018.</p> <p>Diminished access to healthy air limits access to healthy neighborhoods. While enhancing air quality within housing development sites is of high importance, HACoLA has already made great strides in improving air quality and rates it as a priority of low.</p> <p>Between 2013 and 2014, HACoLA implemented a smoke-free policy for its housing developments to protect the residents, including families, youth, and the elderly and disabled. HACoLA continues to make strides to protect the air quality within housing development sites, and promote the health of all public housing residents.</p> | HACOLA |
| Instances of absentee/bad landlords | Low | <p>The cases of bad and absentee landlords, as established by public input, diminish the quality of housing options for many low-income households throughout the Urban County. Over 19 percent of respondents to the Fair Housing survey indicated that they were not able to communicate with their landlord; and 21 percent of public housing residents were not able to communicate with their landlord. For the public housing program, HACoLA will improve the perception of absentee landlords by effectively communicating and meeting with the residents.</p> <p>The impact of these landlords on sub-par conditions is important in establishing equal access to housing, however, may be difficult to monitor on a County-wide scale, especially in the private rental market. While this may impact access to housing options, this factor has been rated as a low priority.</p> <p>Efforts to increase the responsibility of landlords will help encourage access to housing options. Establishing goals may be limited by the capacity of HACoLA, but may be focused on public housing residents to increase access to opportunity.</p> | HACOLA |

⁶³ <https://ssrc-static.s3.amazonaws.com/moa/PoLA%20Full%20Report.pdf>

⁶⁴ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4716462/>

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|---|----------|--|--------------|
| Lack of opportunities for residents to obtain housing in higher opportunity areas | High | <p>As seen in the Disparities in Access to Opportunity section of this document, R/ECAPs have a markedly lower level of access to education, employment, and healthy neighborhoods. A lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education, limit access to these areas for low income and racial and ethnic minority households.</p> <p>Lack of opportunities for residents to obtain housing in higher opportunity areas directly contributes to fair housing issues of disparities in access to opportunity. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for minority and low income households.</p> <p>Efforts to increase access to high opportunity areas have not mitigated the disparity in access to opportunity faced by households in low opportunity areas. Increasing housing options in high opportunity areas, through measurable goals, will help establish higher levels of access to minority and low income households.</p> | HACOLA |
| Lack of knowledge of Fair Housing, Section 504 and ADA laws | High | <p>The Fair Housing survey indicated that 39 percent of respondents were not aware of their right to request accommodations. Fair housing outreach indicated a lack of knowledge of fair housing, Section 504 and ADA laws throughout the Urban County. In addition, some 30.9 percent of public housing resident respondents were not aware of their rights to request accommodations.</p> <p>Limited knowledge limits access to services for eligible households. This limited access is a contributing factor to fair housing in limiting access to opportunity. This factor is rated as a high priority.</p> <p>HACoLA efforts to increase knowledge of fair housing laws will continue and increase access to opportunities and decrease disparities for households with disabilities.</p> | HACOLA |
| Disconnect in matching people with disabilities with the right housing resources | High | <p>The Fair Housing survey indicated that 39 percent of respondents were not aware of their right to request accommodations, and 11 percent were in need of a housing accommodation. Additionally, consultation with agencies and public input indicated that eligible households were not effectively matched with appropriate resources, especially accessible housing options.</p> <p>Persons with disabilities that are not matched with appropriate services are contributing factors to fair housing issues and decreasing access for persons with disabilities to housing options. This factor is rated as a high priority due to its impact on fair housing.</p> <p>HACoLA has increased efforts to match persons with disabilities with services, but are not currently meeting the existing need. Establishing goals to remediate this factor through increased services will help close the gap in disparate access.</p> | HACOLA |
| Discrimination in the private accessible rental markets | High | <p>According to Fair Housing public input and HMDA households with disabilities face discrimination in private rental and homeowner markets. HUD Fair Housing Complaint Data showed over 2,600 complaints between 2008 and 2016 for Los Angeles County, with the most common basis of these complaints being a disability.</p> <p>Discrimination in accessible units has been selected as a high priority because it related directly to fair housing and access to opportunity.</p> <p>Although efforts had been made to investigate violations of fair housing law in the past, discrimination still remains an on-going continuing factor that limits access to fair housing. As a high priority, HACoLA will continue efforts to enhance access to housing options and resources to encourage fair housing practices in the marketplace.</p> | HACOLA |

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|--|----------|--|--------------|
| Disparities in job readiness and educational achievement | High | <p>The Education index as well as other data sources, indicated a marked disparity in school proficiency. While white households had a school proficiency index of 73.65, black and Hispanic household indices were 44.24 and 44.35, respectively. This disparity in job readiness has far reaching consequences, including future economic opportunities.</p> <p>Disparities in job readiness and educational achievement has been placed as a high priority due to its impact on fair housing issues and access to opportunity. This factor limits access to fair housing choice and economic security.</p> <p>Since disparities in access still exist in the County, particularly for racial and ethnic minorities, HACoLA will set goals to ensure meaningful actions are implemented to increase job readiness and educational achievement, so disparities in access can be reduced.</p> | HACOLA |
| Availability of scholarships | Moderate | <p>Limited availability of scholarships create a barrier for households to access proficient educational opportunities. As seen in the School Proficiency Index, some racial and ethnic minorities overall, and R/ECAPs experience lower levels of school proficiency compared to white households in the Urban County. Black and Hispanic households have a school proficiency index of 44.2 and 44.4, respectively, compared to 73.7 for white households.</p> <p>The limited availability of scholarships limits access to education opportunities. This factor is related to the fair housing issue of access to opportunity, but is not within the capacity of HACoLA to impact on a wide scale, and is therefore rated as a moderate priority.</p> <p>Efforts to increase access to educational opportunities will decrease the disparities in access to educational opportunities for low income households. R/ECAPs with particularly low school proficiency and educational achievement levels can be directly impacted by efforts to increase access to sustained educational opportunities.</p> | HACOLA |
| Enhance programs to help at-risk homeless population | High | <p>Homelessness continues to be a major issue in Los Angeles County, and increased by 23 percent between 2016 and 2017 to 57,794 county-wide.⁶⁵ More than 74 percent of the counted homeless population in 2017 were unsheltered.</p> <p>The growing rate of homelessness places this factor as a high priority in the County.</p> <p>While HACoLA have taken substantial efforts to combat homelessness, it continues to be a growing problem in the County. In an effort to help stabilize and even reduce homelessness, HACoLA will establish goals to provide services for at-risk households. Any effort to help reduce the growth of the homeless population will help decrease disparities in access to housing options.</p> | HACOLA |
| Access to transportation | Low | <p>A 2017 Metro study found that 84 percent of bus riders did not have a car, and that the median income for riders in 2016 was \$15,620.⁶⁶ Public input and consultation activities reiterated the fact that many households with children struggle to access transportation options, limiting access to opportunity.</p> <p>Limited access to transportation is a key component in access to fair housing and disparities in access to opportunities. Limited access to transportation for families, including parents and children is rated as a low priority for addressing fair housing issues in the County due to a lack of capacity for HACoLA to address this factor.</p> <p>However, HACoLA has undertaken programs to increase access to transportation services, but the gap in access persists. Increasing the availability of transportation options for parents and children will help close this gap in access to opportunity.</p> | HACOLA |

⁶⁵ <https://www.lahsa.org/documents?id=1385-2017-homeless-count-results-los-angelescounty-presentation.pdf>.

⁶⁶ <https://www.metro.net/about/metro-disparity-study/>

| Impediments/Contributing Factor | Priority | Justification | Service Area |
|---|----------|---|--------------|
| Lack of resources and services for working families (e.g., helping find housing for minorities) | High | <p>Resources and services for working class families are essential to bridge the gap in access to housing and other services. 2015 Health Survey data suggest that low income households have lower knowledge about where to turn for support when compared to higher income households.</p> <p>A lack of these resources acts as a barrier in access, and remains a high contributing factor to access to fair housing. This factor has been rated as a high priority due to its impact on access to opportunity.</p> <p>Increasing access to resources and services will help decrease any disparities in access to opportunities for low income households. Efforts by HACoLA can be achieved in measurable goals to connect working families with applicable resources.</p> | HACOLA |
| Access to affordable childcare | Moderate | <p>Affordable childcare is a barrier for many households to enter or remain in the workforce, with an estimated 31.6 percent of LA County housing facing difficulties finding childcare.⁶⁷ The rate was even higher for those living below the FPL, at 41.9 percent. Public involvement and outside consultation reiterated the importance of affordable childcare that acts as a barrier to economic opportunities for low income households.</p> <p>Access to affordable childcare is directly linked with access to employment. Inequitable access to childcare create disproportionate access to opportunity and therefore is a contributing factor to fair housing issues. While it is vital for households to have access to childcare options, it is not within the ability of HACoLA to impact change on a wide scale. Therefore, this factor is rated as moderate.</p> <p>While there have been past efforts to increase access to childcare, it still remains a critical issue for many households. Any efforts by HACoLA to increase access to services will decrease disparities in access to opportunity for low-income households.</p> | HACOLA |
| Enhance place based investments | Moderate | <p>The availability of services and access to opportunities varies for protected classes in Los Angeles County. This is exemplified by the opportunity index, such as access to low poverty areas. While non-Hispanic white households have a low poverty index of 70.81, black households have an index of 48.72, and Hispanic households have an index of 41.00.</p> <p>Disparities in access to opportunity are directly linked to limiting access to fair housing. Enhancing place based investments will increase access to opportunity and is therefore rated as a moderate priority.</p> <p>HACoLA will increase place based investments through the use of additional funding for rental assistance, resident service programs, and addressing homelessness.</p> | HACOLA |
| Facilitate Access to proficient schools | Moderate | <p>Minority populations in the Urban County have significantly lower school proficiency indices than white non-Hispanic households. While white households have index ratings at 73.66 for school proficiency, black households have 44.24, and Hispanic households have 44.35.</p> <p>Disparities in access to opportunity, such as disparities in access to proficient schools are a significant issue for the Urban County. However, due to the lack of control over the education system, facilitating access to proficient schools has been rated as a moderate priority.</p> <p>HACoLA will continue to increase access to educational opportunities for public housing residents in an effort to increase access to proficient schools, and decrease disparities in access to opportunity.</p> | HACOLA |

⁶⁷ <http://publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm#Child>

General policy statements with respect to all goals and actions below.

Compliance with Federal Accessibility Standards

Because the County and HACoLA each receive federal assistance, all programs and activities, including those below in the goals, are covered by Section 504 of the Rehabilitation Act (Section 504) and HUD's implementing regulation at 24 CFR part 8. Accordingly, the County and HACoLA will comply with Section 504 obligations, including the requirement to comply with accessibility requirements, in all funded housing (not just affordable housing) and all programs. For purposes of Section 504 compliance, the design, construction, or alteration of housing and other facilities that are part of the County's and HACoLA's programs will conform to the Uniform Federal Accessibility Standards (UFAS), or the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design, except for certain specific identified provisions, as detailed in HUD's Deeming Notice, <http://www.gpo.gov/fdsys/pkg/FR-2014-05-23/pdf/2014-11844.pdf>. Section 504 requires at least 5% of dwelling units for individuals with mobility impairments and an additional 2% of dwelling units, as well as public and common areas, for individuals with sensory impairments to comply with the UFAS and/or HUD's Deeming Notice.

Further, the County and HACoLA, as public entities, will comply with Title II of the ADA and its implementing regulation at 28 CFR part 35. The 2010 ADA Standards for Accessible Design (2010 ADA Standards) will also be followed for new construction, alterations, and program access in existing facilities as of March 15, 2012. Both Section 504 and Title II of the ADA also have program requirements in which the County and HACoLA will follow. Finally, as applied by the Fair Housing Act, covered County and HACoLA multifamily dwellings, including all ground floor units in non-elevator buildings and all units in elevator buildings, as well as public and common use areas, will meet the design and constructions requirements under the Act. The County and HACoLA will also comply with all other applicable state and federal laws.

Balanced Approach to Developing Affordable Housing

The County and HACoLA will take a balanced approach in the development of all affordable housing constructed pursuant to the goals and metrics established below. Specifically, the County and HACoLA will provide a wide range of housing choices, including outside of areas of racial and ethnic concentration in the development of this housing.

Table IV.67. A
County of Los Angeles: Analysis of Impediments to Fair Housing Choice/ Assessment of Fair Housing
Fair Housing Goals, Issues, and Proposed Achievements: CDC Urban County

| Fair Housing Goal | Impediments to Fair Housing Choice (Impediments)/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|---|--|--------------------------------------|---|------------------------------------|
| Enhance accessible facilities and infrastructure for persons with disabilities | Barriers to mobility | Disparities in Access to Opportunity | Perform 20 curb cut projects serving 50,000 people within five years. The annual goal is to perform five (5) curb cut projects per year serving 10,000 people. This will consist of upgrading, installing, or replacing sidewalks to improve accessibility for persons that are disabled. | CDC and Participating Cities |
| | | | Perform 10 public facility projects within five years. The annual goal is to perform two (2) public facility improvement projects per year to either City Halls or Parks to improve accessibility for persons that are disabled. | CDC and Participating Cities |
| <p>Discussion: The provision of accessible sidewalks, parks and city halls for persons with disabilities has been a significant issue, as reported from the Disability and Access Focus Group, per HUD data, and per local data. This issue was also raised by members of the general public during the Community Meetings. In providing additional accessibility in key areas of the County, persons with disabilities will have greater access to service options.</p> <p>Enhancing access to facilities and infrastructure for persons with disabilities will address barriers to mobility for persons with disabilities. These actions, undertaken by the CDC and Participating Cities, are designed to reduce the disparities in access to opportunity for persons with disability.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|--|--|---|--|---------------------------------------|
| Promote more affordable housing for special needs populations | Lack of affordable housing in a range of sizes | Segregation Disparities in Access to Opportunity Disproportionate Housing Needs | Issue funding through affordable housing Notice of Funding Availability (NOFA) that targets the production of affordable housing for Special Needs populations, including Homeless, Chronically Homeless, Homeless Veterans, Mentally Ill, HIV/AIDS, Developmentally Disabled, and Frequent Users of the County's Health and Mental Health systems. Include requirements in NOFA funding agreements that projects must incorporate affirmative marketing, tenant selection, and reasonable accommodation practices that fully comply with federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA). Allow for a range of unit sizes in funded projects and allow for new construction and rehabilitation projects. Construct 900 units of housing within five years. Work with the Department of Regional Planning to evaluate density bonus requests and record affordability covenants on density bonus units. Also, use Land Use Initiatives that will increase affordable units such as the Marina del Rey Affordable Housing Policy, which applies to the Urban County. | CDC |
| <p>Discussion: The demand for more affordable housing comes from many sectors throughout the LA County Service Area including but not limited to persons with disabilities, the elderly, persons who are transgender, gender non-binary, and gender non-conforming, or racial and ethnic communities as evidenced by focus groups, survey responses, HUD data, and local data. The investment decision making process should consider the location of new or rehabilitated housing units. New construction and rehabilitation projects should be directed toward higher opportunity areas.</p> <p>Promoting more affordable housing for special needs populations is a concerted county-wide effort to decrease the disproportionate housing needs and disparities in access to opportunity for special needs populations. These efforts to produce additional housing units and encourage housing options are aimed at creating additional opportunities for in need households.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|--|--|---|---|---------------------------------------|
| Enhance accessible housing and supportive services to persons with disabilities | Lack of sufficient accessible housing in a range of unit sizes | Disparities in Access to Opportunity | Require construction and renovation of accessible units (mobility and sensory) to fully comply with the 2010 ADA Standards of Accessible Design and federal Fair Housing Act. Require all projects with federal funding to fully comply with Section 504 obligations, which may be satisfied by compliance with ADA standards with certain exceptions stated in HUD's Deeming Notice that require compliance with Uniform Federal Accessibility Standards (UFAS). Projects that receive capital funds issued through the CDC's Notice of Funding Availability (NOFA) will be required to provide a minimum of accessible units that is twice the minimum requirement of ADA Title II and California Building Code Chapter 11B. Projects will be required to provide 10% mobility units and 4% sensory units. All accessible units will be certified by California Access Specialists (CASp) consultants, but also fully inspected and certified for ADA and UFAs requirements. All accessible units must be listed on the Los Angeles County Housing Resource Center website. Require that senior units be constructed to meet Universal Design requirements, which includes accessibility features. 125 housing units will be developed over the five year period. The annual goal is 25 housing units. Include requirements in NOFA funding agreements that projects must incorporate affirmative marketing, tenant selection, and reasonable accommodation practices that fully comply with federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA). | CDC |
| Enhance accessible housing and supportive services to persons with disabilities (continued) | Barriers to mobility | Segregation Disparities in Access to Opportunity | Include requirements in NOFA funding agreements that projects must incorporate affirmative marketing, tenant selection, and reasonable accommodation practices that fully comply with federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA). Fund the Los Angeles County Housing Resource Center in order to provide an accessible website and call center that can assist persons with disabilities in locating units with accessibility features. Provide annual funding with HPI funds. Renew contract in December 2020. | CDC |

| | | | | |
|--|--|---|--|--|
| | Lack of sufficient publicly supported housing for persons with HIV/AIDS | Disparities in Access to Opportunity | Include HIV/AIDS as a unit type that is eligible for funding under the affordable housing Notice of Funding Availability. Construct 50 housing units over the five year period. | CDC |
| | Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general | Segregation Disparities in Access to Opportunity Disproportionate Housing Needs | Continue to review Housing Element and other plans as well as planning decisions for inconsistencies with land use and State law regarding affordable housing and fair housing requirements for persons with special needs in Year 1. In Years 2-5, work with Agencies by holding meetings/trainings/discussions to make any necessary improvements to the plans and policies. Identify any policy changes and work with Regional Planning and Cities to address. | CDC Participating Cities Regional Planning |
| <p>Discussion: The provision of housing and housing related services to persons with disabilities has been a significant issue, as reported from the Disability and Access Focus Group and the general public during Community Meetings, and Resident Advisory Board Meetings, as well as HUD data and local data. There is not a sufficient number of affordable and accessible housing units available, as demonstrated by public input and available data. This is further complicated by land use and planning decisions that hinders affordable housing and fair housing choice for persons with disabilities. See Section IV of this report for further detail of housing element compliance and whether any cities contribute to fair housing issues.</p> <p>The CDC and Participating Cities will engage in enhancing accessible housing and supportive services to persons with disabilities in order to address the fair housing issues that restrict choice. These efforts will address the lack of sufficient housing options, barriers to mobility, and planning restrictions that contribute to segregation, disparities in access to opportunity and disproportionate housing needs.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|-----------------------------|---|--|--|---------------------------------------|
| Promote healthy communities | Presence of lead poisoning exposure | R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Need | The CDC will continue to implement HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards by procuring with Certified Lead Consultants to conduct testing on all CDC existing loan and grant commercial and housing rehabilitation programs. The Lead Consultants will review 164 homes and commercial buildings for the presence of Lead-Based Paint each year (Years 1-5). Additionally, a Lead Abatement Program is offered to address hazardous materials including lead based paint, asbestos, mold, and other environmental hazards. This Program is also offered to first time homebuyers to assist in addressing lead based paint hazards at the close of escrow. First-time homebuyers participating under the HOME-funded Home Ownership Program (HOP) will have lead-based paint inspections and clearance reports for all homes built before 1978. Review 820 homes and businesses for the presence of lead-based paint. Ensure all homes are lead safe when performing rehab activities. This includes areas in participating cities, R/ECAPS, and unincorporated areas. | CDC Participating Cities |
| | There are significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population. | R/ECAPS Disproportionate Housing Needs | Loans, grants, and handyworker assistance will be provided to residents to repair their homes so that they are brought up to standard condition and meet health and safety standards. Repairs can include, but are not limited to, roofing, electrical, plumbing, and lead based paint hazard measures. Handyworker programs will consist of minor repairs. 150 housing units will be assisted per year with a total 5-year goal of 750 housing units. Areas targeted included R/ECAP areas and adjacent unincorporated areas. | CDC |
| | Noise Pollution due to plane traffic from Los Angeles International Airport (LAX) | R/ECAPs and other areas near LAX Disproportionate Housing Need | Provide for the preservation of affordable single- and multi-family housing within the Athens and Lennox Area Airport Noise Compatibility Program. Complete 114 single- (570 over the five years) and 75 multi-family (375 over the five years) grants with CDBG annually. Use CDBG funds for code violation correction and leverage \$7.5 million from Los Angeles World Airports (LAWA) to | CDC |

| | | | | |
|--|--|---|---|-----------------------------|
| Promote healthy communities (continued) | | | sound mitigate properties in conjunction with Lennox Health and Safety, RSIP 5-Year plan. FAA/LAWA & CDBG funding requirement to sound insulate 2,000 dwelling units is estimated to cost \$98 million. CDBG funds represent 5% or \$4.9 million of the above figure. R/ECAP areas to be targeted: Athens-Westmont and Lennox. | |
| | Poor land use and zoning situating sources of pollution and environmental hazards near housing | R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs | Continue policy in the Notice of Funding Availability that applicants that propose projects within 500 feet of a freeway will not qualify for funding such as HOME Partnerships Investment and other applicable funding. Train participating cities in Year 1 to consider implementing the policy within their jurisdictions. | CDC Participating Cities |
| | | R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs | Review Housing Element and other plans for inconsistencies with land use and environmental hazards in Year 1. In Years 2-5, work with Agencies by holding meetings/trainings/discussions to make any necessary improvements to the plans. | CDC Participating Cities |
| | Access to quality healthcare | R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs | A Community Clinic will serve 60 (300 over five years) low- and moderate-income persons in unincorporated and R/ECAP areas each year. The clinic will offer services such as wellness visits and school physicals, women's health services, STD testing, health maintenance guidance, primary care visits, prenatal exams, pediatric care, and mental health services. R/ECAP area targeted include Athens-Westmont, Florence/Firestone, and Willowbrook. | CDC |
| | Food insecurity Access to healthy and nutritious food options | R/ECAPs Disparities in Access to Opportunity | Food Distribution & CalFresh Applicants Outreach Project. Assist 1,200 people each year for a total five year goal of 6,000. This program will provide fresh and non-perishable foods to low- and moderate-income individuals and families to increase their health outcomes. In addition, participants will be assisted in accessing resources for food assistance. R/ECAP areas include Athens-Westmont, Florence/Firestone, and Willowbrook. | CDC |

Discussion: The R/ECAP areas throughout the Los Angeles County Service Area tend to have substantive public health issues, such as noise pollution, toxic emissions or other environmental hazards, as evidenced by HUD data and local data. It remains important to educate our clientele about the risks of such exposures. These health issues were made apparent in community input and health-related research in LA County. Planning and zoning regulations may have contributed to this problem, so it is important that we review the local planning and zoning issues for those areas that are in or near the R/ECAPs. We also need to assist in making access to healthy food choices easier, take the initiative to conduct outreach to the community, and resolve our food deserts by increasing access to healthy foods. To address noise pollution in R/ECAPs, we will need to assist homeowners and owners of multi-family units with sound insulation improvements.

The CDC will undertake promoting healthy communities through these actions, designed to address contributing factors to fair housing issues, such as food insecurity, presence of lead poisoning, noise pollution, disparities in substandard housing, and access to quality healthcare. These individual, and measurable metrics will help the CDC and participating cities address disparities in access to opportunity and disproportionate housing needs.

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|--|--|--|---|---------------------------------------|
| Enhance and create viable communities | Location and access to local businesses, especially in economically depressed areas | R/ECAPs Disparities in Access to Opportunity | Technical Assistance Program. Serve 90 businesses per year with a total five year goal of 450 with technical assistance to improve their operations. R/ECAP targeted is Florence/Firestone. | CDC |
| | | | Second Districtwide Community Business Revitalization Program. Façade improvements to businesses. The program targets businesses in low- and moderate-income unincorporated and R/ECAP areas. Assist two (2) businesses per year with a total five year goal of 10. R/ECAPS and other primarily minority, low- and moderate income areas. | CDC |
| | Lack of Information on Affordable Housing | R/ECAPS Segregation | Attend affordable housing events to distribute information to the public and developer communities, host stakeholder meetings for County affordable housing initiatives and available sources of funds for development of affordable housing, and support the efforts of the Southern California Association of Nonprofit Housing. Engage in Countywide efforts to market the on-line Los Angeles County Housing Resource Center (housing.lacounty.gov) through on-line links, and wide distribution of flyers at community events, landlord tradeshows, and any specialized citizen information fair or event. Expand marketing to include partner websites in Los Angeles and Pasadena. Provide toll-free bilingual call center with TTY number, and Section 508 Accessible website. Require all CDC funded projects to register on website. Maintain and execute two 1 year contract renewals with Emphasys Software to manage websites in LA County, City of LA, and Pasadena to keep contract through Dec. 2020. Seek funding authority to execute new sole source contract in 2020. | CDC |

| | | | | |
|--|------------------------------------|-------------|--|-----|
| Enhance and create viable communities (<i>continued</i>) | Increasing measures of segregation | Segregation | Develop target program for the production of affordable rental housing in areas with low instances of minorities. 10 units per year with a total five year goal of 50. Include requirements in NOFA funding agreements that projects must incorporate affirmative marketing, tenant selection, and reasonable accommodation practices that fully comply with federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA). | CDC |
| | | | The CDC will oversee leasing of affordable rental units in areas such as West Hollywood (HOME-funded and bond financed units) and Marina del Rey (land use restrictions under the Marina del Rey Affordable Housing Policy. The County has also funded projects in Santa Monica. Oversee lease up of 128 affordable units in unincorporated areas with low instances of minorities within 5 years. | CDC |
| Discussion: Enhancing and creating viable communities throughout the LA County Service Area is strongly desired by many throughout the service area. Community input, HUD data, and local data were clear on this point. Implementation barriers include lack of investment or business assistance and segregation in some parts of the service area in the R/ECAP areas as well as information on affordable housing and the segregation of some areas of the service area.as well as the availability of information on affordable housing. | | | | |
| The CDC's effort to enhance and create viable communities is an effort designed to increasing measures of segregation, lack of information regarding affordable housing, and the location and access to viable businesses. Addressing these contributing factors will help address disparities in access to opportunity and segregations, as well as R/ECAPs. | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|--|---|--|--|---------------------------------------|
| <p>Promote understanding and knowledge of fair housing and ADA laws</p> <p>Promote understanding and knowledge of fair housing and ADA laws (<i>continued</i>)</p> | Discrimination in private rental and homes sales markets | Disparities in Access to Opportunity Discrimination Segregation | <p>Serve 230 households per year (1,150 over the five year period) with investigation of alleged violations of fair housing law. Counseling and/or cases will be opened or referred to other agencies.</p> <p>Annually report where they currently live, where the alleged infraction occurred, protective class, and issue code (type of discrimination, etc.). This data will be collected to determine patterns of discrimination affecting mobility. This will allow us to target resources as necessary either during the five (5) year period or for the next AI.</p> <p>Include requirements in NOFA funding agreements that projects must incorporate affirmative marketing, tenant selection, and reasonable accommodation practices that fully comply with federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA).</p> | CDC |
| | | | <p>The following training activities will be held to bring awareness to fair housing issues affecting persons accessing the private rental and home sales markets: Distribute 16,000 pieces of literature per year (80,000 over the five year period).</p> <p>Conduct 16 outreach and educational presentations and workshops per year to inform special populations of their rights (80 over the five year period).</p> <p>Staff 20 fair housing information booths at community festivals and annual events (100 over the five year period).</p> <p>Conduct eight (8) fair housing special media efforts per year (40 over the five year period).</p> <p>Host three (3) fair housing special events per year (15 over the five year period).</p> | CDC |
| | Lack of on-line fair housing material to distribute information | Disparities in Access to Opportunity | <p>Annually review content of on-line referral services and verify that content is adequate.</p> <p>This includes websites for all participating jurisdictions. Ensure all websites that fall under the Los Angeles Urban County provide adequate information on federal and state fair housing requirements.</p> | CDC Participating Cities |
| | Access to financial services | Segregation R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs | <p>Conduct outreach and education on fair lending and what constitutes discriminatory lending, annually.</p> <p>Conduct one (1) outreach and educational presentation per year to private lenders (5 over the five year period).</p> <p>Also, use media, mailings, and other methods to enhance outreach and education.</p> | CDC |

Discussion: Consistent with previous Analysis of Impediments to Fair Housing Choice, the Los Angeles County Service Area continues to have challenges in its fair housing arena, per community input, HUD data, and local data. One of the most troubling are the persistence of discriminatory actions taken in the marketplace, primarily by private landlords and lenders. Further complicating this are the lack of knowledge and understanding of fair housing and ADA laws by both consumers and providers of housing.

Promoting understanding and knowledge of fair housing and ADA laws are measurable metrics designed to impact contributing factors that impact disparities in access to opportunity, segregation, and disproportionate housing needs. These actions, including outreach and review, are designed to address disparities in access to financial services, lack of information, and discrimination in the private marketplace.

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|--|---|--|--|---------------------------------------|
| Coordinate the AI with other agencies' plans and programs to address contributing factors | Lack of coordination with other Planning Processes and Programs to address contributing factors | Segregation R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs | Coordinate the AI with other Agencies to address Contributing Factors that are in their area of influence In Year 1, identify the agencies and their plans and funding, if any, that could address the contributing factors that are low priorities for the CDC due to them not being core functions of the agency. Provide those agencies with the contributing factors and determine if there is a need not being addressed or planned to be addressed with their plans or programs. In Year 2, explore if an unmet need can be addressed as an eligible activity under either the CDBG or HOME program. Also, determine if AI actions can be coordinated with other agency plans and programs to address the unmet needs. Throughout the five year period, progress will be tracked in the Annual Action Plans. | CDC |

Discussion: There were several concerns through the community participation and consultation process that there is a lack of coordination in providing services in general. The CDC has determined that some contributing factors are low priorities due to them being core functions of other agencies such as the Metropolitan Transportation Authority or METRO for short or the Department of Public Health. The CDC is committed to inform these agencies of the identified contributing factors and determine if they are either addressing them, plan to address them, or if there are any unmet needs that may be filled with limited Federal funding available to the CDC. Also, determine if AI actions can be coordinated with other agency plans and programs. A matrix will be developed and progress will be tracked and made available in the Consolidated Plan and Annual Action Plans.

Coordination with outside agency plans and programs is an effort to address the lack of coordination with other planning process. These efforts will help combine forces to close the gap in disparities in access to opportunities, R/ECAPs. Segregation, and disproportionate housing needs.

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|---|---|--------------------|---|---------------------------------------|
| Promote lower rates of crime in R/ECAP areas | Public safety concerns | R/ECAPs | Homeowners Fraud Prevention. This program will serve 20 low-income homeowners per year from being victims of fraud in the purchase of a home, equity transactions including identity theft; and in the purchase of household goods and services. Serve 100 total homeowners over the five year period. R/ECAPS targeted include Athens/Westmont, Florence/Firestone, Lennox, and Willowbrook. | CDC |
| | | | Drug Prevention and Gang Intervention Program. Assist 220 youth per year with diversion activities such as recreational and educational activities. Serve 1,100 youth over the five year period. R/ECAPs targeted include Florence/Firestone and Lennox. | CDC |
| | | | Graffiti Removal Program in the City of Bell. Assist 33,690 people per year. Assist 168,450 people over the five year period. | CDC City of Bell |
| Discussion: Public safety and anti-crime activities are in significant demand, as noted in several of the Community Meetings, particularly those held in R/ECAP areas, as well as crime statistics reported by the LA County Sheriff and HUD data. There were additional concerns related to hate crime research, particularly towards Muslims and gay communities. CDC efforts to promote lower crime rates are imperative to addressing public safety concerns that are factors in disparities in access to opportunities. | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | <u>Investment Type</u> |
|--|---|---|---|------------------------|
| Enhance Limited English Proficiency services in R/ECAP areas | Lack of LEP services | R/ECAPs Disparities in Access to Opportunity | Enhance LEP outreach to non-English speaking persons annually. In Year 1-2, agencies will be assessed for any need they may have to serve persons with limited English skills. In Year 3-5, the agencies will be supported on an as needed basis with either services or funding to provide needed translation or interpretation services. R/ECAPs targeted include Athens/Westmont, Florence/Firestone, Lennox, Willowbrook, and the City of Bell. | CDC City of Bell |
| Discussion: During the Focus Groups and identified in the surveys, HUD data, and local data, it was expressed that there is a lack of services in low-income areas to assist persons with limited English proficiency which severely narrowed access to available services. In enhancing Limited English Proficiency services in R/ECAP areas, the CDC and City of Bell, is engaging the lack of LEP services to address disparities in access to opportunities and racial/ethnic concentrated areas of poverty (R/ECAPs). | | | | |

Table IV.67.B
County of Los Angeles: Analysis of Impediments to Fair Housing Choice/ Assessment of Fair Housing
Fair Housing Goals, Issues, and Proposed Achievements: HACoLA Service Area

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|-------------------------------------|---|--|--|---|
| Promote lower rates of crime | Public safety concerns | R/ECAPs Disproportionate Housing Needs | <ol style="list-style-type: none"> 1. Annually engage and enhance the community policing team (CPT) program at HACoLA sites. 2. The CPTs meet quarterly and ascertains the crime prevention needs of the housing sites. 15 meetings will be held in the next 5 years. 3. CPTs hold monthly Task Force by 2 service areas with the respective Area Manager to monitor progress in crime prevention and addressing public safety concerns. Approximately 120 meetings will be held in the next 5 years. | HACoLA Los Angeles County Sheriff's Department The Long Beach Police Department |
| | Violent and drug related crime in public housing | R/ECAPs | <ol style="list-style-type: none"> 1. Enhance crime reduction programs and the Crime Prevention Unit annually. 2. Convene quarterly meetings and report statistics on progress in keeping sites safe. Approximately 15 meetings will be held in the next 5 years. | HACoLA |
| | Minority and low-income communities experience higher rates of crime and violence | Segregation Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Annually provide training and/or technical assistance to law enforcement agencies, County and/or City departments, and other housing authorities annually. | HACoLA |
| | Criminal activity in public housing facilities | R/ECAPS Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Annually improve Crime Prevention Through Environmental Design (CPTED) measures currently in place at HACoLA including additional installation of CCTV systems. 2. Convene quarterly meetings with the CPT and CPTED staff to monitor progress and report on accomplishments quarterly. Approximately 15 meetings will be held in the next 5 years. 3. Annually enhance security measures as needed at public housing facilities including installation of additional CCTV systems and CPT. 4. Review security contracts annually. | HACoLA |
| | Juvenile crime activity | R/ECAPs Segregation | <ol style="list-style-type: none"> 1. Enhance and continue Juvenile Justice Crime Prevention Act (JJCPA) activities annually. 2. Convene meetings to monitor progress and report on accomplishments quarterly. Approximately 15 meetings will be held in the next 5 years. | HACoLA |

Discussion: Fair Housing Survey data indicated that there is a marked discrepancy in the rate that R/ECAP residents feel safe in their neighborhoods compared to the Urban County at-large. Public safety and anti-crime activities are in significant demand, as noted in several of the Community Meetings, particularly those held in R/ECAP areas, as well as crime statistics reported by the LA County Sheriff and HUD data. Additional research points to the troubling presence of hate crimes in LA County. Many people wanted to know where the sheriff was during the Community Meetings, wishing that their voices were heard by the sheriff. Transcripts of those hearings have been prepared and submitted to the Sheriff. People also addressed the notion that there was little done to respond to their concerns in the past.

The Goal to promote lower rates of crime is established to address the disparities in access to opportunity in R/ECAPs. Through the actions presented with this goal, HACoLA will seek to reduce the disparities in access to opportunity through increased community involvement, continues crime prevention programs, technical assistance and monitoring. These efforts are a part of HACoLA's efforts to increase access to healthy neighborhoods.

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|---|---|--|--|---------------------------------------|
| Enhance accessible housing and supportive services to persons with disabilities | Increase independence for the elderly or families with disabilities | Disparities in Access to Opportunity Disproportionate Housing Needs | <ol style="list-style-type: none"> 1. Apply for additional Resident Opportunity and Self Sufficiency (ROSS) grants annually. 2. Implement the assisted living waiver program (ALWP) as state funding permits at additional senior sites. Currently the ALWP has been implemented at South Bay Gardens, Orchard Arms, and Lancaster Homes housing developments. Monitor progress and report annually. 3. Provide reasonable accommodations/reasonable modifications through HACoLA's Reasonable Accommodation/Reasonable Modifications request procedures. Monitor progress and report annually. 4. Ensure that funded projects fully comply with federal and state fair housing requirements. 5. Conduct mobility workshops with various partnering agencies for residents (ex: fall prevention, alert systems) annually. Keep record of workshops. 6. Improve the implementation of current review and approval of reasonable accommodations practices and track all ADA requests annually. | HACoLA |
| | Lack of sufficient accessible housing in a range of unit sizes | Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Promote conversion activities to benefit a minimum of 1,300 units annually to include additional accessibility features of existing accessible units in a range of <u>sizes</u> for persons with disabilities annually as funding permits. Conversion/rehabilitation activities to benefit a minimum of 6,500 units in the next 5 years. Monitor progress and report annually. Accessible units comply with Section 504 and ADA requirements for accessible design as well as the federal Fair Housing Act requirements, if applicable. | HACoLA |

| | | | | |
|---|--|---|--|---|
| Enhance accessible housing and supportive services to persons with disabilities (Continued) | People with disabilities becoming homeless | Disparities in Access to Opportunity Disproportionate Housing Needs | 1. Partner with other County agencies to identify housing prior to a resident or applicant becoming homeless and make referrals annually. | HACoLA |
| | Barriers to mobility | Segregation Disparities in Access to Opportunity | 1. Utilize the Green Physical Needs Assessment (GPNA) annually to address barriers to mobility annually as funding permits. | HACoLA |
| | Lack of mental health services for school age children of public housing | Disparities in Access to Opportunity | 1. Connect residents with resources including Department of Mental Health case management services and on-site HACoLA case managers. Provide services to 100 residents annually. | HACoLA Department of Mental Health of Los Angeles County |
| | Access to transportation | Segregation Disparities in Access to Opportunity Disproportionate Housing Needs | 1. Provide transportation to Resident Advisory Board (RAB) meetings, field trips and other events as funding permits. 2. HACoLA will inform residents of resources and options for transportation on the HACoLA website and the resident LINK newsletter. Information will be updated annually as needed. | HACoLA |
| <p>Discussion: Data from the Fair Housing survey, input from the Disability Rights Center, as well as local input has indicated a lack of housing and supportive service options for persons with disabilities. The provision of housing and housing related services to persons with disabilities has been a significant issue, as reported from the Disability and Access Focus Group, as well as during Community Meetings, and Resident Advisory Board Meetings. There is not a sufficient number of affordable accessible housing units available, per community input and HUD and local data. Both the CDC and the HACoLA will devote additional resources to this need.</p> <p>The metrics and milestones presented to enhance accessible housing and supportive services seek to reduce the disparities in access to opportunity and housing discrimination for persons with disabilities. Through creating additional housing options and connection to new and existing services, HACoLA is encouraging access to opportunity and decreasing the disparate access to services.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair H Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|--|---|---|--|---------------------------------------|
| Create viable communities | Access to affordable internet | Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Annually expand cable/internet access to housing development sites, as funding permits. The Housing Authority currently has cable/internet access at three (3) housing developments: Carmelitos, Whittier Manor, and Herbert. 2. Annually enhance and continue to provide computer/internet access at HACoLA's largest sites in the Family Learning Centers at Nueva Maravilla, Harbor Hills and Carmelitos. 3. When providing Project-Based Voucher funding to developers that Construct or Rehabilitate Affordable Housing Developments, continue to require annually, as mandated by the Federal Communications Commission and the U.S. Department of Housing and Urban Development, Broadband Infrastructures that permits residents to acquire low cost internet services. | HACoLA |
| <p>Discussion: Access to internet is disproportionate for low-income households, resulting in disparate access to educational and employment opportunities. The desire to enhance as well as create viable communities throughout the LA County Service Area is a strong desire by many throughout the service area. Part of this is due to the lack of Community Reinvestment Act investments in lower income areas (per CRA data analysis), lack of mortgage lending in lower income areas and with racial and ethnic minorities (per HMDA data analysis). As well, public investments for such things as public parks, recreation centers and other public facilities is felt to be less in R/ECAP areas, as evidenced by the community input process of the AI.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|---|---|---|---|---------------------------------------|
| Promote healthy communities | Industries not in compliance with health regulations Pollution in Neighborhoods Illegal Dumping Proximity to environmental hazards, especially in communities of color | R/ECAPs Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Facilitate environmental review process and adhere to state requirements and procedures. 2. Refer residents to responsible agencies as needed and include information on HACoLA website as appropriate. | HACoLA |
| | Food insecurity Access to healthy and nutritious food options | R/ECAPs Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Promote access to food assistance programs like CalFresh and Women, Infants, and Children (WIC) through the HACoLA LINK Newsletter and on the HACoLA website annually. 2. Enhance the Growing Experience Program annually to provide fresh produce at a low cost to residents and the local Long Beach community. | HACoLA |
| | Enhance adequacy of life skills (e.g. Housekeeping, healthy eating, financial management) | Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Provide training seminars to residents through partnerships with outside agencies on life skills at the quarterly Resident Council Forum meetings and/or on-site resident meetings. Approximately 8 training seminars will be held in the next 5 years. | HACoLA |
| | Enhance air quality within housing development sites | R/ECAPs Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Enforce Smoke-Free policy annually in all developments (except South Bay Gardens where smoking is permitted in a specified open area that is at least 25 feet away from a Housing Authority building that is clearly labeled "Smoking Designated Area"). Ensure that all residents, guests, visitors, vendors, contractors, and staff are in compliance with policy. Implemented smoke-free policy effective July 1, 2014. | HACoLA |
| <p>Discussion: The R/ECAP areas throughout the LA Service Area tend to have substantive public health issues. Whether that is through pollution, toxic emissions or other environmental hazards, it remains important to educate our clientele about the risks of such exposures. These exposures have come to light from extensive research of HUD and local data regarding healthy communities, explored in greater detail in Section IV. Furthermore, we must recognize our past role through planning and zoning that may have contributed to this problem. Hence, we need to review the local planning and zoning issues for those areas that are in or near the R/ECAPs. Furthermore, to assist in making access to health food choices easier, we must take the initiative and conduct outreach to the community and resolve our food deserts and increase access to healthy foods.</p> <p>HACoLA actions to address these contributing factors are designed to address disparities in access to opportunities and impact R/ECAPs. Through the use of environmental review, increased access to food options, training and enforcement, HACoLA will help to increase access to healthy neighborhoods and diminish disparities in access to opportunity.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|---|---|---|---|---------------------------------------|
| Promote more affordable and accessible housing | Instances of absentee/bad landlords | Disparities in Access to Opportunity Disproportionate Housing Needs | 1. Continue to outreach and provide owner education workshops annually regarding subsidized rental programs, as well as tenant/landlord California laws. 2. Continue to enforce HUD regulations annually regarding owner suitability. | HACoLA |
| | Lack of opportunities for residents to obtain housing in higher opportunity areas | R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs | 1. Enhance and continue resident services programs for all residents, including specialized programs for youth annually. 2. Provide college scholarships through the Community Development Foundation (CDF) annually. | HACoLA |
| | Enhance place based investments | Disparities in Access to Opportunity | 1. Preserve public housing by continuing to address GPNA recommendations annually as funding permits. 2. Apply for available funding opportunities for additional rental assistance vouchers and explore ways to increase housing opportunities for target populations (i.e. Homeless, Special Needs Families) annually. | HACoLA |
| <p>Discussion: The demand for more affordable and accessible housing comes from many sectors throughout the LA County Service Area as evidenced through the community input process of the AI, as well as analysis of HUD and local data. Whether persons with disabilities, the elderly, people who are transgender, gender non-binary, or gender non-conforming, or racial and ethnic communities, the County needs to have in place additional affordable and accessible housing. It is of particular merit that the location of where these new housing units are constructed, or housing is renovated, should play in the investment decision process. New construction should be directed to higher opportunity areas, with selected renovation in R/ECAP areas.</p> <p>HACoLA's efforts to promote affordable and accessible housing are directed to mitigate the impact of contributing factors to help the fair housing issues facing the Urban County. These efforts, including housing preservation, unit conversion, and education and outreach are aimed at decreasing disparities in access to opportunities, disproportionate housing needs, and R/ECAPs.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|--|---|--|--|---------------------------------------|
| Promote understanding and knowledge of fair housing and ADA laws | Lack of knowledge of Fair Housing, Section 504 and ADA law Disconnect in matching people with disabilities with the right housing resources | Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Conduct ADA and Fair Housing training for all new employees annually. Training will include information on FHA, Section 504, Title II of the ADA and the California Fair Employment and Housing Act (FEHA). 2. HACoLA provides a family that is disabled and requires specific accessible features, priority for vacant accessible units annually. HACoLA offers a vacant accessible unit first to current units and then to an eligible qualified applicant that requires the special features of the vacant unit. 3. HACoLA will provide all applicants and residents the "Housing Authority's Process to Request a Reasonable Accommodation and/or Reasonable Modification" Information Form in compliance with FHA, on the HACoLA website and in the application packet annually. 4. Update the listing of accessible public housing units and accessibility features available at each housing development on HACoLA's website annually. 5. HACoLA will continue to require annually a signed Waiver Form from each resident that is housed in a unit with accessible features where the resident does not require a unit with such features. Pursuant to this waiver, a unit with accessible features can be assigned to a resident or applicant that is disabled as the need arises. | HACoLA |
| | Discrimination in the private accessible rental markets | Segregation R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs | <ol style="list-style-type: none"> 1. For Section 8 participants, continue to provide mobility counseling at monthly voucher briefing sessions. 2. For Section 8 participants, continue to provide access to enhanced Housing Navigation Resources annually. 3. Continue to provide and review information annually on the Housing Authority website and briefing sessions regarding reporting Housing Discrimination. | HACoLA |
| <p>Discussion: Consistent with previous Analysis of Impediments to Fair Housing Choice, the Los Angeles County Service Area continues to have challenges in its fair housing arena. One of the most troubling is the persistence of discriminatory actions taken in the marketplace, primarily by private landlords and lenders (as evidenced by community input received from the 2017 Resident Fair Housing Survey). Further complicating this are the lack of knowledge and understanding of fair housing and ADA laws by both consumers and providers of housing.</p> <p>The promotion of fair housing understanding and knowledge are critical to ensuring households are able to have more equitable access to housing and services. These efforts to address discrimination and lack of knowledge and resources are combined to shorten the gap in access to opportunity and disproportionate housing needs.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|--|--|---|--|---------------------------------------|
| Enhance employment opportunities | Disparities in job readiness and educational achievement | R/ECAPs Disparities in Access to Opportunity | 1. Conduct job readiness training for 50 public housing residents annually. Partner with Workforce Development, Aging, and Community Services (WDACS) to enhance collaboration on existing program efforts as well as design new initiatives for workforce readiness and employment opportunities. | HACoLA WDACS |
| <p>Discussion: One of the keys to empowerment is the ability to secure gainful employment, particularly that which pays a reasonable and livable wage. The CDC and the HACoLA are committed to assisting households in the LA County Service Area to secure this type of employment opportunity, either through job training, retraining, recruitment, and job retention. HUD data and maps showing the Labor Market Engagement Index show areas for improvement in engaging in the workforce for low-income areas and R/ECAPs (see Section IV of this report for further detail).</p> <p>Enhancing employment opportunities will help to combat the disparities in job readiness and educational achievement. These efforts are designed to address the disparities in opportunities in R/ECAPs and for low-income households.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|--|---|--------------------------------------|--|---------------------------------------|
| Facilitate access to proficient schools | Enhance place based investments | Disparities in Access to Opportunity | 1. Continue and enhance resident services programs annually for all residents, including specialized programs for youth. 2. Provide college scholarships through the CDF, annually. 3. Provide computer classes/labs, afterschool programs for youth, financial literacy, nutrition workshops, and enrichment activities at the HACoLA Family Learning Centers (FLC) annually. 4. Continue to convene the CDF Reality Check Conference annually where HACoLA youth are provided with scholarships, educational seminars, and skill development to assist them in achieving their goals. | HACoLA |
| | Availability of scholarships | Disparities in Access to Opportunity | 1. Continue to provide scholarships for residents as funding permits through the CDF annually. | HACoLA |
| <p>Discussion: A key issue to ensuring that future generations can ascend the ladder to greater economic opportunity is the ability to have access to a good education. In many areas of the Los Angeles County service area, this remains a challenge. However, several issues related to substantive concerns for communities of color, as well as those in lower income neighborhoods, remain to be worked on, as noted above. HUD-provided data and maps show the School Proficiency Index as low-scoring in low-income and R/ECAP areas (see Section IV of this report for further detail).</p> <p>Facilitating access to proficient schools will help mitigate the lack of availability of scholarships and enhance place based investments. The culmination of these efforts are in place to reduce disparities in access to opportunities for impacted households and create more equity in access to proficient schools.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|---|--|---|--|---------------------------------------|
| Promote facilities and services for the homeless | Enhance programs to help at-risk homeless population | R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs | <ol style="list-style-type: none"> 1. Continue to receive referrals annually from Los Angeles Homeless Services Authority (LAHSA) to house homeless families and provide case management for these families to remain housed. 2. As funding and regulatory requirements permit, continue to commit annually through a competitive Notice of Funding Availability, Project-Based Vouchers, to developers that target affordable housing development that will house special needs populations, such as at-risk of homeless and/or homeless populations. 3. Include requirements in NOFA funding agreements that projects must incorporate affirmative marketing, tenant selection, and reasonable accommodation/reasonable modification practices that fully comply with Section 504, Title II of the ADA, FHA and FEHA. 4. Prioritize rapid rehousing and provide ancillary services annually through LAHSA coordinated with CDC and HACoLA. 5. Utilize Measure H Funding annually, continue to evaluate and expand the Homeless Incentive Program, to entice landlords to rent available rental units to the homeless and homeless veterans. | HACoLA LAHSA |
| <p>Discussion: The number of persons who are homeless in the Los Angeles County Service area has continued to expand over the years and was a topic discussed in the community input process of the AI. It is a significant challenge due to the both housing and special needs services required of this sub-population. Still the LAHSA has the capacity and capability to address these challenges. The CDC and the HACoLA are committed to working with the LAHSA to ensure that these populations are addressed in a consistent and constant method and fashion.</p> <p>Promoting facilities and services for the homeless is an effort to combat the continuing rise of homelessness and addressing the needs of at-risk households. This goal is aimed at addressing disproportionate housing needs and disproportionate access to opportunity.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|---|---|---|--|---------------------------------------|
| Enhance transit services | Access to transportation | Disparities in Access to Opportunity | 1. Provide transportation to Resident Advisory Board (RAB) meetings, field trips and other events as funding permits. 2. HACoLA will inform residents of resources and options for transportation on the HACoLA website and the resident LINK newsletter. Information will be updated annually as needed. 3. Provide homeless families with a voucher, transit services to locate available units. | HACoLA |
| <p>Discussion: Enhancing the public travel experience is another key aspect for householders, particular those residing in the R/ECAPs to secure enhanced public transit and be able to get to the jobs. The community input process was critical in understanding the importance of this goal, and analysis of HUD and local data confirms this.</p> <p>Enhancing transit services through increased access to information is an effort to mitigate the impacts on inequitable access to transportation for parents and children, and the lack of availability of bus passes. As seen in the Contributing Factors tables, those who utilize bus services have little other options are primarily low-income households. Increasing access to transit services will decrease disparities in access to opportunities for low income households.</p> | | | | |

| Fair Housing Goal | Impediments/ Contributing Factors | Fair Housing Issue | Metrics, Milestones, and Timeframe for Achievement | Responsible Program Participant(s) |
|---|---|--------------------------------------|---|---------------------------------------|
| Other fair housing goals | Lack of resources and services for working families (e.g., helping find housing for minorities) | Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Enhance and continue resident services programs for all residents, including specialized programs for youth annually. 2. Provide information regarding the Los Angeles County Resource Center through the HACoLA website. 3. Continue to provide college scholarships through the CDF as funding permits, annually. 4. Provide computer classes/labs, afterschool programs for youth, financial literacy, nutrition workshops, and enrichment activities at the HACoLA Family Learning Centers (FLCs). HACoLA will provide services to approximately 200 residents annually. 5. Conduct outreach to parents with Limited English Proficiency and computer access annually. | HACoLA |
| | Access to affordable childcare | Disparities in Access to Opportunity | <ol style="list-style-type: none"> 1. Continue to refer residents annually to child care centers that provide services to low income families. HACoLA has child care centers in Harbor Hills, Nueva Maravilla, and off-site childcare centers through the Long Beach Head Start program and at the Bright Futures Child Development Center in South Los Angeles. | HACoLA |
| <p>Discussion: There are several other concerns that we must consider in evaluation fair housing issues for the Los Angeles County Service area, brought to light through the community involvement process and analysis of HUD and local data. While these do not necessary fit well into any other category it in no way lessens their significant importance to promoting the economic vitality of the County.</p> <p>These other fair housing goals present opportunities for action for HACoLA to address disparities in access to opportunities.</p> | | | | |

FAIR HOUSING PUBLIC INVOLVEMENT

FOCUS GROUPS

FOCUS GROUP OVERVIEW

The focus groups were chosen and formed based on the following estimated timeline of events: the new fair housing evaluation process will be introduced; key issues, concerns, and considerations of the AFH development process would be addressed; finally, recommendations or actions will be developed about which either the City or County (or both) could undertake to mitigate or overcome the fair housing issues and corresponding contributing factors. As a means to advertise the groups, invitations targeted a variety of groups and leveraged Eventbrite as a medium through which invitations were sent. These were followed up with phone calls and emails to encourage participation.

Overall, the fair housing analysis is comprised of seven topic areas, as follows:

1. Segregation analysis
2. An evaluation of racially and/or ethnically concentrated areas of poverty
3. Disparities in access to opportunity
4. Disproportionate housing needs
5. Publicly Supported Housing Analysis
6. Disability and access analysis
7. Fair housing enforcement, outreach, etc.

While all of these steps in the focus groups were addressed, they were designed to focus on just two: 1) disability and access; and 2) disparities in access to opportunity.

The HUD-provided data on persons with disabilities, by age and by type of disability, was also viewed and interpreted. This particular focus group was targeted specifically to the activist community for persons with disabilities, so substantive knowledge about the experiences, trials, and tribulations of this community came to light during the three discussion sessions. Furthermore, this focus group was used to explicitly gather specific local data and information about persons with disabilities and the organizational, institutional, and governmental challenges faced by the community in the Los Angeles County Service Area.

While the HUD provided quantitative index data for each of the areas of opportunity⁶⁸, such as access to Low Poverty; School Proficiency; Labor Market Engagement; Jobs Proximity; Low Transportation Costs; Transit Trips Index; and exposure to Environmental Health⁶⁹, a substantive effort to solicit the contribution of local data, information, and local perspective was emphasized. Further, there were three focus groups devoted to access to opportunity: educational

⁶⁸ These were indexed to either Census Tracts or Block Groups and could be mapped or presented as tabular data.

⁶⁹ A higher score on each of the indices would indicate: lower neighborhood poverty rates; higher levels of school proficiency; higher levels of labor engagement; closer proximity to jobs; lower transportation costs; closer access to public transportation; and greater neighborhood environmental quality (i.e., lower exposure rates to harmful toxins).

opportunities, employment and transportation opportunities, and healthy neighborhoods. All dealt with access to low poverty areas.

FOCUS GROUP PROCESS

The first choice made by the City and County of Los Angeles was to accept that, while each jurisdiction would conduct a Joint AFH with their respective Housing Authorities, many of the citizen involvement choices could be most effectively done in partnership, recognizing that several of the same groups would need to participate in the AFH process for each jurisdiction. Hence, this participatory process was born through the focus group process.

It included a series of three meetings of four focus groups each, with the meetings held in various locations throughout the City and County. These meetings were held January 10 and 11, February 1 and 2, and February 22 and 23.

The primary purpose of the focus group format was to conduct outreach and education, and solicit solutions to these key opportunity issues, particularly as it relates to qualitative perception of the importance of fair housing issues associated with each focus group topic area, and the contributing factors and prospective solutions to the fair housing issues that attendees to the focus groups expressed.

The rule defines a fair housing issue as the following:

a condition in a program participant's geographic area of analysis that restricts fair housing choice or access to opportunity, and includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing. 24 C.F.R. § 5.152

The answers to these questions are designed to assist program participants in identifying significant contributing factors and related fair housing issues facing the jurisdiction and region. The rule defines a fair housing contributing factor as

a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. 24 C.F.R. § 5.152.

Contributing factors may be public or private policies, practices, or procedures that create, contribute to, perpetuate, or increase the severity of one or more fair housing issues. Those factors contributing to fair housing issues may differ depending on local context. For example, when assessing patterns of segregation the contributing factors will likely vary between different geographic areas of the jurisdiction and region.⁷⁰

Under the AFFH rule, program participants must take four steps:

- 1) Identify fair housing issues and significant contributing factors;

⁷⁰ Affirmatively Furthering Fair Housing Rule Guidebook, Version 1, December 31, 2015, the U.S. Department of Housing and Urban Development, pages 105-107.

- 2) Prioritize contributing factors, giving highest priority to those factors that limit or deny fair housing choice or access to opportunity or negatively impact fair housing or civil rights compliance;
- 3) Justify the prioritization of contributing factors; and
- 4) Set priorities and goals to address the identified contributing factors and related fair housing issues.

This followed along the lines of an introductory focus group, a second meeting to flush out the fair housing issues and contributing factors, and a concluding focus group that summed up the process with a ranking of the contributing factors and concluded with a set of prospective recommendations. Audio recording was used in most of the meetings, and the second set of meetings used further documentation of breaking out into subgroups to discuss and document on flip-charts the fair housing issues and their contributing factors. The last meetings represented a summary and preliminary introduction of the fair housing issues and contributing factors represented to date.

However, within each focus group, there was little effort to curtail the discussion, so in many circumstances, input from representatives of the advocates and interested parties participating in the focus group wound up crossing over into other areas of concern, such as the Educational Opportunity Focus Group talking about how access to education affected one's job opportunity, or the Disability and Access Focus Group discussing access to opportunity for persons with disabilities, and how they may or may not use the transit system.

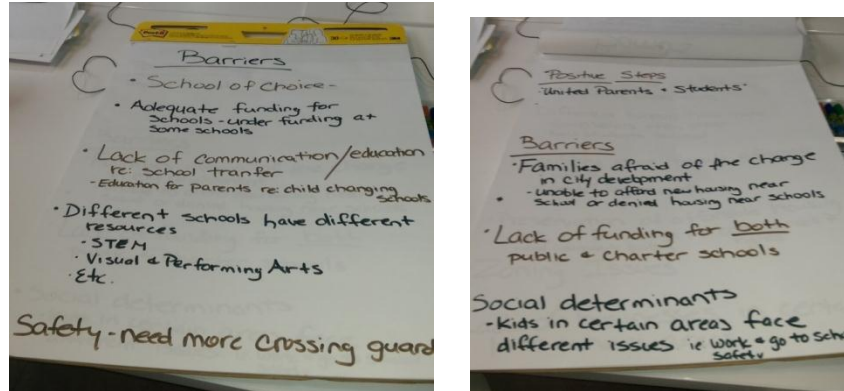
The following narrative presents the factors and discussions present in each of the focus groups.

FOCUS GROUP SUMMARIES

Education

The three Education Focus Group Meetings were held January 11, February 2, and February 23 at CDTech headquarters, southwest of Downtown Los Angeles. A number of contributing factors were discussed by attendees, including (but not limited to): the location of proficient schools, inadequate funding for schools both public and charter, lack of information on the transfer process for parents, and child safety when walking to school.

In the second focus group meeting, an attendee was concerned over state legislation relating to school of choice, where students have the opportunity to transfer to higher-performing schools, but there exists an inadequacy in funding for under-performing schools. This attendee was also concerned that all available education options were not communicated to parents, and that only the parents who were sophisticated and knowledgeable enough were able to take advantage of transfer and funding options for their children. The discussion also touched on funding for STEM (Science, Technology, Engineering, and Math) programs, and how many schools don't have the resources to focus on these classes. Safety was another major issue discussed, as one person felt that even making it to school was dangerous because they had to cross gang lines to do so.

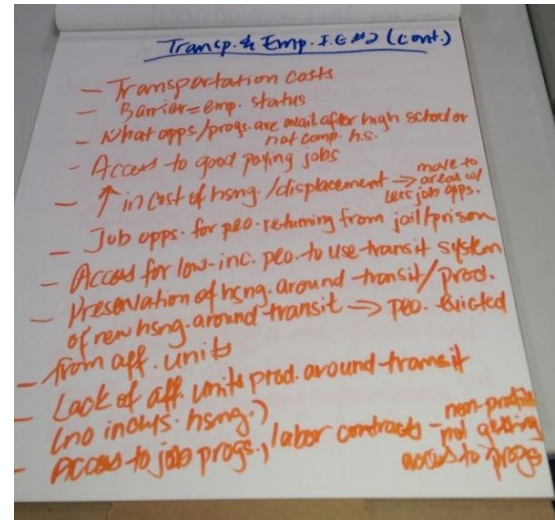
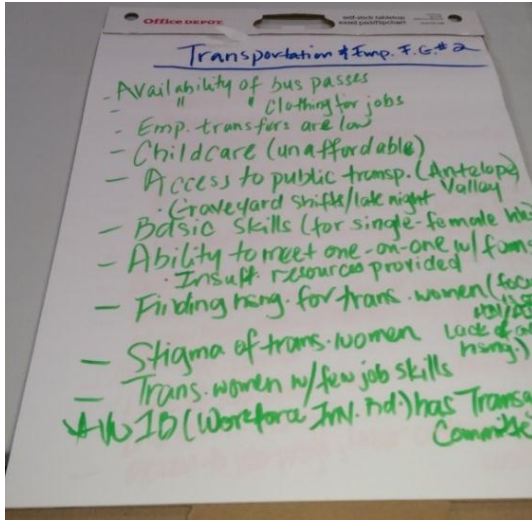


Transportation and Jobs

The three Transportation/Jobs Focus Group Meetings were held January 10, February 1, and February 22, 2017, at Strategic Action for a Just Economy (SAJE) Headquarters, southwest of Downtown Los Angeles. A number of contributing factors were discussed by attendees, including (but not limited to): lack of available clothing for employment, lack of resources and services for working families, stigma of transgender, gender non-binary, gender non-conforming employees, and the prevalence of low skill workers. Individuals attending these focus groups assembled barriers on two flipcharts, presented below.

The transportation focus groups discussed the general lack of bus pass availability and expressed the desire for them to be reduced in cost. One attendee in the second focus group was concerned about the lack of reliable public transportation especially in the early morning hours, when a worker might have to travel a great distance to work a graveyard shift at a minimum wage job. With regards to this issue, the focus group recommended doubling the bus fleet, keeping families in areas near transportation, locating transportation near affordable housing, incentivizing employers to provide transportation, and continue the work of the MTA.

In the second jobs focus group, one attendee mentioned the concern over jobs that were located far from home, where a worker might have an early shift and have to travel a long way by public transit, and busses might not be operational at that hour of the morning. Another issue mentioned concerned the lack of proper work attire, and to that, the focus group recommended supporting efforts by non-profits (presumably to provide or make said clothing), review job rules (presumably regarding the dress code), and making clogging for employees more available. And many working mothers do not have access to affordable childcare, and the one who are working minimum wage jobs likely can't afford childcare, the focus group thought of the following possible solutions: somehow reducing the cost of childcare, providing universal childcare, increasing baselines to allow middle classes to be eligible for childcare subsidies, ensure all inventory of affordable housing should have space for childcare, and provide incentives to employers to provide childcare.

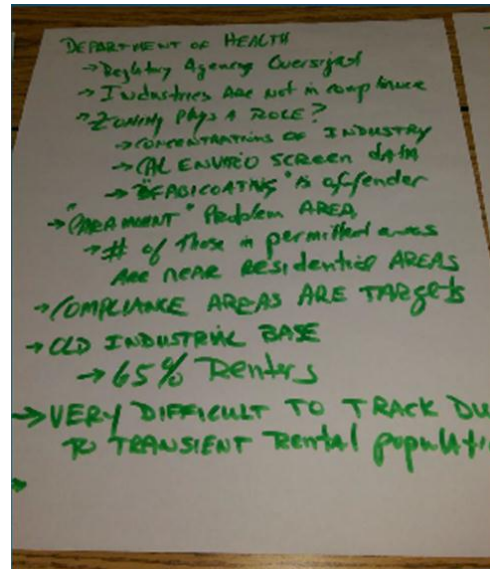
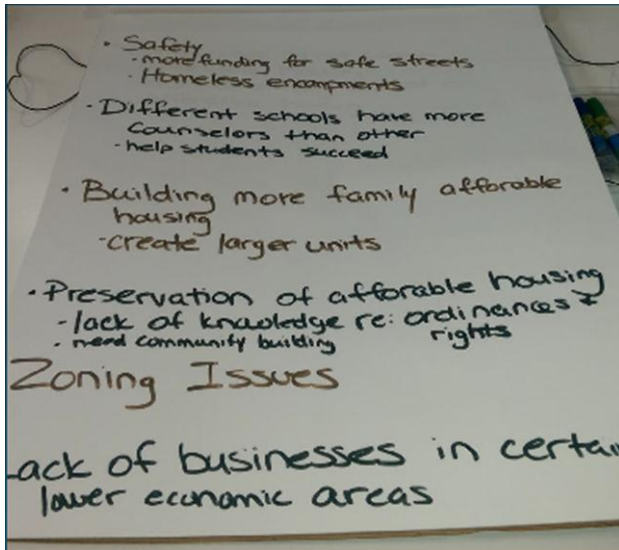


Healthy Neighborhoods

The three Healthy Neighborhoods Focus Group Meetings were held January 11, February 2, and February 23 at the Los Angeles County Community Development Commission offices in Alhambra. A number of contributing factors were discussed by attendees, including (but not limited to): location and access to grocery stores, illegal dumping, poor access to quality healthcare, and general public safety concerns such as safe streets and homeless encampments.

The focus group discussed matters pertaining to air pollutions and environmental hazards, pointing out that poor land use and zoning can often situate these unwanted toxins near housing and, often, near low-income or minority housing. The group hoped to see targeted efforts to bring industrial facilities into compliance with air quality and toxic emissions standards in communities highly burdened by air pollution and toxic emissions. The group also mentioned developing business support programs and incentives for toxic emitters to reduce emissions and pollutions; considering proximity to major sources of air pollution in land use planning; increasing bike and pedestrian improvements in disadvantaged communities and/or R/ECAP areas; collaboration across sectors to support policies that reduce greenhouse gas emissions; and a consideration of proximity to major sources of air pollution in land use planning.

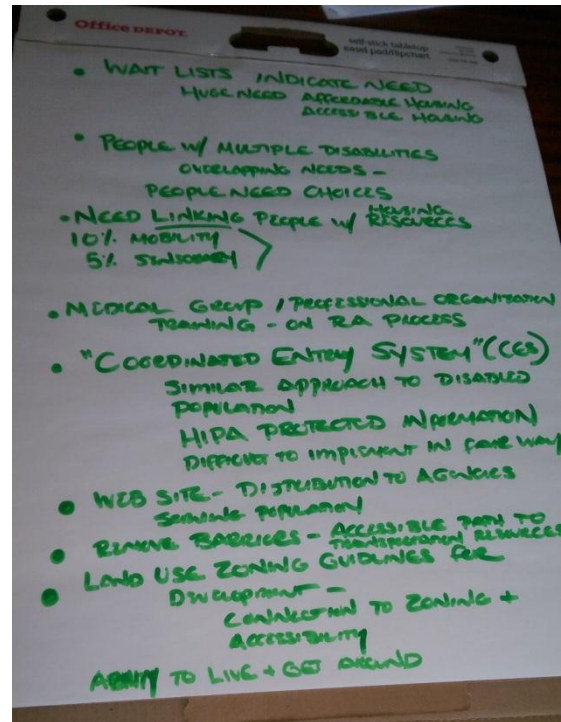
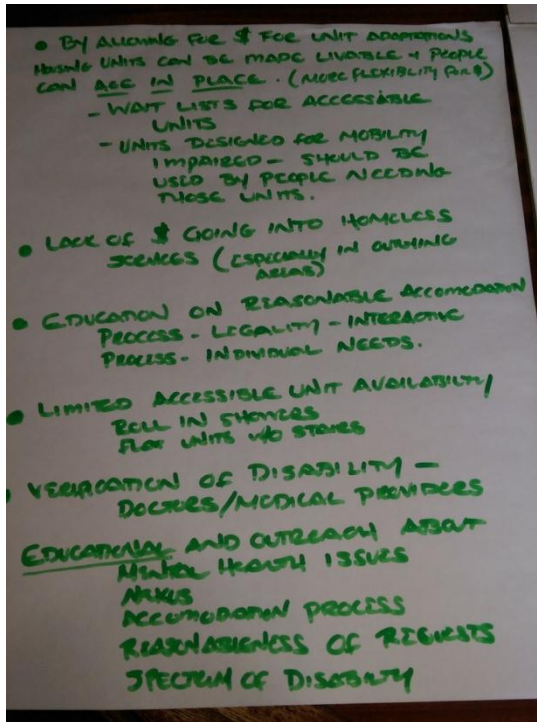
Individuals attending these focus groups collected issues on two flipcharts, presented below.



Disability and Access

Three Disability and Access Focus Group Meetings were held at the Legal Aid Foundation of Los Angeles and Bet Tzedek Legal Services on January 10, February 1, and February 22, 2017. A number of contributing factors were discussed by attendees, including (but not limited to): availability of accessible housing options, lack of knowledge of the ADA's Right to Reasonable Accommodation, overlapping needs of people with multiple disabilities, and a long waitlist for accessible and affordable housing.

In the second focus group, one comment addressed improving the intake process so that available housing is accessed by all the people that need it and enhancing the process for reasonable accommodations so that it is fair and equitable. Another topic that was discussed in this meeting involved the gentrifying downtown area of Los Angeles and that many persons that are homeless with a disability were being displaced as a result.



Community Input Meetings

Six community meetings were conducted on April 18, 19, 20 and April 25, 26, and 27, with at least one held in each of the five supervisorial districts and were very well-attended by members of the community. While a total of 265 names are listed on all sign-in sheets, the total attendance for all six meetings is closer to 300, as some attendees did not sign in if they came late or did not sign in at the reception table. At these meetings, attendees were asked to fill out surveys, the responses from which are summarized below.

1ST DISTRICT COMMUNITY MEETING

The community input meeting in the first supervisorial district was held on April 18th, 2017, at 6:30 P.M. at Sunshine Park in La Puente. A total of 33 community members signed in, while a total of 34 surveys were collected (some were mailed in before the meeting).



Several residents mentioned illegal fireworks were a problem in the community and needed to be addressed, along with trash and street racing. Housing issues that concerned community members included not wanting to see development of condos or townhomes (only single-family), a concern over residents who convert their garages into homes, and the need for affordable ("starter") homes for first-time homeowners.

2ND DISTRICT COMMUNITY MEETING

The community input meeting in the second supervisorial district was held April 27th, 2017, at 6:30 P.M. at Athens Park Gymnasium in Los Angeles. A total of 41 community members signed in and a total of 33 surveys were collected (while some were mailed in before the meeting).



Residents mentioned safety issues around the community, such as gang activity, shootings, and cars driving too fast. One resident felt the meeting did not meet her needs, as the topics discussed were not relevant to her particular housing situation. Related to housing, residents mentioned no rent control, too little safe and affordable housing, and problems with LA County regarding inspection and building safety as issues of concern. One resident in particular highlighted the importance of providing affordable housing for residents with disabilities and that senior housing be equipped with in-unit washer and dryers.

3RD DISTRICT COMMUNITY MEETING

The community input meeting in the third supervisorial district was held April 20th, 2017, at 6:30 P.M. at the San Fernando Regional Pool. A total of 22 community members signed in and a total of 15 surveys were collected (some were mailed in before the meeting).



There were few responses from the survey for the 3rd District meeting, but one resident expressed concern over the possible removal of Proposition 13, an amendment to the Constitution of California that reduced property tax rates on homes. Another resident was opposed to public housing in San Fernando but did not give a reason.

4TH DISTRICT COMMUNITY MEETING

The community input meeting in the fourth supervisorial district was held April 19th, 2017, at 6:30 P.M. at South Whittier Library in Whittier. A total of 48 community members signed in and a total of 38 surveys were collected (while some were mailed in before the meeting).



Topics discussed in the survey by attendees includes walkability issues, trash problems, access to parks and green space, speeding and other traffic issues, inadequate law enforcement, and better access to transit. Pertaining to housing, community members mentioned high rent and, in particular, the need for affordable senior housing.

5TH DISTRICT COMMUNITY MEETING

The first community input meeting in the fifth supervisorial district was held April 25th, 2017, at 6:30 P.M. at Jackie Robinson Park in Littlerock. A total of 71 community members signed in and a total of 49 surveys were collected (while some were mailed in before the meeting).



This meeting elicited the most responses out of all the community input meetings. The issues that concerned attendees ranged from poor street paving quality, better streetlights and sidewalks, more recreation options for seniors, better trash cleanup and stricter regulations against dumping, difficulty in accessing county services (DPSS, DMH, and HA were mentioned), and better community spaces. One resident expressed concern over a lack of monitoring the Section 8 voucher program and a desire to keep Littlerock rural.

5TH DISTRICT COMMUNITY MEETING (PAMELA PARK)

The second community input meeting in the fifth supervisorial district was held April 26th, 2017, at 6:30 P.M. at Pamela Park in Duarte. A total of 33 community members signed in and a total of 32 surveys were collected (while some were mailed in before the meeting).



Concerns from the surveys included stray dogs and pets around Duarte, safety and better street lighting, concerns over the sewer project, and street parking regulations. The only resident to address housing concerns mentioned the desire for more affordable housing options for seniors.

I. PUBLIC HOUSING

The Housing Authority of the County of Los Angeles (Housing Authority) serves in Los Angeles County, administering both the Section 8 Housing Choice Voucher and Public Housing programs. The Section 8 Housing Choice Voucher program currently assists approximately 23,000 families through a partnership with over 13,000 property owners. The Public Housing program manages 3,229 units of public and other affordable housing throughout Los Angeles County.

Table IV.68
Publicly Supported Households by Race/Ethnicity

Los Angeles County Service Area
Compiled from HUD Database

| Public Housing Category | White | | Black | | Hispanic | | Asian | | Total Public Housing HH |
|--------------------------|-----------|------------|---------|------------|-----------|------------|---------|------------|-------------------------|
| | # | % of Total | # | % of Total | # | % of Total | # | % of Total | # |
| Public Housing | 683 | 7.0% | 2,627 | 26.9% | 6,110 | 62.6% | 344 | 3.5% | 9,764 |
| Project-Based Section 8 | 6,942 | 21.4% | 6,555 | 20.2% | 9,344 | 28.8% | 9,587 | 29.6% | 32,428 |
| Other Multifamily | 1,300 | 29.8% | 405 | 9.3% | 963 | 22.1% | 1,691 | 38.8% | 4,359 |
| HCV Program | 14,579 | 19.4% | 37,550 | 49.9% | 18,195 | 24.2% | 4,989 | 6.6% | 75,313 |
| Total Public Housing HHs | 23,504 | | 47,137 | | 34,612 | | 16,611 | | |
| Total Households | 1,092,660 | 37.4% | 288,792 | 9.9% | 1,048,393 | 35.9% | 425,862 | 14.6% | - |

Table IV.69, on the following page, shows demographic data from the Housing Authority of the County of Los Angeles (HACoLA) in each of its public and affordable housing facilities around the LA County.

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 HACoLA's Agency Plan for FY 2018–2022, the Public Housing program currently has a waiting list of 22,516 unduplicated applicants of which 46 percent African American, 29 percent White, 6 percent Asian, 0.5 percent American Indian, 0.5 percent Pacific Islander, and 18 percent identified as 'Other' or declined to state. Approximately 22.49 percent of public housing applicants are elderly and 10.21 percent are non-elderly disabled. The waiting period for public housing applicants is about three to five years, depending on household member size. The Section 8 program currently has a waiting list of 39,962 applicants, of which 47 percent are black, 29 percent are white, 6 percent are Asian, and 18 percent listed Other. Twenty nine percent of applicants reported Hispanic ethnicity and 16 percent did not disclose an ethnicity. About 22 percent of those on the waiting list are elderly and 15 percent are disabled. The amount of time spent on the waiting list often varies and can be as long as several years. The waiting list does not include special admissions.

Table IV.69
Race/Ethnicity Breakdown by HACoLA Facility
 Los Angeles County Service Area
 Housing Authority of the County of Los Angeles

| Facility Name/Location | Asian (non-Hispanic) | Black (non-Hispanic) | Hispanic | White (non-Hispanic) | Total Residents |
|----------------------------|----------------------|----------------------|--------------|----------------------|-----------------|
| 105th & 106th Streets | 0 | 11 | 2 | 0 | 13 |
| 111th & Firmona | 0 | 1 | 1 | 0 | 2 |
| 4th & Mednik | 0 | 0 | 2 | 0 | 2 |
| 88th & Beach | 0 | 3 | 0 | 1 | 4 |
| 92nd & Bandera | 0 | 7 | 1 | 0 | 8 |
| Addington & Waldorf | 0 | 3 | 0 | 0 | 3 |
| Arizona & Olympic | 0 | 1 | 16 | 0 | 17 |
| Athens | 0 | 6 | 4 | 0 | 10 |
| Budlong Crest | 0 | 2 | 2 | 1 | 5 |
| Carmelita Avenue | 0 | 0 | 2 | 0 | 2 |
| Carmelitos Family | 5 | 332 | 190 | 23 | 550 |
| Carmelitos Seniors | 11 | 61 | 50 | 27 | 149 |
| Century & Wilton | 0 | 37 | 2 | 0 | 39 |
| East 119th Street | 0 | 1 | 0 | 0 | 1 |
| East 61 Street | 0 | 5 | 1 | 0 | 6 |
| East 83rd Street | 0 | 1 | 1 | 0 | 2 |
| East 84th Street | 0 | 4 | 0 | 0 | 4 |
| East 87th Street | 0 | 3 | 0 | 0 | 3 |
| El Segundo I | 0 | 26 | 3 | 1 | 30 |
| El Segundo II | 0 | 12 | 4 | 1 | 17 |
| Foothill Villa | 12 | 8 | 15 | 26 | 61 |
| Francisquito Villa Seniors | 20 | 0 | 60 | 6 | 86 |
| Harbor Hills | 5 | 147 | 118 | 25 | 295 |
| Herbert Avenue | 2 | 0 | 40 | 3 | 45 |
| Imperial Heights | 0 | 5 | 4 | 0 | 9 |
| Insley St. | 0 | 2 | 0 | 0 | 2 |
| Jarvis Avenue | 0 | 1 | 0 | 0 | 1 |
| Marina Manor II | 1 | 17 | 17 | 35 | 70 |
| Marina Manor Senior | 3 | 14 | 14 | 81 | 112 |
| McBride Avenue | 0 | 0 | 2 | 1 | 3 |
| Monica Manor | 1 | 7 | 3 | 6 | 17 |
| Nueva Maravilla Family | 13 | 9 | 319 | 5 | 346 |
| Nueva Maravilla Seniors | 41 | 2 | 102 | 3 | 148 |
| Ocean Park | 0 | 7 | 5 | 7 | 19 |
| Orchard Arms Senior | 17 | 22 | 51 | 86 | 176 |
| Palm Apartments Senio | 5 | 15 | 17 | 87 | 124 |
| Quartz Hill I Family | 0 | 13 | 3 | 3 | 19 |
| Quartz Hill II Family | 1 | 1 | 18 | 1 | 21 |
| Simmons Avenue | 0 | 0 | 4 | 0 | 4 |
| Southbay Gardens Senior | 2 | 75 | 16 | 3 | 96 |
| Sundance Vista | 0 | 2 | 37 | 0 | 39 |
| Triggs Street | 0 | 0 | 3 | 0 | 3 |
| West 106th Street | 0 | 18 | 2 | 0 | 20 |
| Total | 139 | 881 | 1,131 | 432 | 2,583 |

CHARACTERISTICS OF RESIDENTS

For public housing in the service area, the highest occupancy percentage of White residents can be found at West Knoll/ Palm in the Urban County, which is 78 percent White.⁷¹ The only other public housing development with more than 50 percent of White residents is Marina Manor I, of Los Angeles, with 57 percent White residents. These developments are outliers when compared to other occupancy percentages for White residents: 28 of the 36 public housing developments in the service area contain less than 10 percent White residents.⁷² The highest occupancy percentage of Black residents can be found in South Bay Gardens in Los Angeles, with an 80 percent occupancy rate. Only 15 of the 36 public housing developments contain less than 10 percent of Black residents. If any of these public housing developments are in census tracts with more than 50 percent non-white households and at least 40 percent poverty, they are considered to be in a Racially/Ethnically Concentrated Area of Poverty (R/ECAP).

In the City of Los Angeles, five housing developments have 90 percent or higher occupancy of Hispanic residents: Jordan Scattered, New Pico Gardens Phase ii, Estrada Courts, Ramona Gardens, and San Fernando Gardens. No public housing developments contain less than 10 percent of Hispanic residents, and 21 of the 36 developments contain more than 50 percent Hispanic residents. Only seven of the developments contain greater than 10 percent Asian residents, with the largest, McNeill Manor in Baldwin Park, containing 25 percent Asian residents. Wilmington Townhomes of Los Angeles contains the highest proportion of households with children, with 94 percent of the households in that development. 24 of the public housing developments contain greater than one-third of households with children.

For Project-Based Section 8 housing in the service area, the highest occupancy percentage of White residents can be found at Valverde, Menorah Terrace, and Village Acquisition, all of which are 100 percent White. Of the 536 Section 8 housing developments, 84 contain greater than 50 percent White residents. The highest occupancy percentage of Black residents can be found in a development called Mca#3 Apartments in Los Angeles, with 100 percent of Black residents. 100 of the 536 Section 8 developments in the service area contain more than 50 percent Black residents. Four Section 8 developments contain 100 percent Hispanic residents: Kernwood Terrace, Lankership Arms, Laurel Canyon Terrace, and Imogene Housing. Fully 474 of the developments contain greater than 50 percent Hispanic residents. Only New Hampshire Arms in Los Angeles contain 100 percent Asian residents, and only 82 of the Section 8 housing developments contain greater than 50 percent Asian residents. Sierra Villa East in Lancaster contains the largest percent of families with children, at 84 percent; families with children comprise over half the households in 97 of the 536 developments in Section 8.

For other HUD multifamily developments, the highest occupancy percentage of White residents can be found at Golden Years Senior Apartments in Los Angeles, which is 96 percent White. Of the 145 developments of this category, 38 contain greater than 50 percent White residents. The highest occupancy percentage of Black residents can be found in a development called Carter House, 85 percent Black; only five of the developments contain more than 50 percent Black residents, and all

⁷¹ For tables containing demographic data compiled from HUD's Online Mapping Tool, see Technical Appendix Section VI.

⁷² Compiled from HUD AFFH database. Does not include non-entitlement cities of Artesia, Bradbury, Hidden Hills, Industry, Palos Verdes Estates, Rolling Hills, and Vernon.

of them are located in Los Angeles. The Villa Malaga Housing Corporation contains 100 percent Hispanic residents, and nine of the 145 other HUD multifamily developments contain more than 50 percent Hispanic residents. The Telacu Monterey Park Plaza in Monterey Park contains the highest percentage of Asian residents in the service area, at 100 percent, and 26 of the developments contain more than 50 percent of Asian residents. Only 11 of the developments had a percentage listed for households of families with children, the largest of which contain 30 percent (Santa Monica New Hope Apartments). Seven of the 11 developments contain more than ten percent of households with families with children.⁷³

According to the Housing Authority of the County of Los Angeles, the only property converted under RAD is Jasmine Gardens in Compton. This property is not in the Los Angeles County Service Area.

Admissions Preferences

HACoLA has established the following local admissions preferences for general occupancy developments

In accordance with the State of California Health and Safety Code, section 34322.2, the Housing Authority gives priority to families of veterans and servicepersons within each of the admissions preference categories below, including the spouse/marital-type partner of a deceased veteran or serviceperson

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

Homeless families must be referred to the HA by a homeless service provider currently under contract with the HA. The family must consist of two (2) or more persons with one (1) member being under the age of 18 or be a single elderly and/or 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. In order to qualify for the victim of domestic violence, dating violence, sexual assault or stalking preference, the applicant must be referred to the HA by a homeless service provider currently under contract with the HA

Additionally, for the family properties located in the South Los Angeles County area, the HA will first offer any unit that becomes available to a homeless family referred by a homeless service provider.

Transitional Aged Youth (TAY)

HACoLA provides a homeless preference to TAY. This preference is limited to 3 households per 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

⁷³ No RAD properties found in the service area and no demographic data found on LIHTC developments.

TAY, the applicant must be referred to HAcOLA by the Los Angeles Homeless Services Administration (LAHSA)

Second Preference: Families that have been displaced by a natural disaster declared by the President of the United States or through a governmental action.

Third Preference: Families who live and/or work in unincorporated Los Angeles County.

Fourth Preference: Families that do not live or work in unincorporated Los Angeles County.

Elderly Housing Development

HAcOLA has established the following local admissions preferences for elderly housing developments

In accordance with the State of California Health and Safety Code section 34322.2, the HA gives priority to families of veterans and servicepersons including the spouse/marital-type partner of a deceased veteran or serviceperson, within each of the above admissions preference categories.

- **First Preference:** Families that live and/or work in unincorporated Los Angeles County, who are Elderly (62 years of age or older).
- **Second Preference:** Families who do not live and/or work in unincorporated Los Angeles County and who are Elderly (62 years of age or older)

HAcOLA has a Memorandum of Understanding (MOU) with the Long Beach Housing Authority to permit residents of the City of Long Beach to be classified as in-jurisdiction applicants for housing at the Carmelitos Public Housing development only. Once the Housing Authority provides public housing assistance to a City of Long Beach resident at the Carmelitos Public Housing development, the resident must abide by and is governed by all policies in the Housing Authority's Admissions

Public Housing Program:

1. Meets the definition of a family as defined by HUD and HAcOLA
2. Heads a household where at least one member of the household is either a citizen or eligible non-citizen. (24 CFR Part 5, Subpart E)
3. Has an annual income at the time of admission that does not exceed the low-income limits for occupancy established by HUD
4. Provides a Social Security number for all family members, age six or older, or will provide written certification that they legally cannot obtain Social Security numbers at this time and will notify HAcOLA upon receipt of a Social Security number
5. Meets the Suitability Criteria as set forth in this chapter
6. Has no outstanding debts to any housing authority
7. Has no current debt to a Utility Company or has entered into a repayment agreement with the Utility Company for outstanding debt

HACoLA shall permanently deny admission to public housing units to persons convicted of manufacturing or producing methamphetamine on the premises of assisted housing.

HACoLA shall deny admission to sex offenders who are subject to a lifetime registration requirement under a State sex offenders registration program. HACoLA also requires applicant families to undergo a criminal background screening to verify eligibility under its criminal background eligibility criteria.

PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

HACoLA's Resident Initiatives program 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 and surrounding communities.

The role of a Resident Council (RC) is to improve the quality of life and resident satisfaction in self-help initiatives to enable residents to create a positive living environment for individuals and families living public housing. Resident Councils actively participate and are formally recognized through an executed Memorandum of Understanding with the Housing Authority. The RC membership consists of a democratically governing board elected by the voting membership. RC's serve as the voice of the housing communities that elect them. They have their individual priority programs and goals depending upon the demographics, needs, and aspirations of their communities.⁷⁴

Family Resource Centers

On-site case managers and a licensed clinical coordinator provide case management services. Services include information and referral (on- and off-site) intake and ongoing assessment, case plan development, crisis intervention, client monitoring, and non-client drop-ins. Additional counseling services are provided by a local community agency and a clinical master's level trainee program.

Family Learning Center and Recreation Programs

These centers provide safe and supportive learning environments which serve as an after-school alternative for many at-risk youth living in public housing. The centers are equipped with computer labs to enhance learning. Youth are able to receive one-on-one assistance that they would not receive at home. Through these programs, youth are able to increase their math and reading comprehension skills along with developing self-esteem and confidence.

Each after-school program has a youth development component. The Housing Authority engages youth in sports programs, nutrition classes, and music lessons, etc. These programs support self-esteem, self-expression, team building, and creates positive social interaction through recreation, gender specific groups and youth leadership and assist youth in discovering skills and qualities within themselves.

⁷⁴ [https://www.hacola.org/public-housing/resident-services-program-\(rsp\)](https://www.hacola.org/public-housing/resident-services-program-(rsp))

Additionally, at the Family Learning Centers, services are provided to promote economic self-sufficiency through the provision of educational workshops, and classes such as English as a Second Language (ESL) and computer skills that can lead to gainful employment. The goal is for residents to become active and successful members of their communities. Workforce development activities provide comprehensive services which include: skills assessments, job counseling and placement assistance, employment skills development, credit counseling and family budget assistance.

Services for Seniors and Persons with Disabilities

Coordinated supportive services are provided to assist in enhancing the residents' ability to age in place and improve their quality of life. Services include: case management, home delivered meals, transportation, cultural activities, light exercise, safety and financial workshops, and field trips. Many of the programs are facilitated by local community partnerships.

Juvenile Justice Crime Prevention Act (JJCPA) Program

JJCPA is designed to provide case management and supervision for at-risk youth and probationers living at the Carmelitos, Harbor Hills, Nueva Maravilla, and South Scattered public housing developments. Additionally, JJCPA staff, a Youth Services Specialist and Deputy Probation Officer, assist youth and their families in gaining access to resources and services that will aid them in becoming self-sufficient, and thereby reducing risk factors associated with juvenile delinquency. Services and activities include the following:

- Tutoring and homework assistance;
- Family literacy;
- Cultural, social and recreation activities;
- Substance use disorder and alcohol counseling;
- Gang intervention;
- Parenting classes;
- Family counseling;
- Gender-specific programs;
- Job training and placement; and
- Community service opportunities.

Assisted Living Waiver Program

Seniors and persons with disabilities obtain Assisted Living Medi-Cal waivers that enable them to receive 24/7 in-home assisted living care and assistance with activities of daily living. Services include housekeeping, regular wellness checks, medication management, social/cultural events, health workshops etc. The program is currently up and running at Southbay Gardens, Orchard Arms, and Lancaster Homes, housing developments. The program goal is to expand and enhance a resident's stay in independent housing so they will not need an assisted living facility. Care Coordination of services include identifying, organizing, coordinating, and monitoring services needed by a participant. Care Coordinators conduct assessments to assist in determining eligibility, and developing and monitoring services.

The Growing Experience (TGE)

The Growing Experience (TGE) operates a 7-acre national award winning sustainable urban farm. The farm provides access to low cost organic produce for seniors and families on site as well as to the surrounding community. TGE provides workshops and training programs for local children and residents in horticulture careers and sustainable local food system cultivation. A community garden has 60 individually raised plots where Carmelitos' residents can grow their own food. An Aquaponics and Vertical Towers Growing System (System) exists in a 1,000 square-foot climate controlled greenhouse. The System produces four times the food as traditional soil grown crops and uses a third of the water. Other innovations include a Solar Panel System, an urban Food Forest, and a Composting Food Waste Program in conjunction with local restaurants.

Community Development Foundation (CDF)

HACoLA pursues grants and supports the Los Angeles County Community Development Foundation (CDF), a 501(c)(3) non-profit to raise funds for TGE, youth scholarships, STEM and SAT preparation classes.

OTHER PUBLIC HOUSING

Project-Based Contracts

Another form of HUD rental assistance is the project-based Section 8 contract, wherein HUD provides rental subsidy for particular units, committed by a contractually determined period. These agreements between property owners and HUD set aside units for low-income tenants. HACoLA does not administer this program; however, the County's Housing Element addresses these contracts in Program 21. The project-based Section 8 program guarantees landlords will receive monthly rent payments on time; receive annual inspections to ensure property quality; charge the same rent to the Section 8 tenant as they do unassisted tenants; and maintain authority to screen tenants, collect security deposits, and create their own leases. The rental assistance is tied to the property, unlike the HCVs, which are portable with the tenants.



Image IV.1
Lancaster Homes
 (Source: HACOLA Multifamily Housing,
<http://www3.lacdc.org/CDCWebsite/HM/Programs.aspx?id=353>)

Map IV.11 shows the public housing units found in the Urban County. The largest number of units are seen around La Mirada, Bell, Bell Gardens, San Fernando, and Claremont. Bell and Bell Gardens are also areas with higher levels of poverty, as is the areas around San Fernando.

Risks of Expiring Contracts

Congress created the Section 8 program in 1974 as part of the Housing and Community Development Act; when it established this and other housing construction programs, 20-year project-based Section 8 contracts were used in conjunction with mortgage financing mechanisms to

encourage the construction of affordable housing. Most of the mortgage loans had a 40-year loan term with an option to prepay the mortgage after 20 years. When project owners decide to prepay the remaining mortgage after 20 years (at the same time Section 8 contracts are expiring), the units convert to market rate housing. Since the 1990s, many affordable housing developments have become eligible to prepay the mortgage and opt out of Section 8 contracts. As such, expiring multi-family assistance contracts in the Urban County may be at risk of being converted to market rate housing; this would exacerbate the problem of long waiting lists for an already vulnerable segment of the population. Most project-based contracts can be renewed, but landlords may not choose to renew them and rent their units to market rate tenants instead. While tenants in these projects may qualify for HCVs to use elsewhere, they may be left without affordable housing options in their area.

Historically, this problem has been worse in low-poverty neighborhoods with prevalent economic and service opportunities; HUD estimates that 90 percent of subsidized units in which landlords are likely to opt out of Section 8 assistance are located in these neighborhoods, where local rents are above the fair market rent established by HUD.⁷⁵ Thus, affordable housing can become concentrated in high poverty areas with fewer opportunities, increasing the challenge for residents to become self-sufficient. This is contrary to the purpose of the HCV program, designed to offer an alternative to conventional public housing: higher quality neighborhoods and access to better schools and jobs.

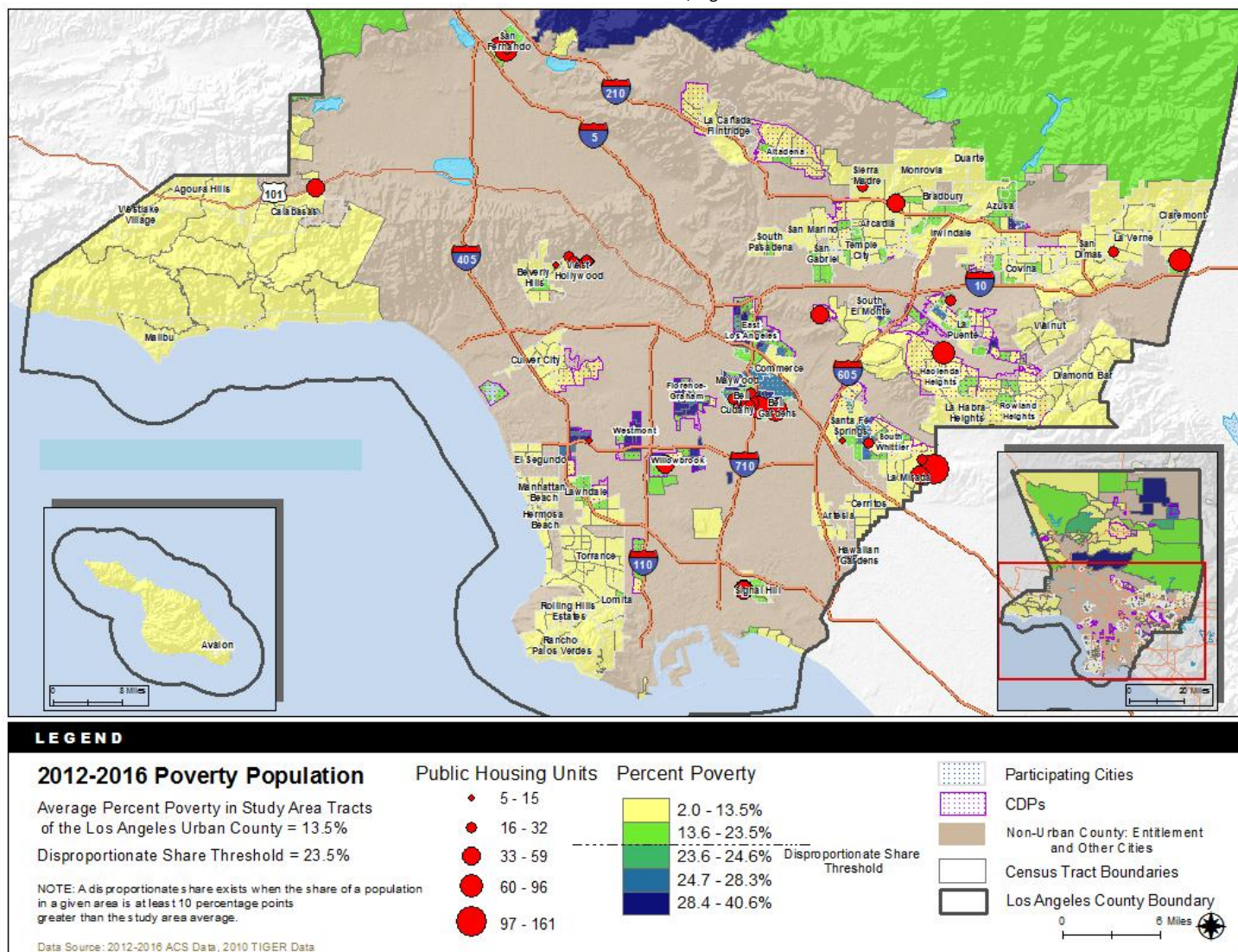
Assisted Housing that will be expiring through 2037 is shown in Map IV.12. There are a number of units that are expected to expire within the planning period, including housing around Torrance, San Dimas, Azusa, and La Mirada. A number of additional housing units are expected to expire after that time.

HCV Program Vouchers: While the project-based HCV program is meant to pay landlords comparable fair market rents, rents they collect may not change with market and neighborhood trends and may fall below the local non-subsidized value. When this happens, owners with expiring contracts may choose to renew the contract at (the lesser of) comparable market rents or 150 percent of the fair market rent through the Mark-Up-To-Market program; request renewal at or below comparable market rates, if receiving the highest rent possible is not an issue; or opt out of the Section 8 contract and rent the unit at market rate, after giving HUD and residents advance notice.⁷⁶ The Los Angeles County Department of Regional Planning estimates, in its *2014–2021 General Plan’s* Housing Element, that over that period, 568 housing units for low-income households are at risk of converting to market-rate housing.

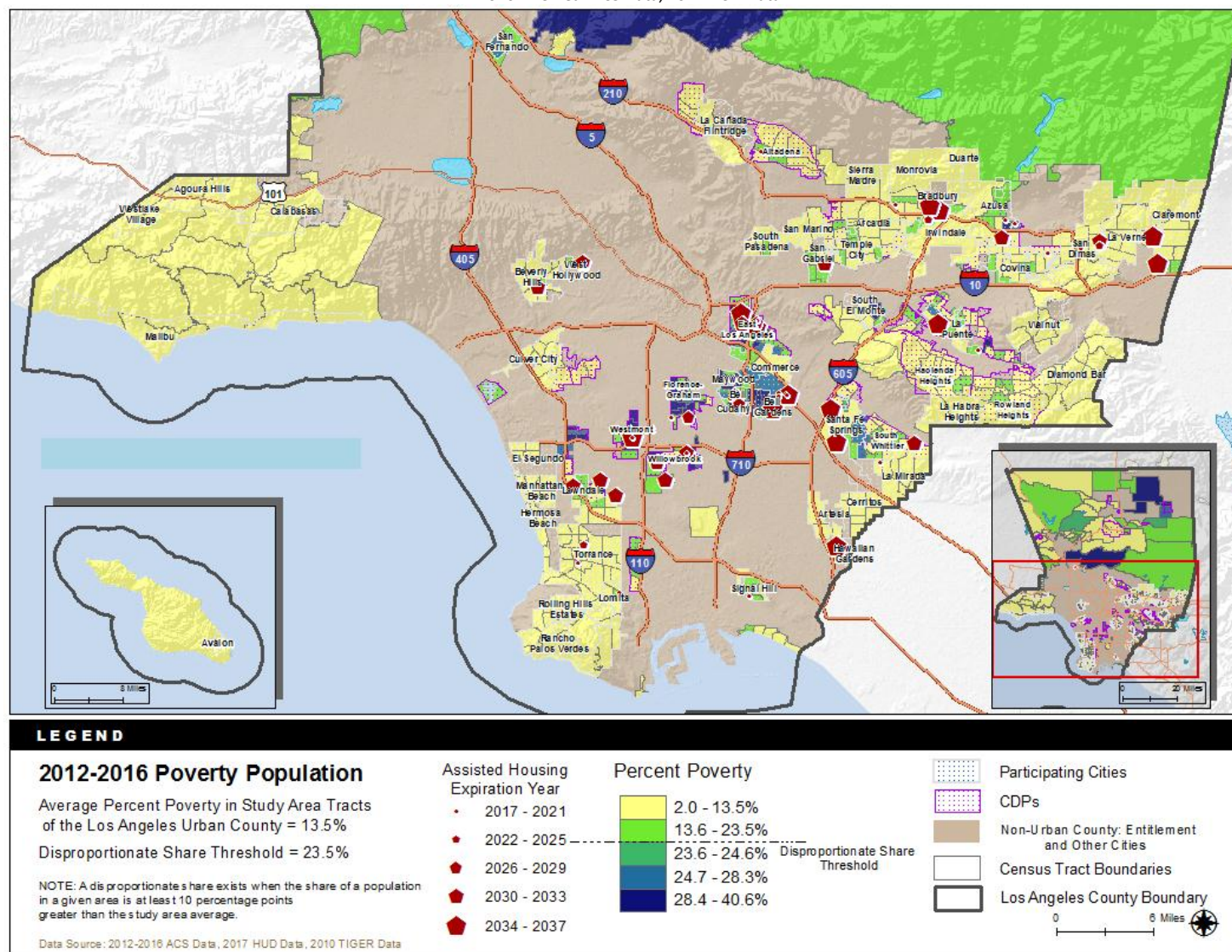
⁷⁵ HUD, *Opting In: Renewing America’s Commitment to Affordable Housing*, April 1999, <http://archives.hud.gov/news/1999/optingin.html>

⁷⁶ AARP Public Policy Institute, *Section 8 Project-Based Rental Assistance: The Potential Loss of Affordable Federally Subsidized Housing Stock*, 2000, http://assets.aarp.org/rgcenter/il/ib47_housing.pdf

Map IV.11
Public Housing Units
Los Angeles Urban County
2016 Five-Year ACS Data, Tigerline



Map IV.12
Expiring Assisted Housing Units
 Los Angeles Urban County
 2016 Five-Year ACS Data, 2017 HUD Data



PUBLIC HOUSING STRATEGIES AND OBJECTIVES

The Housing Authority of the County of Los Angeles (HACoLA), through the Resident Initiatives program, 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 Resident Initiatives program also provides youth in our public housing developments with literacy and recreational programs to promote the values of teamwork, personal development, and achievement.

HACoLA uses the Capital Fund Program (CFP) to provide for rehabilitation, repair and physical improvements of county-owned public housing developments as well as management improvements. The program operates on the Fiscal Year beginning July 1 through June 30. Through CFP, housing authorities across the country receive a formula allocation amount based on unit count, size, and need.

Resident Services Programs: Family Learning Centers: In 1988, the CDC 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.

ROSS-Service Coordinators (ROSS-SC) Program

These funds have allowed HACoLA to hire 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 to youth, families, seniors, and residents with disabilities within the public housing communities including youth development, education and literacy, resident empowerment, senior services and workforce development.

Family Self-Sufficiency Program (FSS)

FSS is a program that enables HACoLA families to increase their earned income and reduce dependency on welfare assistance. HACoLA works in collaboration with a Program Coordinating Committee, named "Vision Team" to secure commitments of public and private resources for the operation of the FSS program, to develop the FSS Action Plan, and to implement the program. Once an eligible family is selected to participate in the program, the head of household executes a 5-year Contract of Participation that specifies the rights and responsibilities of both parties. It also incorporates the family's individual training and services plan a document that records and tracks the family's short and long term goals. Once a family receives earned income an escrow savings account is established in their name, at the end of the 5-years families graduate and receive the savings.

Capital Fund Program for Public Housing: HACoLA uses the Capital Fund Program (CFP) to provide for rehabilitation, repair and physical improvements of county-owned public housing developments as well as management improvements. The program operates on the Fiscal Year beginning from

July 1 to June 30. Through CFP, housing authorities across the country receive a formula allocation amount based on unit count, size, and need. HACoLA anticipates receiving \$4.8 Million in CFP funds for FY Fiscal Year 2018–2019.

For FY 2018-2019, HACoLA will utilize CFP funds to complete ADA upgrades, kitchen rehabilitation, roof repair, flooring, and exterior painting at various housing developments.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HACoLA relies on two Resident Advisory Boards (RABs) to develop the Annual Plan goals and provide recommendations on how to improve the Section 8 and Public Housing programs. The two RABs are made up of public housing residents and Section 8 participants, respectively. For the public housing RAB, resident council members volunteer to participate. For the Section 8 participant RAB, calls for new members are announced in the Section 8 newsletter, “Tenant Talk.” The RABs provide the HACoLA and its clients a forum for sharing information about the Annual Plan. In addition, one public housing resident and one formally homeless Section 8 participant sit on the Housing Authority Housing Commission, and there are 12 Resident Councils (RCs) within the HACoLA’s jurisdiction that foster resident involvement as well. The residents at various housing developments periodically elect RC members, who serve as the voice of the housing communities that elect them. Each RC may have its own priority programs and goals, depending upon the demographics, needs, and aspirations of each community. In cooperation with surrounding communities, the HACoLA partners with RCs to assess needs and develop and implement programs. HACoLA currently administers a FSS program for both the HCV and Public Housing programs. The FSS program teaches critical tools and provides supportive services to foster a resident’s transition from financial and housing assistance to economic and housing self-sufficiency.

V. HOMELESS NEEDS AND SERVICES

A. INTRODUCTION

This section discusses the characteristics and needs of the population that was homeless in Urban County areas of Los Angeles County, as well as the services, programs, and facilities available to them. Activities that provide housing, housing related services, and additional service needs to the population that was homeless are of primary concern. Results of the 2017 Resident Survey are also presented.

HUD defines the term “homeless” according to the Stewart B. McKinney Act, 42 U.S.C. § 11301, et seq. (1987), 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:

- “A supervised publicly or privately operated shelter designed to provide temporary living accommodations...
- An institution that provides a temporary residence for individuals intended to be institutionalized, or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.”⁷⁷ (42 U.S.C. § 11302(a))

Therefore, homelessness can be defined as the absence of a safe, decent, stable place to live. A person who has no such place to live stays wherever he or she can find space: an emergency shelter, an abandoned building, a car, an alley, or any other such place not meant for human habitation.

Primary federal funding for homelessness prevention activities comes from one (1) key program. The Emergency Shelter Grants program began in 1989 as part of the McKinney-Vento Homeless Assistance Act. The program was designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted on May 20, 2009, made changes to the Emergency Shelter Grants program and renamed it the Emergency Solutions Grants (ESG) program. Under its new name, the ESG program’s goals address assisting those recently facing homelessness to find permanent, stable housing.⁷⁸ The program helps persons experiencing housing crisis or homelessness find housing through a rapid re-housing program, and supports homelessness prevention activities.

⁷⁷ The term “homeless individual” does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a state law (42 U.S.C. § 11302(c)). HUD also considers individuals and families living in overcrowded conditions to be “at risk” for homelessness.

⁷⁸ HEARTH: ESG Program and Consolidated Plan Conforming Amendments,
<http://www.hudhre.info/index.cfm?do=viewResource&ResourceID=4517>

HISTORY OF HOMELESSNESS IN LOS ANGELES COUNTY

In the decade following 1973, 4.5 million units were removed from the nation's housing stock, half of which was occupied by low-income households. In roughly the same period, over 1 million single-room occupancy units were lost, and the nation's public housing program was all but abandoned, replaced by the Section 8 rent-subsidy program. Federal authorizations for housing subsidies amounted to 7.0 percent of the total budget in 1978; but by the late 1980s this proportion had shrunk to 0.7 percent. At the same time, the rise in single-person households dramatically increased the demand for housing across the nation.

Half the single-room occupancy (SRO) hotel rooms were demolished, often because they were seismically unfit. Worried about this trend, in 1975 the City of Los Angeles Redevelopment Agency (CRA) adopted an official policy to stabilize the Central City East district by maintaining the low-income housing base (primarily through the acquisition, rehabilitation and management of the remaining SRO hotels); consolidating Skid Row social services in close proximity to the population they served (a policy known as "containment"); and expanding the district's industrial base.

The CRA set up the Single Room Occupancy Housing Corporation to acquire, rehabilitate, and manage the SRO hotels on the Row. Simultaneously, a massive expansion occurred in the City's inventory of emergency shelter beds, funded mainly through an influx of federal dollars. There was, however, no equivalent growth in ancillary services needed by homeless people, such as job training, health and mental health care, and affordable housing.

The Nixon era ushered in a restructuring of the welfare state. There were two (2) changes, both of which severely impacted Los Angeles. First was "deinstitutionalization," a plan to empty the asylums treating and housing individuals with mental disabilities. In the two (2) decades after 1950, the inmate population of national state and county psychiatric institutions fell from over 1 million to less than 100,000. California's asylum population dropped from over half a million patients to just over 100,000. The plan was that deinstitutionalized people would be served by community mental health centers funded by the federal government, but these never materialized in sufficient numbers to address the need. Many former patients ended up on the sidewalks of America, homeless and without care. Today, many of them are in county jails, where they have been joined by people who would have been institutionalized in previous eras. Indeed, the Los Angeles County Jail became the nation's largest de facto mental hospital, a warehouse for inmates with mental disabilities.

Second was the cut in welfare rolls. Nationwide, between 1982 and 1985, federal programs targeted to the poor were reduced by \$57 billion. Because of adjustments to the eligibility requirements, over half the working families on the federal Aid to Families with Dependent Children program (AFDC) were removed from the rolls. In addition, the value of the AFDC payment fell by 25 percent between 1979 and 1983. There was little comfort for families who sought help at the state level: many states had cut their General Assistance (GA) payments in half; some states did not even have such a program. The decline in AFDC and GA payments was a major reason why 20 percent of America's children lived in poverty in the early 1990s, the same proportion as in 1965. In post-Proposition 13 California, welfare payments were effectively cut by repeatedly eliminating cost-of-living adjustments. Workfare programs were instituted that required recipients to work as a

condition of ongoing eligibility. And in 1991, the State's minimal AFDC Homeless Assistance Program was cut by 38 percent.

In the 1980s, the national economy shifted from manufacturing to service industries, and more than three-quarters of the new jobs created during the 1980s were at minimum-wage levels. By 1983, more than 15 percent of Americans lived below the poverty line. The poverty rate in Los Angeles County grew from 8 percent in 1969 to 14 percent by 1987.

In Los Angeles, high unemployment in the late 1970s and early 1980s increased the welfare rolls, and drastic measures to curtail them were introduced. As a result of State actions, 38,000 recipients were dropped entirely, another 48,000 suffered benefit reductions, almost 8,000 lost food stamps, and about 12,000 AFDC families lost Medi-Cal coverage. Health and mental health funding was cut, along with funding for substance use disorder treatment. Lawsuits forced the County to raise its General Assistance monthly payments (locally known as General Relief, or GR) from \$228 in 1986 to \$341 in 1991. However, this benefit payment was later slashed to \$293 and decreased to even lower levels in the following years.

During the 1980s and 1990s, other factors exposed more people to the risk of homelessness. One was the explosion of crack cocaine usage that created an epidemic of drug abuse and addiction. In Los Angeles County, there were 400,000 cocaine addicts and 200,000 other drug addicts in need of treatment by the late 1980s. An estimated 100,000 of them were homeless or poor. Later, other drugs such as methamphetamines became widespread. While demand for treatment and care of addicts skyrocketed, the number of public treatment slots fell in the County. By 1991 over 2,000 substance abusers were on waiting lists for the 5,200 available treatment slots.⁷⁹

Paying for decent housing continued to be a challenge in Los Angeles County in more recent years. According to 2015 five-year ACS data, 27.9 percent of renter households in the County paid more than half of their income for housing, a condition known as severe cost burden. Severe cost burdens can lead to homelessness if households cannot find relief and reverse their housing problems.

The major causes of homelessness in Los Angeles County are poverty, lack of affordable housing, substance use disorder, mental illness and the lack of needed services, low-paying jobs, domestic violence, unemployment, changes and cuts in domestic service programs, limited life skills, and prison release issues. The homeless sub-populations tend to include those with substance use disorder and dependency issues, those with serious mental illness, persons living with HIV/AIDS, women and other victims of domestic violence, emancipated youth, and veterans. Deinstitutionalization of patients from psychiatric hospitals without adequate community clinic and affordable housing support can create more people in search of affordable housing.

Reversing declines in personal incomes, providing more affordable housing for precariously housed families and individuals, and increasing and promoting help available from welfare agencies are all significant policy challenges. Satisfying the needs of the population that was homeless represents both a significant public policy challenge and complex problem, due to the range of physical, emotional, and mental service needs required to sustain residence in permanent housing. The following sections help to illustrate the needs and difficulties faced by the homeless and at risk

⁷⁹ Inter-University Consortium Against Homelessness, *Ending Homelessness in Los Angeles*, January 2007

populations in Los Angeles County, and describe the services and strategy provided by the County's homeless service providers and agencies.

B. POPULATION THAT WAS HOMELESS

The homeless population is difficult to measure due to its transitory nature. However, the Los Angeles Homeless Services Authority (LAHSA) conducts an annual Greater Los Angeles Homeless Count of the Los Angeles Continuum of Care (CoC) area: Los Angeles County minus the cities of Glendale, Pasadena, and Long Beach. The 2017 homeless count was conducted in January and inspected 2,160 of the 2,160 Census tracts that lie within the Los Angeles CoC service area, representing 95% of the CoC service area.⁸⁰ The count consisted of a visual enumeration of unsheltered homeless people, a census of sheltered homeless people, and a survey-based count designed to capture the homeless youth population.

The 2017 count indicated that on any given night in the Los Angeles CoC, 55,188 people were homeless, with 41,216 unsheltered and 13,972 sheltered. Table V.1 shows the population that was homeless change for the Los Angeles CoC between 2015 and 2017. The population that was homeless grew by more than 34 percent between 2015 and 2017, resulting in 14,014 more persons that are homeless in the CoC service area in 2017 than in 2015. The unsheltered population that was homeless grew by over 14.3 percent over the course of those two years.

| Table V.1 | | | |
|--|---------------|---------------|---------------|
| Change in Population of Persons Experiencing Homelessness | | | |
| Los Angeles CoC | | | |
| LAHSA Homeless Count Data | | | |
| | 2015 | 2016 | 2017 |
| Unsheltered | 28,948 | 32,781 | 41,216 |
| Sheltered | 12,226 | 11,073 | 13,972 |
| Los Angeles CoC Total | 41,174 | 43,854 | 55,188 |
| Los Angeles County Total | 44,359 | 46,874 | 55,794 |

The January 2017 count data are categorized by city for the participating cities for which data were available, presented in Table V.2. As shown, Commerce had the highest number of persons that are homeless, with 422, and other highs were seen in Culver City (226) and Malibu (180).

⁸⁰ <https://www.lahsa.org/documents?id=1645-2017-los-angeles-continuum-of-care-homeless-count-methodology-report.pdf>

| Table V.2 Persons that are Homeless by City Available Participating Cities 2017 LAHSA Homeless Count Data | | | |
|--|-----------------------------------|-----------------------|-----------------------------------|
| Place | Persons Experiencing Homelessness | Place | Persons Experiencing Homelessness |
| Agoura Hills | 30 | La Verne | 37 |
| Arcadia | 14 | Lawndale | 42 |
| Avalon | 6 | Lomita | 31 |
| Azusa | 143 | Malibu | 180 |
| Bell | 72 | Manhattan Beach | 6 |
| Bell Gardens | 93 | Maywood | 90 |
| Beverly Hills | 31 | Monrovia | 39 |
| Calabasas | 6 | Rancho Palos Verdes | 2 |
| Cerritos | 66 | Rolling Hills Estates | 0 |
| Claremont | 19 | San Dimas | 8 |
| Commerce | 422 | San Fernando | 34 |
| Covina | 80 | San Gabriel | 9 |
| Cudahy | 162 | San Marino | 0 |
| Culver City | 226 | Santa Fe Springs | 163 |
| Diamond Bar | 4 | Sierra Madre | 1 |
| Duarte | 33 | Signal Hill | 28 |
| El Segundo | 25 | South El Monte | 53 |
| Hawaiian Gardens | 53 | South Pasadena | 11 |
| Hermosa Beach | 19 | Temple City | 23 |
| Irwindale | 50 | Torrance | 145 |
| La Cañada Flintridge | 0 | Walnut | 6 |
| La Habra Heights | 2 | West Hollywood | 105 |
| La Mirada | 12 | Westlake Village | 4 |
| La Puente | 26 | | |
| Los Angeles CoC | | | 55,188 |
| Los Angeles County | | | 57,794 |

Table V.3 indicates that within the Los Angeles CoC service area in 2017, 41,216 persons lived unsheltered on the street and 13,972 persons lived in either emergency shelters or transitional housing facilities. Of the total population that was homeless, 86 percent were single adults, an overwhelming majority (84 percent) of whom were unsheltered. Families comprised 20 percent of the total population that was homeless, though only 21 percent of them were unsheltered. Unaccompanied minors accounted for 248 persons, in which a majority (74 percent) were unsheltered.

| Table V.3 Persons that are Homeless by Type and Sheltered Status Los Angeles CoC 2017 LAHSA Homeless Count Data | | | | | | | | |
|--|---------------|-------------|----------------|-------------|----------------------|-------------|---------------|-------------|
| Year | Individuals | | Family Members | | Unaccompanied Minors | | Total | |
| | 2017 Count | % | 2017 Count | % | 2017 Count | % | 2017 Count | % |
| Sheltered | 7,310 | 16% | 6,598 | 79% | 64 | 26% | 13,972 | 25% |
| Unsheltered | 39,524 | 84% | 1,508 | 21% | 184 | 74% | 41,216 | 75% |
| Total | 46,834 | 100% | 7,422 | 100% | 248 | 100% | 55,188 | 100% |
| Percent of Total | 85.70% | . | 20.30% | . | . | . | 100.00% | . |

Table V.4, at right, reports the homeless count by age. Adults aged 25 to 54 made up a majority, with 32,031, or 58 percent, of the total. However, 5,091, or 9 percent, of the homeless population were children under the age of 18.

When separated by gender, as shown in Table V.5, the 2017 count found that men comprised 68.0 percent of the homeless population, compared to only 30.9 percent women.

| Table V.4 Persons that are Homeless by Age Los Angeles CoC 2016 LAHSA Homeless Count Data | | |
|--|---------------|---------------|
| Race | 2016 Count | % of Total |
| Under 18 | 5,091 | 9% |
| 18 to 24 | 5,645 | 10% |
| 25 to 54 | 32,031 | 58% |
| 55 to 61 | 8,416 | 15% |
| 62 and Over | 4,005 | 7% |
| Total | 55,188 | 100.0% |

| Table V.5 Persons that are Homeless by Gender Los Angeles CoC 2016 LAHSA Homeless Count Data | | |
|---|---------------|---------------|
| Race | 2016 Count | % of Total |
| Male | 37,507 | 68% |
| Female | 10,891 | 31% |
| Transgender | 383 | 1% |
| Do not identify as male, female, or transgender | 155 | 0.3% |
| Total | 55,188 | 100.0% |

The racial and ethnic make-up of the population that was homeless within the Los Angeles CoC service area included 21,921 black persons, or 40 percent of the entire population that was homeless. However, 2015 ACS data indicated that black persons comprised only 5.4 percent of the total population of the Los Angeles Urban County, suggesting a disproportionately high rate of homelessness for this race. Another 19,391 persons, or 35 percent of the population that was homeless, identified as Hispanic. Of

the total population that was homeless, 11,151 persons were white, accounting for 20 percent of the population that was homeless. These data are presented in Table V.6, below.

| Table V.6 Persons that are Homeless by Race/Ethnicity Los Angeles CoC 2017 LAHSA Homeless Count Data | | |
|---|---------------|---------------|
| Race/Ethnicity | 2017 Count | % of Total |
| White | 11,151 | 20% |
| Black/African American | 21,921 | 40% |
| Asian | 607 | 1% |
| American Indian or Alaskan Native | 713 | 1% |
| Native Hawaiian/ Other Pacific Islander | 143 | 0.3% |
| Multi-Racial/Other | 1,262 | 2% |
| Hispanic/Latino | 19,391 | 35% |
| Total | 55,188 | 100.0% |

In the study of homeless subpopulations, as shown in Table V.7, on the following page, 16,007 individuals, or 29 percent of the CoC's population that was homeless, were considered chronically homeless.⁸¹ There were 4,476 veterans and 1,093 persons with HIV or AIDS. Eighteen percent of the population that was homeless had substance use disorder problems, and 30 percent had a serious mental illness. There are 8,829 persons that are homeless with a physical disability, and 17,267 persons that are homeless that have experienced domestic violence/ intimate partner violence.

⁸¹ HUD defines a chronically homeless person as: "An unaccompanied individual with a disabling condition who has been continually homeless for one year or more, or has experienced four (4) or more episodes of homelessness within the past 3 years." For the purposes of the LAHSA Homeless Study, a disabling condition was identified as a physical or mental disability, depression, alcohol or drug use, or chronic health problems.

| Table V.7 Homeless Subpopulations Los Angeles CoC 2017 LAHSA Homeless Count Data | | |
|---|-------------------|-------------------|
| Subpopulation | 2017 Count | % of Total |
| Chronically Homeless Individuals | 16,007 | 29% |
| Chronically Homeless Family Members | 561 | 1% |
| Veterans | 4,476 | 8% |
| Persons with HIV/AIDS | 1,093 | 2% |
| Persons with Substance Abuse Problems | 8,803 | 18% |
| Persons with Mental Illness | 14,915 | 30% |
| Persons with Physical Disabilities | 8,829 | 18% |
| Domestic Violence/ Intimate Partner Violence | 17,267 | 34% |

C. HOMELESS PREVENTION SERVICES AND FACILITIES

To ensure local control and planning, LAHSA has divided the County into eight geographic areas designated as Service Planning Areas (SPA's). Each SPA is expected to have a balance of homeless services. LAHSA helps coordinate efforts among agencies, businesses, community leaders, government agencies and elected officials to determine priority needs and services from a local, regional and county-wide basis.

1. Antelope Valley
2. San Fernando Valley
3. San Gabriel Valley
4. Metro Los Angeles
5. West Los Angeles
6. South Los Angeles
7. East Los Angeles County
8. South Bay

AVAILABLE FACILITIES

The housing, facilities, and services meeting the needs of persons that are homeless within the CoC include:

- Overnight and 24 hour emergency shelters;
- Transitional housing programs;
- Permanent and permanent supportive housing;
- Job development/vocational training services;
- Access centers/drop in centers, and supportive services only programs providing health care, mental health treatment and counseling;
- Substance abuse recovery; and
- Case management and housing relocation/placement services.

The 2017 Housing Inventory Chart (HIC) showed that there were a total of 41,197 beds throughout the LA CoC. The most number of beds are located in SPA 4, which has 19,288 beds counted in 2017. A majority of these units are permanent supportive housing. There are emergency shelters located throughout the CoC area.

| Table V.8 Total Number of Beds by SPA Los Angeles CoC 2017 LAHSA Housing Inventory Count (HIC) | | | | | | | | | | |
|---|------------------------------|--------|-------|-------|-------|--------|-------|-------|-------|-------|
| | | LA CoC | SPA 1 | SPA 2 | SPA 3 | SPA 4 | SPA 5 | SPA 6 | SPA 7 | SPA 8 |
| Totals | | 41,197 | 918 | 4,131 | 4,722 | 19,288 | 2,811 | 4,804 | 2,236 | 2,287 |
| Shelter | Emergency Shelter | 11,331 | 604 | 1,370 | 1,270 | 2,889 | 849 | 2,584 | 959 | 806 |
| | Transitional Housing | 6,665 | 87 | 824 | 341 | 3,188 | 772 | 533 | 582 | 338 |
| | Safe Haven | 25 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 0 |
| Housing | Permanent Supportive Housing | 18,348 | 113 | 1,398 | 2,945 | 11,284 | 594 | 1,102 | 516 | 396 |
| | Other Permanent Housing | 2,287 | 0 | 53 | 157 | 1,434 | 302 | 185 | 101 | 55 |
| | Rapid Re-Housing | 2,541 | 114 | 486 | 9 | 493 | 269 | 400 | 78 | 692 |

A simple comparison of the 55,188 persons counted in the 2017 homeless count to the total beds available in the CoC area shows a shortage of 13,991 beds in total. However, a variety of factors may limit access to or create barriers for persons that are homeless to utilize housing and shelter options.

SERVICES AND PROGRAMS

LAHSA is a joint-powers authority, created by the City and County of Los Angeles for the purpose of planning, coordinating, and managing resources for homeless programs. LAHSA is the lead entity for the planning process for the Los Angeles CoC and funds programs with McKinney-Vento funds through the HUD NOFA (Notice of Funding Availability) process, Emergency Solutions Grants program (ESG) funds through the City and County of Los Angeles, and Community Development Block Grant (CDBG) funds through the City of Los Angeles. As the lead agency in the Los Angeles CoC, LAHSA coordinates and manages more than \$243 million annually in federal, State, County, and City funds for programs providing shelter, housing, and services to persons that are homeless in the City and County of Los Angeles. The Greater Los Angeles Homeless Count that LAHSA conducts annually is one of the largest community enumerations prepared in the U.S.

LAHSA

LAHSA provides and supports a number of programs, shelters, beds, and other services for persons that are homeless in the Los Angeles CoC. These include the Family Solutions System program, Homeless Engagement Teams, Winter Shelter Program, Year Round Shelter Program, and others.

In response to the HEARTH Act and ESG guidelines, LAHSA, in collaboration with the City and County of Los Angeles, builds regional systems of care that provide coordinated assessments for receipt of homeless services, prevent homelessness by helping families remain within their communities and

retain their current non-shelter housing, or divert people to housing options other than homeless shelters. Services offered by LAHSA include:

- Direct emergency services and transportation
- Referrals to homeless family, adult, and youth shelters
- Outreach services

The first step in this process was the Family Transitions Project (FTP), which streamlined intake of homeless families seeking motel vouchers during the winter months. The improved coordination through the pilot FTP project resulted in more families being diverted away from homelessness and more families exiting homelessness and being rapidly rehoused in permanent housing.

Coordinated Entry System

The Coordinated Entry System for All Populations aligns the Single Adult, Family, and Youth Systems into a seamless, collaborative, county-wide platform for housing and service delivery to homeless households. The Coordinated Entry System (CES) provides for youth, individual adults, and families throughout LA County.

The main objectives of the system are to:

- Reduce the length of time a family is homeless and permanently house them as quickly as possible, using Rapid Re-housing and linkages to supportive services.
- Build upon existing community-based infrastructures to serve homeless families, leverage resources, and provide more targeted and cost-effective interventions.

CES for Single Adults is utilized for anyone over the age of 18 experiencing homelessness in LA County, and aims to:

- Be low barrier and easy to access
- Identify and assess people's needs
- Prioritize and match based on those needs

CES for families is targeted to a household that meets the definition of a family, and is facing a housing crisis. Eligibility for rapid re-housing or prevention assistance is based on the following:

1. A family must meet the definition of Homeless or imminently at-risk of homelessness
2. A family must have one or more minor children in your legal custody.
3. Income must be at or below 30% Area Median Income.

The CES for Families system is supported by the Family Solution Centers (FSC). The FSCs are a collaborative, community based response. Each regional FSC will build and maintain a collaborative of community partners that can provide interim and permanent housing, information, supportive services and resources that homeless families need to become stably housed.

The CES for Families utilize the County's information and referral line, 211 LA County, to reach families who may be in need of homeless services to help stabilize their housing situation. All

families contacting 211 receive a screening for CES for Families whenever a housing crisis is identified.

The Coordinated Entry System for Youth (Youth CES) is a regionally coordinated, client centered system that streamlines access to developmentally appropriate housing and support services for youth and young adults, ages 16-24, experiencing homelessness and housing instability in Los Angeles County. Points of entry include: outreach, drop in centers, shelters, mental health, foster care/probation, schools, and community programs.

Table V.9, below, shows the regional lead organizations for the coordinated entry system in each SPA.

| Table V.9 CES Regional Leads LA CoC LAHSA | |
|--|---------------------------------|
| SPA | Organization |
| 1 - Antelope Valley | Valley Oasis |
| 2 - San Fernando Valley | LA Family Housing |
| 2 - San Fernando Valley | Village Family Services |
| 3 - San Gabriel Valley | Union Station Homeless Services |
| 3 - San Gabriel Valley | Hathaway Sycamore |
| 4 - Central Los Angeles | The People Concern |
| 4 - Central Los Angeles | PATH |
| 4 - Central Los Angeles | Children's Hospital |
| 5 - West Los Angeles | St. Joseph Center |
| 5 - West Los Angeles | Safe Place for Youth |
| 6 - South Los Angeles | SOG HOPICS |
| 6 - South Los Angeles | CRCD |
| 7 - East Los Angeles | PATH |
| 7 - East Los Angeles | The Whole Child |
| 7 - East Los Angeles | Jovenes |
| 8 - South Bay / Harbor | Harbor Interfaith |

Los Angeles County Health Agency

The Los Angeles County Health Agency' 2016-2017 Annual Report created eight (8) strategic priorities.⁸² One priority was to address the *Housing and Supportive Services for Homeless Consumers*. This priority and associated goals are presented below.

Strategic Priority: Develop a consistent method for identifying and engaging homeless clients, and those at risk for homelessness, across the three Departments, linking them with integrated health services, housing them, and providing on-going community and other supports required for recovery.

⁸² http://file.lacounty.gov/SDSInter/dhs/1026193_HealthAgencyreport.revised_07_07_17PM_mk.pdf

Goal 1: Evaluate and reconfigure, housing and homeless services within the Agency and Departments to facilitate improved outcomes for home-less clients, to ensure that resources are available to homeless clients regardless of where they pre-sent.

Goal 2: Develop an accurate way to identify homeless clients, and those at risk of homelessness, currently served across the three Departments for the purpose of identifying priority clients who are determined to likely benefit from services from multiple Departments to regain health and residential stability.

Goal 3: Develop and implement shared standards and practices for ensuring a full range of housing, health and prevention services are delivered to clients based on client-specific needs.

Goal 4: Improve and expand upon multidisciplinary street engagement teams capable of effectively engaging homeless people living outdoors throughout the County with the express goal of securing interim and permanent housing.

Goal 5: Develop and open a range of “bridge” residential services that provide low-barrier for homeless individuals with complex health conditions in high density neighborhoods

Goal 6: Maintain a real-time inventory of avail-able residential slots, funded and usable by all three departments, that facilitate immediate placement of homeless clients into available interim and permanent residential options appropriately matched to various need indicators

Goal 7: Obtain Medi-Cal coverage, when possible, and successfully link individuals, where clinically appropriate, to comprehensive, integrated health services that are tailored for the unique needs of homeless individuals.

Goal 8: Develop screening questions for those conditions that lead to homelessness that could be incorporated into the practices of all three departments along with methods and plans to link individuals to needed supports and services as part of the delivery of health care, mental health and public health services.

Goal 9: Engage in policy development and technical assistance activities to enhance the availability of high-quality, affordable, and stable housing stock within LA County.

ESG Funding Coordination

To ensure that LAHSA’s funding priorities align with national goals established in the HEARTH Act and the Federal Strategic Plan, LAHSA worked with the City and County of Los Angeles, as well as the three (3) other ESG entitlement jurisdictions in the County, to design a program that would combine and leverage existing ESG resources.

The Los Angeles Homeless Continuum of Care (LA CoC) Coordinating Council was established in 2009 by the Los Angeles Homeless Services Authority (LAHSA) to enhance and empower local community participation in the grant process for McKinney-Vento Homeless Assistance Act funding

throughout the Los Angeles CoC. Prior to the establishment of the Coordinating Council, the McKinney Vento award process was overseen by Housing Authorities and LAHSA with limited participation and input.

As part of the restructuring process, the Coordinating Council ended in 2017 and was replaced by LA CoC Board in the same year. The **Los Angeles Regional Homelessness Advisory Council (RHAC)** was responsible for selecting the LA Continuum of Care (LA CoC) Board that is responsible for evaluating and making recommendations on LA CoC policies. Through a nomination and election process that began on May 24, 2017 and ended June 21, 2017, the 17-member LA CoC Board was installed with eight (8) service providers – one from each of the eight (8) Service Planning Areas (SPAs) in LA CoC and nine (9) At-large representative. The LA CoC Coordinating Council & CoC Board (Joint) Meeting held on July 12, 2017 marked the transition from the LA CoC Coordinating Council to the LA CoC Board.

The **Los Angeles Regional Homelessness Advisory Council (RHAC)** is co-convened by LAHSA and Home for Good as called for by the City and County of Los Angeles' plans to address homelessness (Strategies 5E and E17, respectively). The purpose of a Regional Homelessness Advisory Council is to provide an enduring and consistent forum for broad-based, collaborative and strategic leadership on homelessness in Los Angeles County in alignment with Home For Good. The RHAC will facilitate wide understanding and acceptance of national and local best practices, and communicate goals, barriers and progress to community stakeholders. The list of objectives for the RHAC include:

1. Provide strategic leadership to all homeless system stakeholders, including consumers, providers of housing and services, public funders, private philanthropy, and public officials.
2. Support implementation of best practices and evidence-based approaches to homeless programming and services.
3. Promote alignment of funding across all sectors (e.g. public mainstream, private non-governmental, and homeless-specific) and the leveraging of resources in the most effective manner.
4. Coordinate programmatic approaches across all homeless system providers and mainstream systems.
5. Support a regional strategic response to identify and resolve the primary factors contributing to housing instability and homelessness.
6. Identify and articulate artificial barriers across geographic and political spheres in order to eliminate them.
7. Influence mainstream systems to ensure access and accountability to homeless consumers.
8. Track progress and evaluate results.
9. Function as the Continuum of Care (CoC) Membership for purposes of federal CoC designation and administration requirements as established by HUD.

In addition, the RHAC is responsible for selecting the LA Continuum of Care (LA CoC) Board that is responsible for evaluating and making recommendations on LA CoC policies.

Developing Funding, Policies and Procedures for Operation and Administration of HMIS

Presently, the Los Angeles Continuum of Care (LA CoC) is part of a collaborative called the Los Angeles/Orange County (LA/OC) HMIS Collaborative. The LA/OC HMIS Collaborative consists of four Continuums of Care (CoC): Los Angeles, Glendale, Pasadena, and in Orange County, 2-1-1 Orange.

Homelessness is not isolated to a single city or county. Coordinating efforts across broader regions result in information sharing that serves the needs of all the constituencies involved. Among the primary advantages of working at a regional level are⁸³:

- Some homeless service providers have programs in two or more CoCs;
- Homeless persons may travel between CoCs to receive all of the services they need;
- Los Angeles and Orange Counties will benefit from having regional data and reports;
- Los Angeles County, which is divided among four CoC systems, would benefit from having County-wide data and reports;
- Service providers in the two counties could benefit from coordinated planning. This could lead to greater consistency in the information collected and reported, making it easier for agency staff to communicate issues and for clients to understand what agencies are asking.

Los Angeles County Homeless Initiative

On August 17, 2015, the Los Angeles County Board of Supervisors (Board) launched the Homeless Initiative to combat the homeless crisis that continues to plague the region. On February 9, 2016, the Board unanimously approved a landmark plan that represents the most comprehensive effort ever undertaken by the County to combat homelessness. The broad initiative includes 47 strategies that were approved on the same day that the City of Los Angeles also acted to address the homeless crisis. Together, the strategies aim to attack the root causes of homelessness.



Image V.1
Homeless Resident
 (Source: Supervisor Mark Ridley-Thomas, <http://ridley-thomas.lacounty.gov/index.php/affordable-housing-for-veterans/?id=5273>)

The CDC and Housing Authority Led Strategies include:

- Strategy A: Prevent Homelessness
- Strategy B: Subsidize Housing
- Strategy E: Create a Coordinated System
- Strategy F: Increase Affordable/Homeless Housing

Measure H

Measure H is a sales tax measure to fund homeless service and prevention in Los Angeles County, approved in March, 2017. On June 13, 2017 the Council of the City of Los Angeles adopted a spending package to use Measure H funds to address homelessness. This measure is expected to generate an estimated \$355 million annually for services to combat homelessness. The funding package includes for the 2017-2018 program year, and includes funding options for homeless prevention, subsidizing housing, increasing income, providing case management, creating a coordinated care system, and increasing affordable/homeless housing. A table with the spending package approved by the Board of Supervisors in June, 2017, is included on the following pages.

⁸³ <https://www.lahsa.org/hmis/about>

| | | FY 2017-18 | FY 2018-19 | FY 2019-20 |
|----------------------|--|--|--|--|
| PREVENT HOMELESSNESS | Homeless Prevention Program for Families | \$3,000,000 | \$6,000,000 | \$6,000,000 |
| | | This funding will provide homelessness prevention services, including legal services as needed, to 500 families at imminent risk of becoming homelessness. | This funding will provide homelessness prevention services, including legal services as needed, to 500 families at imminent risk of becoming homelessness. | This funding will provide homelessness prevention services, including legal services as needed, to 500 families at imminent risk of becoming homelessness. |
| | Homeless Prevention Program for Individuals | \$5,500,000 | \$11,000,000 | \$11,000,000 |
| | | 700 households provided with prevention services, and legal services for 327 households | 1,400 households provided with prevention services, and 655 with legal services | 1,400 households provided with prevention services, and 655 with legal services |
| SUBSIDIZE HOUSING | Provide Subsidized Housing to Homeless Disabled Individuals Pursuing SSI | \$5,138,000 | \$5,138,000 | \$5,138,000 |
| | | At least 833 total unduplicated DPSS clients | At least 833 total unduplicated DPSS clients | At least 833 total unduplicated DPSS clients |
| | Partner with Cities to Expand Rapid Re-Housing | \$57,000,000 | \$73,000,000 | \$86,000,000 |
| | | 4,701 total RRH | 6,331 Total RRH | 7,236 Total RRH |
| | Facilitate Utilization of Federal Housing Subsidies | \$6,278,340 | \$7,190,840 | \$7,120,840 |
| | | rental assistance for 2084 households | rental assistance for 2059 households | rental assistance for 2039 households |
| | Family Reunification Housing Subsidy | \$116,000 | \$4,500,000 | \$4,500,000 |
| | | 200 families receiving housing services | 400 families receiving housing services | 400 families receiving housing services |
| | Interim/Bridge Housing for those Exiting Institutions | \$13,000,000 | \$25,341,528 | \$29,458,255 |
| | | 3,009 clients served | 3609 clients served | 3609 clients served |
| INCREASE INCOME | Increase Employment for Homeless Adults by Supporting Social Enterprise | \$0 | \$2,000,000 | \$2,000,000 |
| | | Increase social enterprise capacity and/or to offset a portion of participant wages for at least 500 homeless individuals | offset a portion of participant wages for 1,000 individuals | offset a portion of participant wages for 1,000 individuals |
| | Subsidized Employment for Homeless Adults | \$5,000,000 | \$5,150,000 | \$5,300,000 |
| | | transitional employment opportunities to roughly 600 homeless individuals | transitional employment for 600 individuals experiencing homelessness | transitional employment for 600 individuals experiencing homelessness |

| | | | | |
|--------------------------------------|--|---|---------------------------------------|---|
| | Establish a Countywide SSI and Veterans Benefits Advocacy Program for People Experiencing Homelessness or At Risk of Homelessness | \$15,680,000 | \$15,680,000 | \$12,000,000 |
| | | 11,200 clients served | 11,200 clients served | 9,367 clients will be served |
| PROVIDE CASE MANAGEMENT & SERVICES | Expand Jail In Reach | \$0 | \$1,112,707 | \$2,225,414 |
| | | N/A | 9,931 clients served | 9,931 clients served |
| | Regional Integrated Re-entry Networks- Homeless Focus | \$0 | \$0 | \$1,359,880 |
| | | | | 3750 Whole Person Care clients enrolled |
| | Criminal Record Clearing Project | \$622,728 | \$1,125,972 | \$1,483,276 |
| | | 5,000 clients served | 7,500 clients served | 10,000 clients served |
| | Provide Services and Rental Subsidies for Permanent Supportive Housing | \$25,143,500 | \$49,290,452 | \$72,117,564 |
| | non-capital costs associated with supporting 15,000 new supportive housing units over 5 years to meet the shortage of permanent supportive housing | | | |
| CREATE A COORDINATED SYSTEM | Countywide Outreach System | \$19,000,000 | \$27,000,000 | \$27,000,000 |
| | | Increase in staff for LAHSA, Regional CES Outreach, multi-disciplinary teams, Sheriff's Department Homeless Services Team, and Community Organizers | | |
| | Strengthen the Coordinated Entry System | \$26,000,000 | \$35,500,000 | \$35,500,000 |
| | | 8,000 unduplicated persons served | 10,000 unduplicated persons served | 11,000 unduplicated persons served |
| | Enhance the Emergency Shelter System | \$56,000,000 | \$69,885,112 | \$82,692,976 |
| | | 8,215 clients served | 10,615 clients served | 11,515 clients served |
| | Enhanced Services for Transition Age Youth | \$5,000,000 | \$19,000,000 | \$19,200,000 |
| | 392 clients served | 785 clients served | 785 clients served | |
| INCREASE AFFORDABLE/HOMELESS HOUSING | Preserve Current Affordable Housing and Promote the Development of Affordable Housing for Homeless Families and Individuals | \$15,000,000 | \$15,000,000 | \$20,000,000 |
| | | 184 Housing units preserved/developed | 276 housing units preserved/developed | 368 housing units preserved/developed |

Participating City CDBG Funds

Throughout past years, several cities have transferred CDBG funds to the Commission to be allocated for Countywide homeless activities in support of Strategy B-3 (Subsidize Housing) of the County's Homeless Initiative. Rapid re-housing matching funds will be used to partner with the Department of Health Services and the Los Angeles Homeless Services Authority to expand the availability of rapid re-housing for homeless families, individuals, and youth. Rapid re-housing connects the homeless, as well as vulnerable sub-populations such as older adults, to permanent housing through the provision of time-limited financial assistance, case management and targeted supportive services. Funds provided to Shelter Partnership, Inc., will be used to provide technical assistance to the Los Angeles Homeless Services Authority to enhance effectiveness, efficiency and compliance of homeless services provided in the Los Angeles County. Participating Cities may also provide CDBG funds to Shelter Partnership so that they could provide goods to shelters that serve those areas within the cities that contribute the funds.

State of California Funding

The State of California's **Department of Housing and Community Development** awards the Community Development Commission of the County of Los Angeles ESG funds. In 2017 the CDC was awarded \$2,295,174, which included the following:

| | |
|---|-------------|
| Rapid Rehousing Assistance | \$1,735,434 |
| Street Outreach | \$254,685 |
| Homeless Management Information System (HMIS) | \$221,124 |
| Grant Administration | \$83,931 |

In September, 2017, **Senate Bill 2** (SB2) was approved by the Governor. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225. The bill would, upon appropriation by the Legislature, except as provided, require (1) for monies collected on and after January 1, 2018, and until December 31, 2018, that 50% of the monies deposited in the fund be made available to local governments for specified purposes, and 50% made available to the Department of Housing and Community Development to assist persons experiencing or at risk of homelessness, and (2) for monies collected on and after January 1, 2019, that 70% of the monies deposited in the fund be provided to local governments in accordance with a specified formula and 30% made available to the department for specified purposes, including a continuous appropriation of monies to the California Housing Finance Agency for the purpose of creating mixed income multifamily residential housing for lower to moderate income households, as provided. The bill would also provide that funds allocated to a local government that does not have a documented plan to expend certain monies allocated to it within 5 years would revert and be deposited in the Housing Rehabilitation Loan Fund, to be used for specified purposes. At the date of this plan, the State's program was in development.

Other County Programs

The County participates in a variety of other collaborative efforts among County departments and non-profit agencies to provide special needs housing. While LAHSA has resources to fund emergency shelters in addition to transitional and permanent housing, additional County departments also provide these latter two (2) types. Transitional housing offers a supportive program, typically for a period of between six (6) months and two (2) years, after which residents progress to independent living. Permanent housing includes on-site or off-site supportive services. However, the CDC has collaborated in various program models that combine the capital resources available to the CDC with operating and service resources available from other County and non-County agencies, as described below and on the following pages.

The County Service Integration Branch's **Homeless Services Unit (HSU)** is responsible for advising the Board of Supervisors on homeless-related policy, planning, and programmatic issues, keeping County management current on federal, state, and local strategies, activities, and policy implications that affect homeless housing and services. The HSU oversees workgroups such as the Special Needs Housing Alliance, Project Review Committee, and Homeless Deputies meeting. The HSU also oversees Homeless Prevention Initiative funding and outcomes, including ongoing Homeless Services Funding and ongoing homeless programs that are directly managed by HSU, LAHSA, the CDC, and other County departments.⁸⁴

The Los Angeles County Housing Resource Center, an internet resource at ***Housing.LACounty.gov***, is a housing database and listing service that allows the public to search for rental units and/or learn about eligibility for a variety of housing programs. The service provides extensive information free to the public and to landlords, but also collects and organizes additional information on emergency, special needs, and transitional housing for use by approved agencies and housing locators and is a regional resource for cities, non-profits, agencies, private landlords and low- and moderate-income housing seekers.

Measure HHH

In 2016, the City of Los Angeles passes **Measure HHH** that authorized \$1.2 billion in bonds to pay for the construction of 10,000 units of housing for persons that are homeless. This measure will finance the acquisition or improvement of real property to provide⁸⁵:

- (a) supportive housing for extremely low income or very low-income individuals and families who are homeless or chronically homeless, which includes facilities from which assistance and services, such as mental health treatment, health care, drug and alcohol treatment, education and job training, may be provided;
- (b) temporary shelter facilities, storage facilities, shower facilities and other facilities to be used to provide supportive services or goods to, or otherwise benefit, those who are homeless, chronically homeless or at risk of homelessness;

⁸⁴ <http://ceo.lacounty.gov/sib/homeless.htm>

⁸⁵ <http://clkrep.lacity.org/election/final%20homelessness%20hhh%20for%20web.pdf>

(c) affordable housing, including veterans housing, for extremely low income, very low income and/or low-income individuals and families, including those who are at risk of homelessness; and

(d) associated infrastructure and landscaping, including utilities, sidewalks and streets to be used in connection with the aforementioned housing units and other facilities; any of which may be operated, managed, owned or used by the City, other public entities, nonprofit entities or private entities, as permitted by law.

On April 1, 2006, the Los Angeles County Board of Supervisors created the **Homeless Prevention Initiative** (HPI) to address the critical shortage of permanent housing, shelter beds, and supportive services in the County. The HPI made available \$30 million in one-time general funds for **Homeless and Housing and Program Fund** (HHPF). The County of Los Angeles Chief Executive Office works with a team of County departments and the CDC to engage homeless advocates, service providers, and other public agencies in developing a plan to administer these services.

On December 1, 2015, the Los Angeles County Board of Supervisors approved the allocation of \$3 million of **Homeless Prevention Initiative** (HPI) funds to the Community Development Commission (CDC) in order to extend rapid re-housing services for homeless families with children (0-17 years old). Based on the results of the 2015 Homeless Count, contracts were awarded to the following service providers:

- SPA 1 – Antelope Valley Domestic Violence Council
- SPA 2 – LA Family Housing
- SPA 3 – Volunteers of America Los Angeles
- SPA 4 – PATH
- SPA 5 – Upward Bound House
- SPA 6 – Special Services for Groups
- SPA 7 – The Whole Child
- SPA 8 – Interval House

On February 9, 2016, the Board of Supervisors approved the allocation of \$3 Million for Strategy B6 – **Family Reunification Housing Subsidy** (FRHS) Program. This program provides rapid re-housing and case management services to families in the child welfare system where the parents' homelessness is the sole barrier to the return of the children. Based on results of a Request for Proposals, contracts were awarded to the following service providers:

- SPA 1 – Antelope Valley Domestic Violence Council
- SPA 2 – Volunteers of America Los Angeles
- SPA 3 – Volunteers of America Los Angeles
- SPA 4 – Volunteers of America Los Angeles
- SPA 5 – St. Joseph Center
- SPA 6 – Special Services for Groups
- SPA 7 – The Whole Child
- SPA 8 – Harbor Interfaith

The **Los Angeles County Children and Families First - Proposition 10 Commission** (First 5 LA) designated the CDC to act as technical advisor and program administrator for its Supportive Housing for Homeless Families Fund to provide permanent supportive housing and related services for families that are homeless or at-risk of homelessness, that have had involvement with the child welfare system, and that include children aged prenatal to 5 years. Currently, supportive service funds are being provided to the following capital development projects:

- Whittier Supportive Housing Apartments (Developer: East LA Community Corporations)
- Cedar Ridge Apartments (Developer: Insite Development, LLC)
- Vermont Manzanita Apartments (Developer: West Hollywood Community Development Corporation)
- Mar Vista Union Apartments (Developer: National Community Renaissance of California)
- Beverly Commonwealth Apartments (Developer: A Community of Friends)

The **Families Coming Home Together** (FCHT) Program provides rapid re-housing and case management services to families where the sole barrier to reunification was the parents' homelessness. During FY 2016-17, 58 families were referred to the FCHT Program, of which 17 were successfully reunited and placed into permanent housing.

The **Family Re-Unification Housing Subsidy** (FRHS) Program worked with housing service providers to administer rapid re-housing and case management services throughout Los Angeles County. Since the program's inception half way through the FY, 98 families, with 218 children, have been referred from 211 LA County; 76 of those families are currently enrolled, and nine have been reunited and placed in permanent housing.

The County **DPSS Housing Program** offers a number of benefits and services for CalWORKs families (income-qualifying families with minor children who receive temporary financial and employment assistance) who are homeless or at risk of homelessness, helping them find permanent affordable housing. These programs are⁸⁶:

- Homeless Assistance Program (Temporary, Permanent, and Permanent Arrearages) Fact Sheet
- Moving Assistance (MA) Program
- Emergency Assistance to Prevent Eviction (EAPE) Program
- 4-Month Rental Assistance (RA) Program
- Homeless Case Management Program
- Skid Row Assessment Team (SRAT) Fact Sheet
- District Access Team
- Temporary Homeless Assistance Program (THAP)+14 Fact Sheet

Low- or no-cost public health and social services available to the public are provided by the County Departments of Health Services, Mental Health, Public and Social Services, Children and Family Services, and Probation. Additional County programs for special needs persons that are homeless, such as emancipated foster youth, the mentally ill, and former correctional institution inmates:

⁸⁶ <http://dpss.lacounty.gov/wps/portal/dpss/main/programs-and-services/homeless-services/>

- **CDC/Department of Children and Family Services:** The CDC utilizes HOME, CDBG, and capital funds to provide transitional housing beds for homeless young adults that are emancipated by the courts from the County's foster care program.
- **CDC/Department of Mental Health (DMH) Transitional Housing Program:** The CDC works with DMH to utilize a variety of funding sources for operating and service costs for persons that are homeless with mental health issues or who are mentally ill.
- **Sheriff's Department's Community Transition Unit (CTU):** The CTU prepares prisoners for reintegration by connecting them with appropriate community resources for housing, education, employment, health care, benefit assistance, social work, and mental health services, coordinating with County departments and local service providers.
- **County DMH inmate services:** The DMH helps homeless inmates with mental illness transition into housing and provides additional case management services.
- **DPSS inmate services:** The DPSS identifies individuals scheduled for release that are eligible for mainstream benefits and works with DHS to ensure that inmates who are discharged to hospitals are also provided benefits enrollment assistance.
- **California Workforce Investment Board (WIB):** The WIB helps inmates find employment through employment centers, local nonprofits, and City of Los Angeles programs for housing assistance. Local housing resources connected through this program include supportive housing, flexible funds for short-term subsidies, group homes, family reunification, living with friends or roommates, and market rate housing.

ADDITIONAL SERVICES AND FACILITIES

A wide range of shelters for persons that are homeless or persons at risk of homelessness exist in Los Angeles County. Searchable databases for all services throughout the County are available at <http://housing.lacounty.gov/shelters.html> and <http://lacountyhelps.org>. Many shelters are located within the city of Los Angeles, but a few examples of shelters throughout the Urban County are described below and on the following page.

- The **Valley Oasis Shelter** in Lancaster provides services to men, women, children, emancipated minors, and LGBT persons. Along with a 60-day emergency center and transitional housing programs, they host the Homeless Solutions Access Center, which addresses the immediate needs of persons that are homeless such as showers, laundry, and emergency transportation. They also offer services for children up to age 17, including in Kayla's Place, a child abuse treatment program.
- **House of Ruth**, located in Claremont, provides emergency shelter and transitional shelter for women and children who have suffered domestic abuse to curb homelessness among this population. They also maintain a transitional living program with case management for up to two (2) years as well as children's programs for counseling and ongoing education
- The **House of Yaweh** in Lawndale offers transitional shelter to economically exploited and the impoverished, especially women and children. HOY provides food, shelter, clothing, and other supportive services.
- The **Beacon House Association** of San Pedro includes seven (7) housing facilities for men recovering from drug and alcohol dependency and dealing with the related issues of homelessness and physical and mental illness. Beacon House is their primary program and

hosts clients for long-term stays, sometimes up to six (6) years if the client is enrolled in an advanced degree program.

- The **Salvation Army of Southern California** runs several shelters in Los Angeles. In the Urban County, it runs:
 - **The Bell Shelter**, in the city of Bell, which provides transitional housing for homeless men and women and focuses on the chronically homeless. They offer housing, case management, counseling, a drug and alcohol program, and job search assistance.
 - **Santa Fe Springs Transitional Housing Center**, in Whittier, which is a transitional facility for families, many of which are victims of domestic violence or substance abuse. The center provides childcare and educational services.
- **Southern California Alcohol and Drug Programs, Inc.**, hosts several programs for persons recovering from alcohol and drug abuse and dealing with related issues. Their residential programs offer assistance for persons at risk for homelessness. In the Urban County, these programs include:
 - **Awakenings Residential Program** in Whittier, which offers housing and treatment services for deaf and hard of hearing persons
 - **Foley House**, also in Whittier, which accepts recovering women and their children and provides needs assessments, counseling, education, and treatment services.
 - **Cider House** programs in Norwalk, which provides homeless men with non-medical detoxification, primary recovery care, and transitional living shelter for up to one year.
 - **La Casita** in Downey, which is a six-month bilingual residential program for women with substance abuse issues and their children, offering recovery and discharge planning, individual and group counseling for adults and children, and skills and parenting education.
 - **Positive Steps**, also in Downey, which includes two (2) shelter programs for persons with HIV/AIDS: one for men, one for women and their children, including case management and assistance with mental and physical care, substance addiction, and permanent housing.
 - **Didi Hirsch Mental Health Services**, located in Culver City, offers a wide array of services, including caregiver support groups, employment training, drop-in centers to assess mental health, and outpatient treatment.
- **David and Margaret Youth and Family Services** in La Verne offers a comprehensive range of services, including a residential treatment recovery program, a foster family agency, and a mentoring program. They host a residential program for adolescent girls ages 11 to 18 as well as the Joan Macy School, a transitional living program for young adults aged 18 to 24 at risk for homelessness, and an emergency shelter for youths who are waiting for permanent placement or reunification.

D. HOMELESS NEEDS PUBLIC INVOLVEMENT

Citizen involvement regarding homeless needs was collected through specific questions on the 2017 Resident Survey as well as a review of past survey results.

RESIDENT SURVEY

Homeless needs evaluated in the 2014-2017 Resident Survey included a variety of housing and housing-related areas. Presented in order of highest average need rating, these areas were helping the **homeless prevention services, emergency homeless shelters, transitional homeless shelters, and other housing services for the homeless.**

Homeless Prevention Services

Table V.10, below, shows the average need rating for homeless prevention services. The range for responses in 2017 was from 3.22 to 3.59. All five districts have seen a general upward trend in the rated need for homeless prevention services from 2013 to 2017. The highest rated need is seen in District 2, followed by District 1.

| Table V.10 Average Needs Ratings: Services for Homeless Prevention Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.94 | 3.51 | 2.89 | 3.22 | 2.60 |
| 2014 | 3.30 | 3.54 | 3.19 | 3.40 | 2.81 |
| 2015 | 3.21 | 3.26 | 2.93 | 3.07 | 2.64 |
| 2016 | 3.27 | 3.53 | 2.51 | 3.05 | 3.04 |
| 2017 | 3.43 | 3.59 | 3.22 | 3.25 | 3.33 |

Emergency Homeless Shelters

When asked about the need for emergency homeless shelters, as shown in Table V.11. All five (5) Districts have seen the rated need for these services rise since the 2014 survey, and 2018 results ranged from 3.06 to 3.59. As seen with the previous question, Districts 1 and 2 had the highest rated needs, at 3.41 and 3.59, respectively.

| Table V.11 Average Needs Ratings: Emergency Homeless Shelters (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.91 | 3.51 | 2.78 | 3.11 | 2.53 |
| 2014 | 3.31 | 3.41 | 3.26 | 3.16 | 2.84 |
| 2015 | 3.16 | 3.24 | 2.86 | 2.99 | 2.57 |
| 2016 | 3.20 | 3.55 | 2.35 | 3.05 | 3.00 |
| 2017 | 3.41 | 3.59 | 3.06 | 3.21 | 3.19 |

Transitional Homeless Shelters

As shown below in Table V.12, the Urban County average need rating for transitional homeless shelters ranged from 3.06 to 3.55 in the Districts. The same sentiment that had been expressed in the previous two questions was also found for transitional housing. There has been an increase in rated need, and Districts 1 and 2 had the highest rated need for these services.

| Table V.12 Average Needs Ratings: Transitional Homeless Shelters (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.81 | 3.46 | 2.75 | 3.00 | 2.39 |
| 2014 | 3.26 | 3.38 | 3.15 | 3.02 | 2.77 |
| 2015 | 3.10 | 3.12 | 2.81 | 2.95 | 2.44 |
| 2016 | 3.15 | 3.54 | 2.36 | 2.95 | 2.86 |
| 2017 | 3.37 | 3.55 | 3.06 | 3.13 | 3.16 |

Other Housing Services for the Homeless

The 2017 Resident Survey addressed other housing services for the homeless as well, as shown in Table V.13. This service has seen an increase in the rated need between 2013 and 2017, resulting in a high of 3.56 for District 2, and 3.38 for District 1.

Table V.13
Average Needs Ratings: Other Housing Services for the Homeless
(Rated from 1 to 4)

Los Angeles Urban County
 Resident Survey Data

| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
|------|------------|------------|------------|------------|------------|
| 2013 | 2.73 | 3.42 | 2.54 | 3.26 | 2.37 |
| 2014 | 3.20 | 3.38 | 3.15 | 2.95 | 2.75 |
| 2015 | 3.11 | 3.04 | 2.73 | 2.93 | 2.38 |
| 2016 | 3.17 | 3.45 | 2.39 | 2.93 | 2.77 |
| 2017 | 3.38 | 3.56 | 3.08 | 3.17 | 3.19 |

E. HOMELESSNESS STRATEGY

LAHSA's strategy to address homelessness includes several key goals, programs, and activities.

OUTREACH AND NEEDS ASSESSMENTS FOR PERSONS THAT ARE HOMELESS

LAHSA utilizes its Access and Engagement Department's Homeless Engagement Teams (HET) as one strategy to outreach and assess the needs of the unsheltered homeless population. HET's are comprised of generalist outreach workers who perform street outreach throughout the City of Los Angeles 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 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.

Additionally, each year since 1994 LAHSA has operated the Winter Shelter Program (WSP). The program is funded by the City and County of Los Angeles with the support of the California National Guard providing shelter sites at armories. The 2016–2017 WSP provided shelter and services to 6,471 homeless individuals.⁸⁷ The WSP offers emergency shelter, two (2) meals daily, case management, and other supportive services to persons experiencing homelessness in the cold and wet weather months. The main goal of the WSP is to provide life-saving shelter from severe and cold weather; therefore WSP maintains a commitment to low-barrier shelter and supportive services. Because of this commitment, WSP tends to serve chronically homeless and service resistant persons seeking shelter.

⁸⁷ <https://www.lahsa.org/dashboards?id=2-winter-shelter-program-occupancy-rates-2016-2017>

Effective December 2016, the ERT is working with DMH Emergency Outreach Bureau on a special monthly outreach project for Los Angeles Public Library (LAPL) Central Branch in downtown Los Angeles. They will continue to coordinate throughout 2016-17. There has been a total of 2480 encounters to date through outreach conducted at libraries throughout Los Angeles city. The Libraries are Central, Hollywood (Durant), Chinatown, Venice, Eagle Rock, Little Tokyo, Watts, Wilmington, San Pedro, Baldwin Hills, North Hollywood, Lake View Terrace, Pico Union, and Exposition Park. There are Source Events that take place at Central Library, Exposition Park, and Hollywood (Durant) on a monthly basis. The source event is design to bring service providers together once a month and provide services to as many persons that are homeless as possible that are entrenched in the libraries (similar to Homeless Connect days).

Order of Priority Policy for Persons Experiencing Chronic Homelessness

On August 26, 2016, the Los Angeles Homeless Services Authority (LAHSA) Commission, on behalf of the Los Angeles Continuum of Care, (LA CoC) formally approved and adopted Notice CPD-16-11 from the U.S. Department of Housing and Urban Development (HUD), “Notice on Prioritizing Persons Experiencing Chronic Homelessness and Other Vulnerable Persons that are homeless in Permanent Supportive Housing” for all CoC funded projects, including those projects with beds that are required to serve persons experiencing chronic homelessness as defined in 24 CFR 578.3, in accordance with 24 CFR 578.103. The Written Standards on “Notice on Prioritizing Persons Experiencing Chronic Homelessness and Other Vulnerable Homeless Persons in Permanent Supportive Housing” was revised and approved on August 23, 2017 by the LA CoC Board that succeeded the Coordinating Council in July 2017.

EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF PERSONS THAT ARE HOMELESS

According to the 2017 Greater Los Angeles Homeless Count (Point-In-Time) results, there is a total number of 34,189 persons experiencing homelessness of which 25,237 are unsheltered and they include 22,216 single adults, 2,218 transitional age youth, 10,137 chronically homeless persons, 1,869 veterans, 99 unaccompanied minors under 18 years old and 704 family members.

To address the needs of these homeless persons who are unsheltered, Los Angeles has established a coordinated entry system which looks to streamline the way in which people access beds throughout the CoC. With a situation where the number of people experiencing homelessness far exceeds the availability of beds it is vital that LA has an approach that is thoughtful and effective. Through coordinating and having a common assessment we have improved our ability to ensure people are quickly accessing beds that best meet their needs. Ensuring persons with higher vulnerabilities are accessing the bed with increased services to assist them in their process of moving from an interim housing bed into a permanent housing situation.

The Los Angeles CoC has made strategic decisions to reduce the number of transitional housing units and move towards increasing the availability of bridge housing beds. Based upon research and outcomes this shift looks to increase the overall performance of our interim housing portfolio. Los

Angeles continues to have transitional housing for the TAY and DV population but has reallocated funding from transitional housing for all other populations.

LAHSA currently funds emergency shelters and transitional housing programs in the City of Los Angeles to address such needs. Some emergency shelters and transitional housing programs are designed to focus their 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.

Within the family system Los Angeles has established a centralized access point through the use of 2-1-1 to ensure that any family experiencing homelessness can access a bed immediately. LA has set the goal to not have any family's sleeping on the street. For adults without minor children we are moving to a system where beds are tracked centrally and having a point person that the community can call when someone is looking to access a bed. This will allow for a live account of what is available and a more streamlined access.

REHOUSING

According to the 2017 Greater Los Angeles Homeless Count (Point-In-Time) results, there is a total number of 34,189 persons experiencing homelessness of which 25,237 are unsheltered and they include 22,216 single adults, 2,218 transitional age youth, 10,137 chronically homeless persons, 1,869 veterans, 99 unaccompanied minors under 18 years old and 704 family members.

To address the needs of these homeless persons who are unsheltered, Los Angeles has established a coordinated entry system which looks to streamline the way in which people access beds throughout the CoC. With a situation where the number of people experiencing homelessness far exceeds the availability of beds it is vital that LA has an approach that is thoughtful and effective. Through coordinating and having a common assessment we have improved our ability to ensure people are quickly accessing beds that best meet their needs. Ensuring persons with higher vulnerabilities are accessing the bed with increased services to assist them in their process of moving from an interim housing bed into a permanent housing situation.

The Los Angeles CoC has made strategic decisions to reduce the number of transitional housing units and move towards increasing the availability of bridge housing beds. Based upon research and outcomes this shift looks to increase the overall performance of our interim housing portfolio. Los Angeles continues to have transitional housing for the TAY and DV population but has reallocated funding from transitional housing for all other populations.

LAHSA currently funds emergency shelters and transitional housing programs in the City of Los Angeles to address such needs. Some emergency shelters and transitional housing programs are designed to focus their 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.

Within the family system Los Angeles has established a centralized access point through the use of 2-1-1 to ensure that any family experiencing homelessness can access a bed immediately. LA has set the goal to not have any family's sleeping on the street. For adults without minor children we are moving to a system where beds are tracked centrally and having a point person that the community can call when someone is looking to access a bed. This will allow for a live account of what is available and a more streamlined access.

DISCHARGE

Diversion to housing and services outside of the traditional homeless services system is an integral part of the new Coordinated Entry System. This system integrates discharge into the and includes a network of healthcare facilities, as well as mental health and service providers. This network is integrated into the larger homeless housing and service system to create an overarching strategy to capture any at-risk households in need of housing or services.

LAHSA works closely with the Los Angeles County Department of Children & Family Services (DCFS), Department of Health Services (DHS), Department of Mental Health (DMH), and the Los Angeles County Sheriff's Department 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.

In order to prevent homelessness for individuals discharged from publicly funded institutions and systems of care, CES will expand partnerships to include recuperative care centers in order to quickly aid a homeless person who is discharged from a hospital anywhere in Los Angeles County to stable housing. This vulnerable sub-population will be assessed with the same coordinated assessment tool in order to prioritize the chronic homeless for permanent supportive housing and match persons to the appropriate housing intervention once their physical health has stabilized. Additionally, LAHSA is working with LA County Probation to evaluate the usage of the Justice Discharge Vulnerability Index Service Prioritization Assistance Tool (JD-VI-SPDAT) to assist with connecting those who will be discharged to the Coordinated Entry System. The JD-VI-SPDAT is a part of the VI-SPDAT tools that is used by the CES as a triage tool.

In an effort to address discharge planning and coordination for youth in foster care LAHSA has collaborated with CEO, DCFS, and Probation to amend discharge planning policies at DCFS and Probation that extend transition planning from 90 days before discharge to 6 months before discharge.

The greatest challenge the LACoC faces in successfully implementing these systems change activities underway is the severe and persisting lack of affordable housing within Los Angeles City and County. In September 2015, there was a motion declaring a state of emergency due to an unprecedented and growing homeless crisis.

PUBLIC HOUSING INVOLVEMENT WITH ADDRESSING HOMELESSNESS

On March 22, 2016, the Board approved an admissions preference, specifically for HACoLA's South Los Angeles County public housing family sites, to be effective July 1, 2016. HACoLA has historically given admission priority to homeless families, veterans, and victims of domestic violence seeking placement in public housing. Under the South County Homeless Initiative Program (Initiative), HACoLA now offers any unit that becomes available to a homeless family referred by the Los Angeles Homeless Services Authority (LAHSA) first. If a homeless referral is not provided by LAHSA, the next family on the waiting list will be assisted.

Once housed, families are provided with a wide variety of supportive services offered by LAHSA's local partners. Case management services include job placement, home visits, budgeting, security deposit payments, assistance with furniture, and counseling services. Families are also referred to HACoLA programs such as Family Self-Sufficiency (FSS), onsite case management, and the Juvenile Justice Crime Prevention Act (JJCPA) Program designed for at-risk youth.

VI. NON-HOMELESS SPECIAL NEEDS AND SERVICES

A. INTRODUCTION

Persons with special needs may have a variety of mental and physical disabilities or circumstances that require a wide range of supportive service needs. These special needs populations can also include persons with substance use disorder, the elderly, and the frail elderly. Non-homeless needs addressed in this section fall into two (2) primary categories:

- Special needs population and programs, and
- HIV/AIDS populations and programs.

While these people may not have a disability in the classic sense, they share a common trait: the need for supportive services to achieve or maintain a stable living environment. Activities that provide housing, housing-related services, and additional services to the non-homeless special needs population are addressed in the following section, following the estimation or identification of each population's size and needs. Public involvement about services for special needs populations are discussed alongside each group.

B. SPECIAL NEEDS POPULATIONS AND PROGRAMS

For the purpose of this assessment, special needs populations include those in the following seven (7) categories:

1. **Elderly and the frail elderly**
2. **Neglected or abused children**
3. **Persons with disabilities**
4. **Victims of domestic violence**
5. **Persons suffering from mental illness**
6. **Persons with disabilities related to substance use disorder and chemical dependency**
7. **Emancipated foster youth**

These categories are ordered based on their relative needs as ranked in the Resident Survey, with the exception of emancipated foster youth, who are not addressed in the survey. The five-year strategy and objectives for addressing the needs of these special needs populations are discussed following the end of this subsection.

1. ELDERLY AND FRAIL ELDERLY

The elderly population is defined by the Census Bureau as comprising any person aged 65 or older; those aged 75 and older are referred to as the frail elderly. As identified previously in this report, 11.9 percent of the Urban County's population was 65 and older in 2010 and 5.5 percent of the total population was 75 and older. According to the 2015 ACS, the elderly population accounted for 11.9 percent of Los Angeles County as a whole. In 2010, the Urban County's elderly population was made up most prominently of persons aged 70 to 74, representing 23.3 percent. There were

135,561 persons over the age of 75 (frail elderly), making up nearly half, 45.9 percent, of the total Urban County elderly population.

This population is expected to grow as the baby boom generation ages, and elderly needs may become more difficult and complex to serve in future years. According to the AARP's *Across the States 2012: Profiles of Long-Term Services and Supports*, the elderly and frail elderly populations in California are expected to increase by up to 250 percent by 2050.⁸⁸ As shown in Table VI.1, at right, by 2023 the elderly population is expected to increase by 90 percent, with the majority of this growth in the 75 to 84 age group. In comparison, the overall population growth rate for the state is expected to be 20 percent over that period. By 2050, the 65 and older population is expected to grow by 138 percent, reaching 10,866,000. While growth is expected to be extremely strong for all groups, particularly as compared to the total population growth rate of 39 percent, the most growth is projected for the 85 and older population, increasing by 270 percent.

| Table VI.1 Elderly and Frail-Elderly Population Change State of California 2012 AARP Data | | |
|--|------------|--------------------|
| Population | Population | % Change from 2012 |
| 2032 | | |
| All Ages | 45,655,000 | 20% |
| 50–64 | 7,635,000 | 11% |
| 65 and Older | 8,662,000 | 90% |
| 65–74 | 4,514,000 | 83% |
| 75–84 | 2,912,000 | 94% |
| 85 and Older | 1,236,000 | 69% |
| 2050 | | |
| All Ages | 53,159,000 | 39% |
| 50–64 | 8,148,000 | 18% |
| 65 and Older | 10,866,000 | 138% |
| 65–74 | 4,756,000 | 92% |
| 75–84 | 3,545,000 | 155% |
| 85 and Older | 2,564,000 | 270% |

The number of elderly and extra elderly households with housing problems is shown in Table VI.2. There are a total of 113,288 elderly and extra elderly households with housing problems in the Urban County. Some 42.5 percent of elderly and extra elderly households have a housing problem. Those households at lower income levels are more likely to experience housing problems. Some 72.1 percent of elderly and extra elderly households under 30 percent HAMFI face housing problems

Table VI.2
Households with Housing Problems by Income and Elderly Status

Los Angeles Urban County
 2010–2014 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|------------------------------|----------------|---------------|----------------|----------------|
| With Housing Problems | | | | |
| 30% HAMFI or less | 17,743 | 13,741 | 58,553 | 90,037 |
| 30.1-50% HAMFI | 15,460 | 9,317 | 54,137 | 78,914 |
| 50.1-80% HAMFI | 16,237 | 7,702 | 59,879 | 83,818 |
| 80.1-100% HAMFI | 7,246 | 3,088 | 26,861 | 37,195 |
| 100.1% HAMFI and above | 16,901 | 5,853 | 62,306 | 85,060 |
| Total | 73,587 | 39,701 | 261,736 | 375,024 |
| Total | | | | |
| 30% HAMFI or less | 22,905 | 20,757 | 69,315 | 112,977 |
| 30.1-50% HAMFI | 21,218 | 17,390 | 60,693 | 99,301 |
| 50.1-80% HAMFI | 28,455 | 18,016 | 82,020 | 128,491 |
| 80.1-100% HAMFI | 16,176 | 9,129 | 47,424 | 72,729 |
| 100.1% HAMFI and above | 81,604 | 30,912 | 251,350 | 363,866 |
| Total | 170,358 | 96,204 | 510,802 | 777,364 |

⁸⁸ AARP, *Across the States 2012: Profiles of Long-Term Services and Supports*, 2012, http://www.aarp.org/content/dam/aarp/research/public_policy_institute/lrc/2012/across-the-states-2012-california-AARP-ppi-lrc.pdf

The needs of the elderly and frail elderly can be separated by population and type of need. Particular issues include the following:

The low- and moderate-income elderly, including more than those who are defined as poor by the federal poverty thresholds which does not vary by place. As the standard cost of living in Los Angeles County is much higher than the national average and the portions of income spent on typical expenses have changed since the poverty definition was created, as discussed in **Section III**, the Elder Index (Elder Economic Security Standard Index), determined by county, is a more accurate measure for the Los Angeles County elderly population. According to this measure, about 47 percent of California's seniors, or 1.76 million, fell below the 2007 Elder Index. However, only 8 percent (299,574 persons) were considered to be in poverty as defined by the federal poverty thresholds; thus, 39 percent of California seniors, or 1.45 million people statewide, were low- or moderate-income but did not have access to many support programs serving the poor population. In 2009, the Elder Index suggested an income more than twice as high as the federal poverty threshold income was necessary for economic security.⁸⁹ Fortunately, as seen in the Housing Problems section, elderly households were less likely to face housing problems than non-elderly households in all income levels.

Elderly persons with a disability, representing 433,073 persons in Los Angeles County in the 2015 five-year ACS. As shown in Table VI.2 the disability rates among elderly persons were significantly higher than the averages for all persons: 37.3 percent of elderly persons had a disability, as compared to 9.7 percent of all persons.

| Table VI.3 Elderly Disability Status Los Angeles County 2015 Five-Year ACS Data | | |
|--|---------|-------|
| Aged 65 or Older with a Disability | 433,073 | 37.3% |
| Total Population with a Disability | 967,573 | 9.7% |

Elderly Veterans, who may have fewer resources or be more sensitive to health and finance problems, make up a large portion of the elderly population in Los Angeles County. The U.S. Department of Veterans Affairs's (VA's) VetPop2007 (Veteran Population Model) estimates the Veteran population and its characteristics from FY 2000 through FY 2006, and forecasts the population for FY 2007 through FY 2036, using data from the VA, Department of Defense, and Census Bureau. In 2006, there were 175,068 elderly veterans living in Los Angeles County; by 2018 this number is estimated to be 129,978.⁹⁰

Elder abuse and neglect constitute a large portion of the Los Angeles County Adult Protective Services (APS) caseloads, commonly involving older adults and considered self-neglect cases when frail, elderly clients live alone or in unsafe or unsanitary conditions. However, elder abuse is significantly under-reported in the County, though cases of abuse have risen in recent years.⁹¹

⁸⁹ Insight Center for Community Economic Development, *Economics of Aging: The California Economic Security Standard Index*, October 5, 2010, <http://publichealth.lacounty.gov/owh/docs/Healthy%20Aging%20Conference/KarlaLaguna.pdf>

⁹⁰ VA, National Center for Veterans Analysis and Statistics, Veteran Population Model, http://www.va.gov/vetdata/Veteran_Population.asp

⁹¹ CSS news release, "World Elder Abuse Awareness Day – June 15, 2011,"

Services

The Los Angeles County Workforce Development Aging & Community Services Department administers programs for seniors in the County. There are two (2) programs administered by Aging & Community Services: Area Agency on Aging and Adult Protective Services.

Adult Protective Services assists mandated reporters in understanding their legal obligation for reporting abuse of elders and dependent adults, and also provides reporting instructions and provides information on the types of abuse that need to be reported.

Area Agency on Aging offers a variety of programs and services that include:

- Dietary Administrative Support System (DASS)
- Elderly Nutrition Program (ENP)
- Family Caregiver Support Program (FCSP)
- Health Insurance Counseling and Advocacy (HICAP)
- Linkage Program (LP)
- Long Term Care Ombudsman Program (LTCOP)
- New Freedom Transportation
- Support Services Program (SSP)
- Traditional Legal Assistance Program (TLAP)

Other services for seniors in the county include Geriatric Evaluation Networks Encompassing Services, Information, and Support (GENESIS). The GENESIS Program offers Field Capable Clinical Services (FCCS) to Older Adults, ages 60 and above. FCCS offers an alternative to traditional mental health services for older adults who may be unable to access services due to impaired mobility, frailty, or other limitations. Older Adults who may be uncomfortable seeking services in a traditional clinic, FCCS may be a welcome alternative. Services and support are provided in-home and in the community, for example, senior centers or health care provides offices. Types of services available include the following:

- Individual and Family Counseling
- Medication Services
- Education and Support
- Help in obtaining other needed services not provided by the Department of Mental Health

For Veteran seniors, the VA Greater Los Angeles Health Care System provides a full range of health care and preventative services in the County. The VA System also partners with numerous Veteran service organization providers, participates in the U.S. Department of Defense TRICARE health care program, and conducts research affiliated with University of California, University of Southern California, and California State University programs.

<http://css.lacounty.gov/Data/Sites/1/FolderGalleries/Press/june14,2011pressrelease-elderabuseawarenessday.pdf>

Public Involvement

As discussed previously, the Resident Survey was conducted as part of the Consolidated Planning process. The survey included questions about needs of special needs populations, discussed in the following pages. The Resident Surveys addressed services for the elderly and frail elderly in particular. Four (4) out of the five (5) districts saw services for the elderly and frail elderly as the highest rates need for special needs populations. This exception was district 2. These four (4) districts have also seen a growth in the rated need since 2013.

| Table VI.4 Average Needs Ratings: Services for the Elderly and Frail Elderly (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Response | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.23 | 3.60 | 3.04 | 3.38 | 3.06 |
| 2014 | 3.57 | 3.47 | 3.57 | 3.37 | 3.10 |
| 2015 | 3.36 | 3.21 | 3.13 | 3.34 | 2.97 |
| 2016 | 3.38 | 3.64 | 2.83 | 3.30 | 3.15 |
| 2017 | 3.56 | 2.59 | 3.26 | 3.35 | 3.52 |

2. NEGLECTED OR ABUSED CHILDREN

Child abuse is defined as the repeated mistreatment or neglect of a child by parent(s) or other guardian, resulting in injury or harm. Abuse is characterized by its orientation toward satisfying needs or expressing the negative feelings of parents or other caregivers. Persistent, violent abuse can be fatal.

The Inter-Agency Council on Child Abuse and Neglect (ICAN), is the County agency that coordinates services to prevent, identify, and treat child abuse and neglect and compiles data on reported child abuse in its annual reports. As shown in Table VI.5, at right, in 2013 43,149 children were receiving child welfare services from DCFS, a 22.9 percent decrease from 2000.⁹²

Between July 2013 and June 2014, DCFS investigated 149,533 referrals, and received 214,284 calls to the child protection hotline.

| Table VI.5 Children Receiving Child Welfare Services Los Angeles County 2000–2013 DCFS Data | | |
|--|--------|----------------|
| Year | Number | % Change 00-13 |
| 2000 | 54,651 | . |
| 2009 | 38,121 | |
| 2010 | 38,781 | |
| 2011 | 39,805 | |
| 2012 | 40,368 | |
| 2013 | 42,149 | -22.9% |

⁹² http://dcfs.co.la.ca.us/aboutus/documents/Biennial_Report_LA_Kids.pdf

ICAN reported 1,785 incidences of child abuse in Los Angeles County in 2015. These included 585 incidents of physical abuse, 588 incidents of mental abuse, 225 incidents of severe neglect, 27 incidents of harming corporal, and no deaths.⁹³

Services

Programs aimed at reducing child abuse not only address the immediate issue of mistreatment but also act to prevent long-term consequences. The Los Angeles County Board of Supervisors established the Inter-Agency Council on Child Abuse and Neglect (ICAN) in 1977 as the official County agency to coordinate services to prevent, identify, and treat child abuse and neglect. ICAN also compiles data on reported child abuse in the County in its annual reports. The DCFS provides emergency response, family maintenance, family reunification, permanent placement, and adoptions services to children and families across Los Angeles County.

To ensure citizens can report child abuse, the DCFS operates its Child Protection Hotline seven (7) days per week, 24 hours per day. The hotline can be reached toll-free within California at (800) 540-4000. The hotline not only accepts calls regarding possible abuse or neglect, but also can serve to assess the level of danger; gather information on specific incidents and initiate investigation, if appropriate; document and transmit referrals to the appropriate offices; and ensure child safety and protection.

Outside regular business hours, staff at the Child Protection Hotline forward referrals to the DCFS Emergency Response Command Post, which provides protective services to children in life-threatening situations through its Children's Social Workers who are on duty 24 hours a day and can immediately investigate calls of abuse and neglect.

Additional services provided by the DCFS for abused and neglected children include:

- Children's Trust Fund supplies youth with financial assistance
- Independent Living Program provides comprehensive assistance to transition age youth
- Kate A Website is a child mental health services division
- Kinship Care Services provide information, resources, services and support to relative caregivers and their children to enhance the family unit promoting permanency, safety, and reduced reliance on detentions
- Youth Education Support helps to minimize barriers to address educational needs for foster children

Public Involvement

Table VI.5, on the following page, shows the average need rating for services for abused children from the 2013 through 2017 Resident Surveys. Districts 1 and 2 rated the needs for centers and services for abused and neglected children at the highest rate in the County, at 3.38 and 3.52 out of four (4), respectively. However, only Districts 1 and 5 saw an increased rated need since 2013.

⁹³ http://ican4kids.org/Reports/State%20of%20Child%20Abuse/Data_2016.pdf

| Table VI.6 Average Needs Ratings: Neglected/Abused Children Centers and Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Response | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.12 | 3.63 | 2.86 | 3.37 | 2.81 |
| 2014 | 3.50 | 3.50 | 3.19 | 3.42 | 3.09 |
| 2015 | 3.40 | 3.25 | 3.14 | 3.27 | 2.85 |
| 2016 | 3.27 | 3.52 | 2.21 | 2.97 | 3.06 |
| 2017 | 3.38 | 3.52 | 2.78 | 3.22 | 3.29 |

3. PERSONS WITH DISABILITIES

Disabilities affect people of all ages, races, ethnicities, and social and economic backgrounds. While significant progress has been made since the passage of the Americans with Disabilities Act in 1990, significant health and well-being disparities and barriers still exist. According to the 2016 five-year ACS, 229,241 people, or 9.2 percent of all Urban County residents, had a disability, as shown in Table VI.7.

| Table VI.7 Disability by Age Los Angeles Urban County Program Service Area 2016 Five-Year ACS Data | | | | | | |
|---|---------------------------|-----------------|---------------------------|-----------------|---------------------------|-----------------|
| Age | Male | | Female | | Total | |
| | Persons with Disabilities | Disability Rate | Persons with Disabilities | Disability Rate | Persons with Disabilities | Disability Rate |
| Under 5 | 294 | .4% | 463 | .6% | 757 | .5% |
| 5 to 17 | 9,213 | 4.1% | 6,097 | 2.8% | 15,310 | 3.5% |
| 18 to 34 | 12,928 | 4.4% | 9,244 | 3.3% | 22,172 | 3.8% |
| 35 to 64 | 40,638 | 8.4% | 41,429 | 8.1% | 82,067 | 8.2% |
| 65 to 74 | 16,596 | 19.7% | 20,962 | 21.0% | 37,558 | 20.4% |
| 75 or Older | 26,907 | 45.8% | 44,470 | 53.1% | 71,377 | 50.1% |
| Total | 106,576 | 8.7% | 122,665 | 9.7% | 229,241 | 9.2% |

The most common disability type was ambulatory; 5.4 percent of Urban County residents or 125,555 had such a disability, followed by independent living and cognitive difficulties, with 5.1 and 3.6 percent, respectively.

| Table VI.8 Total Disabilities Tallied: Aged 5 and Older Los Angeles Urban County Program Service Area 2016 Five-Year ACS | | |
|---|---------------------------|-------------------------|
| Disability Type | Persons with Disabilities | Percent with Disability |
| Hearing disability | 61,673 | 2.5% |
| Vision disability | 40,130 | 1.6% |
| Cognitive disability | 84,669 | 3.6% |
| Ambulatory disability | 125,555 | 5.4% |
| Self-Care disability | 60,435 | 2.6% |
| Independent living difficulty | 97,473 | 5.1% |

As noted on the previous page, both males and females are impacted by disabilities. However, females have a higher rate of disability in the Urban County, at 9.7 percent versus 8.7 percent for males. In addition, elderly persons are much more likely to be impacted by a disability. In fact, according to the 2016 ACS, over 20 percent of persons aged 65 to 74 have a disability and more than half of those over 75 have a disability.

The Los Angeles County 2015 Health Survey found that 22.6 percent of the Urban County had a disability.⁹⁴ Racial and ethnic groups were impacted by disability at varying rates. While white persons had a disability rate of 29.9 percent, African American persons had a disability at a rate of 33.5 percent. Asian persons were impacted by disabilities at a rate of 14.3 percent, and American Indian/Alaskan Native persons at a rate of 27.0 percent. Latino persons were impacted by disability at a rate of 18.1 percent.

However, these data may not fully represent the number of persons with disabilities in the Urban County. The limitations of current data available may not account for the total number of persons with disabilities in the Urban County. Additionally, the needs of persons with disabilities vary widely. According to Disability Rights California, up to 40 percent of persons with disabilities have at least two types of disabilities, resulting in different types of needs.

Services

Supportive services for persons with disabilities can be accessed through Living Independently in Los Angeles/LILA,⁹⁵ a consumer-directed and regionally focused online project to benefit people with disabilities living in Los Angeles County. LILA uses a map-based, interactive information resource database, created by local residents with disabilities using their personal “expert knowledge” to identify and map local independent living resources. Through collaborations with local governments and private non-profit community service agencies, the LILA information system will also incorporate public and agency databases relevant to the Los Angeles persons with disabilities and senior communities. These may include the locations of services and programs benefiting people with disabilities, local businesses serving the community, the ADA accessibility features of public buildings, accessible routes of travel to bus stops, inclusive recreation programs, independent living resource information, etc.

Additionally, the State of California Department of Developmental Services runs four (4) regional centers in Los Angeles County that provide services for the persons with disabilities, including referrals, assessment and diagnosis, counseling, case management, genetic counseling, and community education about developmental disabilities.

The County of Los Angeles is committed to serving people with disabilities without discrimination, in accordance with Title II of the Americans with Disabilities Act and Board Policy 3.060. Additionally, all County-sponsored events, including those held at non-County owned facilities, must be accessible to persons without regard to disability.⁹⁶

⁹⁴ <http://publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm#D>

⁹⁵ Available at <http://ddtp.cpuc.ca.gov/default1.aspx?id=482>

⁹⁶ <https://www.lacounty.gov/residents/people-with-disabilities/>

Public Involvement

The results of the Resident survey response for the need for centers and services for persons with disabilities are shown in the table below. All five (5) districts have shown an increased rated need for centers and services since 2013, with the exception of District 2 that remained relatively steady.

| Table VI.9 Average Needs Ratings: Centers and Services for persons with disabilities (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Response | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.00 | 3.48 | 2.43 | 3.08 | 2.68 |
| 2014 | 3.33 | 3.31 | 3.37 | 3.13 | 2.85 |
| 2015 | 3.24 | 3.31 | 2.97 | 3.02 | 2.62 |
| 2016 | 3.14 | 3.43 | 2.20 | 3.06 | 2.72 |
| 2017 | 3.34 | 3.48 | 2.97 | 3.14 | 3.23 |

4. VICTIMS OF DOMESTIC VIOLENCE

Domestic violence is defined as abuse committed against a spouse, former spouse, cohabitant, former cohabitant, a person with whom the batterer has had a dating or engagement relationship or a person with whom the batterer has had a child. Domestic violence may begin with angry words, a shove, or a slap and may escalate into a pattern of abusive, controlling behaviors including physical, sexual, and psychological attacks against the victim, children, pets, or property.

The California Department of Justice (DOJ), Office of the Attorney General, Criminal Justice Statistics Center (CJSC) reports statistical data which aid in the evaluation of crime and the criminal justice process in the State. Included in these data are counts of phone calls received related to domestic violence, collected in the Domestic Violence-Related Calls for Assistance (DV) database. It reports the total number of domestic violence-related calls received by law enforcement, the number of cases involving weapons, and the type of weapon used during the incident. As shown in Table VI.10, at right, the number of domestic violence-related calls for Los Angeles County fell from 2008 through 2014. However, the number of calls grew by over 3,000 for the County between 2014 and 2016.

Table VI.10
Domestic Violence Calls
 Los Angeles County
 CA Dept of Justice

| Year | Total Calls |
|------|-------------|
| 2008 | 43,458 |
| 2010 | 42,052 |
| 2012 | 39,253 |
| 2014 | 39,145 |
| 2016 | 42,148 |

Table VI.11
Experienced physical or sexual
violence by intimate partner in
past year

Los Angeles County
 CHIS 2014

| | |
|---------------------|------|
| Los Angeles County | 3.1% |
| State of California | 3.5% |

The California Health Interview Study also presents additional information regarding the rate of domestic violence. Los Angeles' County rate of domestic violence was slightly lower than the State average at the time of this study. The County had an estimated rate of 3.1 percent, compared to 3.5 percent statewide.

Services

In Los Angeles County, the Domestic Violence Council (DVC) “provides leadership in the creation and support of a victim/survivor-centered, coordinated countywide, approach to addressing intimate partner violence.”⁹⁷ The council is made up of members from shelter agencies and other community groups; legal and law enforcement agencies; and other County agencies, and all members are endorsed by domestic violence-related organizations.

The DVC performs a number of activities to address domestic violence in the County, including:

- Facilitates interdepartmental coordination of services;
- Reviews legislation;
- Conducts public awareness campaigns;
- Offers domestic violence trainings for professionals in the field;
- Develops strategies with members of the public and private sectors;
- Makes recommendations for public information, training, legislation, education, and other program development; and
- Identifies funding to strengthen existing programs and bring services into communities that lack them.⁹⁸

The Los Angeles County domestic violence hotline is available 24 hours a day at (800) 978-3600, and services are available in 13 languages (English, Spanish, Korean, Vietnamese, Mandarin, Cantonese, Tagalog, Khmer, Japanese, Thai, Armenian, Arabic, and Farsi).

The Los Angeles County District Attorney's Office operates the Family Violence Division, which prosecutes family violence crimes and provides assistance to victims by partnering with many agencies, focusing on Downtown Los Angeles and the surrounding areas and handles the most egregious cases. The Victim Impact Program (VIP) expands the Office's ability to handle cases of elder abuse, child abuse, hate crimes, sex crimes, stalking, and family violence across the County. Through the VIP, specially trained deputy district attorneys at branch and area offices vertically prosecute these types of cases, where only that one (1) deputy district attorney handles each case from beginning to end; this is done to put victims at ease and more effectively prosecute highly sensitive cases. The establishment of the VIP doubled the number of specially trained prosecutors to handle abuse cases and ensures that victims across the County receive expert attention.

⁹⁷ DVC, <http://dvcouncil.lacounty.gov/>

⁹⁸ Ibid.

Specific shelter hotlines in the Urban County:

- Family Crisis Center (323) 737-3900
- East Los Angeles Women's Shelter (800) 585-6231
- House of Ruth in Claremont: (877) 988-5559
- Haven Hills in San Fernando Valley: (818) 887-6589
- Women's Children's Crisis Center in Whittier: (562) 945-3939
- YMCA of San Gabriel Valley (626)967-0658

Public Involvement

Table VI.12 shows the average need rating for services for victims of domestic violence from the Resident Surveys from 2013 through 2017. Districts 1 and 2 saw the highest rated need for services for victims of domestic violence. However, Districts 1 and 5 were the only two (2) districts that saw a marked increase in rated need for services.

| Table VI.12 Average Needs Ratings: Services for Victims of Domestic Violence (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.98 | 3.52 | 2.66 | 3.29 | 2.64 |
| 2014 | 3.34 | 3.34 | 3.11 | 3.14 | 2.86 |
| 2015 | 3.27 | 3.21 | 3.00 | 3.10 | 2.60 |
| 2016 | 3.13 | 3.34 | 2.06 | 2.89 | 2.81 |
| 2017 | 3.27 | 3.34 | 2.75 | 3.07 | 3.14 |

5. MENTAL ILLNESS

While mental illness can manifest itself in a number of different disorders, such as depression, bi-polar disorder, paranoid schizophrenia, the one (1) common denominator for many who suffer from mental illness is loss of full functioning capacity and overall productivity. Mental illness can vary in severity, and many cases may go unreported. However, the Census Bureau's 2016 Community Survey (ACS) reported data on disabilities, and for persons aged 5 and older, included persons with cognitive difficulties. Persons were considered to have cognitive difficulties if they responded positively to a question which asked if, due to physical, mental, or emotional condition, they had "serious difficulty concentrating, remembering, or making decisions." Persons aged 15 years and older were considered to have a disability if they had cognitive difficulties or independent living difficulties, asking respondents if, due to a physical, mental, or emotional condition, they had difficulty "doing errands alone such as visiting a doctor's

Table VI.13
Needed help for mental health problems

Los Angeles County
CHIS 2014

| | |
|---------------------|-------|
| Los Angeles County | 17.4% |
| State of California | 16.3% |

office or shopping.”⁹⁹ However, data from the three-year ACS may not fully represent the mentally ill population due to data collection methods; while the ACS was expanded in 2006 to include the population in group quarters, many persons with mental illness may be homeless or otherwise not available by mailing address.

According to the California Health Interview Study, an estimated 17.4 percent of Los Angeles County residents needed help for mental health problems. This is compared to 16.3 percent statewide.

The Los Angeles County Community Health survey provides additional data on the prevalence of mental health issues in the County. The 2007 survey showed that 9.3 percent of the population had frequent mental distress. The 2015 survey indicated that 8.6 percent of the population had depression.¹⁰⁰ An estimated 8.5 percent tried to get mental health care in the past year in 2015, and there were an average of 2.3 days a month that adults reported their activities were limited due to poor physical or mental health.

| Table VI.14 Mental Health Among Adults Los Angeles County 2007 LACHS Data | |
|--|---------------|
| Adults | Figure |
| Frequent mental distress | 9.3% |
| Poor mental health days/ month | 3.1 |
| Alzheimer's disease death rate | 17.6 |
| Ever diagnosed with depression | 13.6% |

Services

The Los Angeles County Department of Mental Health (DMH) develops and coordinates mental health services to address the needs of those suffering from mental illness through a community-based process. Primary services include case management, inpatient care, outpatient services (including crisis intervention/emergency response), and day treatment programs provided through a network of contracted and County-operated mental health clinics and hospitals. Using standards established by law and regulation, DMH reviews and monitors the clinical and fiscal performance of all service providers. DMH services include programs tailored to children, youth (aged 16 to 25), adults, and older adults (60 years and older), as well as countywide services, disaster services, and public guardian conservatorship. Services provided by the Department include:

- Emergency Outreach Bureau - Field Response Operations
 - ACCESS Psychiatric Mobile Response Team
 - Law Enforcement Teams
 - School Threat Assessment and Response Team
 - Homeless Outreach Mobile Team
 - Case Assessment and Management Program
 - Specialized Prevention Unit
 - Mental Health Alert Team

⁹⁹ U.S. Census Bureau; ACS 2008–2010 Summary File: Technical Documentation

¹⁰⁰ <http://publichealth.lacounty.gov/ha/LACHSDataTopics2015.htm#M>

- Emergency Response Teams
- Homeless Outreach Teams
- Psychiatric Emergency Teams
- Assisted Outpatient Treatment for Los Angeles (AOT-LA)
- Service Area Navigators
- Outreach & Engagement
- Housing
- Employment and Education
- Alternative Crisis Services
- Mental Health Court Linkage Program

Mental health services are also provided through Mental Health America of Los Angeles County (MHA), a private, nonprofit organization with the goal of ensuring that all people with mental illness can find their place as participating, productive members of the community. MHA advocates for quality care for adults with mental illness and children with emotional disturbances, educates about mental illness to increase public awareness and improve access to care, and demonstrates service models that help individuals achieve self-reliant lives. MHA services include homeless assistance programs, transition age youth programs, low-income veterans, wellness centers, a Latino community program, and affordable housing options. MHA serves Los Angeles County with offices in Long Beach and the Antelope Valley and through a countywide network of self-help clubs.¹⁰¹

The California Department of Health Care Services Mental Health Services Division provides a variety of programs and services including: adult programs, child and youth programs, community services, screening and testing services, assistance obtaining mental health care, assistance for homeless, prevention and early intervention programs, and veteran mental health resources.¹⁰²

Public Involvement

As shown below in Table VI.15, the average need rating for mental health services was highest in District 1 and 2, at 3.40 and 3.43 out of four (4), respectively. The rated need in District 2 remained relatively the same between 2013 and 2017, while the rates needs in all the other four (4) districts grew over the same timeframe.

| Table VI.15 Average Needs Ratings: Mental Health Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Response | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.93 | 3.43 | 2.96 | 3.16 | 2.59 |
| 2014 | 3.27 | 3.42 | 3.00 | 3.14 | 2.92 |
| 2015 | 3.26 | 3.19 | 3.08 | 3.13 | 2.65 |
| 2016 | 3.21 | 3.43 | 2.51 | 2.97 | 2.96 |
| 2017 | 3.40 | 3.43 | 3.10 | 3.18 | 3.24 |

¹⁰¹ http://www.mhala.org/member_service

¹⁰² <http://www.dhcs.ca.gov/services/Pages/MentalHealthPrograms-Svcs.aspx>

6. SUBSTANCE USE DISORDER AND CHEMICAL DEPENDENCY

Drug and alcohol abuse problems affect an estimated 23 million people across the U.S., tragically contributing significantly to the national death toll and costing approximately \$143 billion and \$185 billion annually, respectively. In Los Angeles County as well, the economic and social impacts of substance use disorder are substantial. Drug overdoses are the fourth leading cause of premature death in the County, and the 17th leading cause of all deaths, and drug offenses account for the largest share of all felony arrests.¹⁰³ The local annual cost associated with alcohol abuse alone is \$10.8 billion.¹⁰⁴ Substance use disorder also imposes other costs on society in the form of inflated health care costs, lost productivity, and the overall waste of human potential.¹⁰⁵ Identifying those who need assistance with substance abuse and dependency issues and providing them with appropriate treatment is essential to raising responsible citizens and preventing premature deaths.

The Substance Abuse Prevention and Control (SAPC), a division of the Los Angeles County Department of Public Health (DPH), is the primary agency in the County responsible for reducing the community and individual effects of alcohol and other drug abuse. The SAPC also collects and analyzes data on substance abuse treatment program participation, suggesting the size of the drug and alcohol abuse problems in Los Angeles County. Within the SAPC, the Los Angeles County Participant Reporting System (LACPRS) builds the database of drug abuse program use, collected from a form completed by participants.¹⁰⁶ In 2010-2012, Los Angeles County saw the prevalence rate of misuse of prescription opioid pain medication at 4.8 percent, compared to the national average of 4.5 percent.¹⁰⁷ The National Institute on Drug Abuse's 2013 report found that:



Image VI.1
School zone sign
(Source: DPH, *Prescription Drug Abuse in Los Angeles County, 2013*, <http://publichealth.lacounty.gov/sapc/resources/PrescriptionWEB3.pdf>)

- There was a continuing increase in methamphetamine indicators.
- Patterns were up or stable for heroin, and prescription opioids across multiple indicators; up for emerging synthetic drugs; down for MDMA; and mixed for marijuana/cannabis and cocaine.¹⁰⁸

The primary drug problem reported by participants was marijuana, followed by Heroin. The 2015 LA County Health Survey found that 5.5 percent of the population reported misuse of prescription drugs.¹⁰⁹

¹⁰³ DPH SAPC *Strategic Plan 2011–2016*, June 2011, <http://publichealth.lacounty.gov/sapc/Plan/SAPCStrategicPlanFinal062011.pdf>

¹⁰⁴ DPH SAPC Office of Health Assessment and Epidemiology. *Reducing Alcohol-Related Harms in Los Angeles County: A Cities and Communities Health Report*. December 2011. <http://publichealth.lacounty.gov/epi/docs/AOD%20final%20revised%20web%20ed.pdf>

¹⁰⁵ U.S. Department of Health & Human Services Substance Abuse & Mental Health Services Administration, Partners for Recovery, *Briefing on Substance Use Treatment and Recovery in the United States*, http://pfr.samhsa.gov/docs/Briefing_Substance_Use_Treatment.pdf

¹⁰⁶ DPH SAPC Los Angeles County Participant Reporting System form, <http://publichealth.lacounty.gov/sapc/prop36/lacprs/BlankForm7907025.pdf>

¹⁰⁷ <http://publichealth.lacounty.gov/sapc/prevention/PP/StrategicPreventionPlan0716-0619.pdf>

¹⁰⁸ <https://www.drugabuse.gov/about-nida/organization/workgroups-interest-groups-consortia/community-epidemiology-work-group-cewg/trends-in-los-angeles-county-california>

¹⁰⁹ <http://publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm#M>

Table VI.16
SAPC Participants by Primary
Drug Problem
 Los Angeles County
 FY 2013–2016 LACPRS Data¹¹⁰

| Drug | % of Total |
|-------------------|------------|
| Marijuana | 29.3% |
| Methamphetamine | 26.2% |
| Alcohol | 11.0% |
| Cocaine | 1.9% |
| Heroin | 27.4% |
| Prescription drug | 3.1% |
| Other | 1.1% |

However, these data include only those drug users who entered into SAPC programs. The Los Angeles County DPH conducts the Los Angeles County Health Survey (LACHS), a population-based telephone survey of County residents covering a variety of health topics and including a large sample size.

LACHS data are also available for alcohol use. In 2015, an estimated 15.9 percent of residents reported binge drinking, while 51.9 percent reported consuming alcohol. Binge drinking was most prevalent among those aged 25 to 29, with 29.7 percent reported.

Table VI.17
Alcohol Use by Age
 Los Angeles County
 2015 LACHS Data

| Use | Total County | Age | | | | | | |
|---------------------|-----------------|-------|-------|-------|-------|-------|-------|-------------|
| | | 18-24 | 25-29 | 30-39 | 40-49 | 50-59 | 60-64 | 65 or older |
| Alcohol Consumption | 51.9% | 49.0% | 63.1% | 55.0% | 52.7% | 52.1% | 46.6% | 44.7% |
| Binge Drinking | 15.9% | 22.1% | 29.7% | 19.2% | 15.7% | 12.5% | 8.8% | 4.2% |

*The estimate is statistically unstable and may not be appropriate to use for planning or policy purposes.

Los Angeles County Public Health Departments 2014-2015 FY report classified admissions for drug abuse disorder. Heroin was the most common primary drug reported at admission (36.8%), followed by methamphetamine (19.6%), marijuana (16.6%), and alcohol (15.4%).

Services

The SAPC is the primary agency charged with drug and alcohol abuse prevention services. Previously called the Alcohol and Drug Program Administration, the agency changed its name in 2010 to reflect its new public health responsibilities in the changing institutional and financial environments in which it operates. SAPC contracts with more than 150 community-based organizations to provide alcohol and drug prevention, treatment, and recovery programs and services, supported by its annual

Table VI.18

Drug Admissions

County of Los Angeles Public Health
 Los Angeles County

| Primary Drug Problem | Admissions | % |
|----------------------|------------|-------|
| Heroin | 21,976 | 36.8% |
| Methamphetamine | 11,705 | 19.6% |
| Marijuana | 9,923 | 16.6% |
| Alcohol | 9,182 | 15.4% |
| Prescription Drug | 3,216 | 5.4% |
| Cocaine | 2,913 | 4.9% |
| Other | 748 | 1.3% |

¹¹⁰ <http://publichealth.lacounty.gov/sapc/prevention/PP/StrategicPreventionPlan0716-0619.pdf>

budget of more than \$200 million and nearly 200 employees. County residents, particularly those who are uninsured or underinsured, benefit from these publicly funded and operated services.

SAPC is organized into ten operational divisions, including the Antelope Valley Rehabilitation Center. It also creates service networks through the multiple partnerships it participates in with more than 150 local agencies and organizations, allowing efforts to better focus on the specific needs of particular subgroup populations. The ten divisions of the SAPC are:¹¹¹

- **Antelope Valley Rehabilitation Centers**, including the residential program at the Acton Rehabilitation Center, and the low-cost, comprehensive, outpatient High Desert Recovery Center in Lancaster;
- **Community Planning and Program Evaluation**, which coordinates planning, policy development, and special projects, in partnership with the University of California Los Angeles Integrated Substance Abuse Programs;
- **Community Program Services**, which oversees management and program coordination with other public agencies and courts;
- **Contract Development and Processing**, which administers the contract program and manages competitive selection processes;
- **Executive Office**, which oversees the work of the directors of SAPC departments;
- **Financial and Administrative Services**;
- **Information Services**;
- **Personnel Services**;
- **Program Compliance and Quality Assurance**;
- **Research and Epidemiology**, which collaborates on data, research, and epidemiology projects and monitors and analyzes drug abuse data for use in local efforts.

The Los Angeles County Department of Public Health's Prescription Drug Abuse Strategic Plan outlines six (6) priorities in the County¹¹²:

- **Priority I: Education and Training**
 - Objective 1: Provide community education to increase public awareness of the risks of prescription drug abuse, safe use/storage/disposal, and available resources for help.
 - Objective 2: Educate and train health care professionals (e.g., physicians and pharmacists) on best practice guidelines for safe prescribing and identifying prescription drug misuse through screenings.
 - Objective 3: Provide training and education to help the criminal justice community (e.g., law enforcement, court, lawyers, etc.) better understand prescription drug abuse and navigate the interface between public health and law enforcement.
- **Priority II: Treatment and Overdose Prevention**
 - Objective 4: Expand access to medication-assisted treatment for individuals addicted to prescription drugs.
 - Objective 5: Expand access to naloxone for overdose prevention.

¹¹¹ <http://publichealth.lacounty.gov/sapc/Plan/SAPCStrategicPlanFinal062011.pdf#zoom=100>

¹¹² <http://publichealth.lacounty.gov/sapc/Plan/DrugAbuseStrategicPlan.pdf#zoom=100>

- **Priority III: Tracking, Monitoring, and Data Exchange**
 - Objective 6: Promote increased utilization of the statewide Prescription Drug Monitor Program (PDMP) in California, known as the Controlled Substance Utilization Review and Evaluation System (CURES), in order to decrease misuse and diversion of prescription drugs.
 - Objective 7: Increase data collection and information sharing across agencies and organizations to enhance safe practices and reduce poor outcomes related to prescription drug abuse.
- **Priority IV: Safe Drug Disposal**
 - Objective 8: Support convenient, safe, and environmentally responsible prescription drug disposal programs in Los Angeles County that are free to the public to help decrease the supply of unused prescription drugs in homes and the community.
- **Priority V: Enforcement**
 - Objective 9: Collaborate with law enforcement to identify and address improper practices that threaten public health, such as indiscriminate prescribing by “pill mills” and inappropriate “doctor shopping” in order to secure prescription drugs.
- **Priority VI: Community Trends and Policy**
 - Objective 10: Seize opportunities to positively influence policy, at the local as well as State and Federal levels, by identifying and communicating community factors that are contributing to prescription drug abuse.

Public Involvement

The rated needs for substance use disorder services are shown in Table VI.19, below. Most districts have seen either a steady rated need or a growth in the rated need between 2013 and 2017. The highest rated needs are in Districts 1, 2, and 5 at 3.26, 3.49, and 3.26, respectively.

| Table VI.19 Average Needs Ratings: Substance Abuse Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Response | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.60 | 3.51 | 2.75 | 3.18 | 2.60 |
| 2014 | 2.95 | 3.42 | 3.14 | 3.07 | 2.95 |
| 2015 | 2.59 | 3.24 | 2.94 | 3.05 | 2.59 |
| 2016 | 2.78 | 3.49 | 2.38 | 2.84 | 2.78 |
| 2017 | 3.26 | 3.49 | 3.02 | 3.12 | 3.26 |

7. EMANCIPATED FOSTER YOUTH

Without the appropriate resources, education and job training to start their adult lives, thousands of young people are emancipated throughout the State each year. Although many are legal adults under California law, emancipated minors are also part of this population. Emancipated minors are

children under 18 who have been released from the control of their parents; they are legally allowed to make many decisions for themselves without parental consent, such as consent to medical treatment and enroll in school.¹¹³ These youth may require special services to develop the wide range of skills necessary for adulthood. Among other issues, emancipated youth may experience disproportionate rates of homelessness, incarceration, dependence on public assistance, substance use disorder and other high-risk behaviors, and lower educational attainment as compared to youth among the general population.

In FY 2010–2011, there were more than 24,000 emancipated foster youth aged between 16 and 21 in Los Angeles County, as shown in Table VI.20; below, these youth were eligible for services provided by the Los Angeles County Department of Child and Family Services (DCFS) through the Independent Living Program (ILP). The DCFS estimates that at least 15,000 of these youth receive County services through one (1) or more programs or projects every year.

| Table VI.20 Emancipated Foster Youth Los Angeles County 2012 DCFS Data | | | | |
|---|--------------|---------------------------|--------------------------|--------------------------|
| Fiscal Year | ILP-Eligible | Receiving Chafee Services | Percent Served by Chafee | Receiving Other Services |
| 2009–2010 | 27,926 | 4,815 | 17.2% | 10,000+ |
| 2010–2011 | 24,349 | 4,558 | 18.7% | 10,000+ |

In FY 2015–2016, there were more than 1,000 youth utilizing the independent living program in the County.¹¹⁴ This had increased from just over 230 in 2012. This included youth up to the age of 21 in the County; AB12 allows youth to voluntarily stay in foster care until age 21, effective in 2012.

| Table VI.21 Supervised Independent Living Los Angeles County 2016 DCFS Data | | | | |
|--|------|------|------|-------|
| | 2012 | 2013 | 2014 | 2015 |
| Number of Youth | 234 | 628 | 989 | 1,002 |

Services

The DCFS coordinates emancipation services for the County's emancipated youth aged 14 to 21. These youth have no families to return to and few resources. On December 14, 1999, the John H. Chafee Foster Care Independence Program amended part of Title IV-E of the Social Security Act to provide states with more funding and greater flexibility in carrying out programs designed to help youth make the transition from foster care to self-sufficiency.

The DCFS's Independent Living Program (ILP) was created to assist young adults who are leaving foster care. The Independent Living Program (ILP) provides financial assistance and services to current and former foster/probation youth, 16-20 years of age, who have been determined to be

¹¹³ DCFS, Glossary, E, <http://www.lacdcfs.org/aboutus/dcfsglossary/pagee.htm>

¹¹⁴ http://dcfs.lacounty.gov/Release/2015-2016BiennialReport_r2.pdf

ILP eligible by an ILP Transition Coordinator. You may receive the help you need as a student in high school, college, or a vocational program. You may also qualify for services if you are working or in need of support services or referrals. ILP may be able to assist you in areas such as housing, employment and education. Los Angeles County provides a wider variety of services through the life skills program:¹¹⁵

- Getting your high school diploma
- Preparing for college or other career options
- Learning skills to get and maintain a job
- Learning about housing options
- Avoiding becoming a parent before you're ready
- Avoiding engaging in high-risk behavior
- Developing lifelong connections to people

As presented previously, more than 10,000 youth receive services supported by other funding sources. Other programs provided by the DCFS and tailored to emancipate and at-risk transitioning foster youth include: transportation services, graduation events, and high school graduation expenses.

In addition, the Los Angeles County Office of Education's homeless and foster youth programs provide services that support these children and youth in academics. The Homeless Children and Youth services coordinate with the McKinney-Vento Homeless Assistance Act, and Foster Youth Services provides tutoring and advocacy services for foster children and youth.

At the state level, the California Department of Social Services offers programs including Kin-GAP, which provides financial assistance for children who are dependents of the court when their dependency is terminated and they are placed in out-of-home care with relative caregivers who are granted legal guardianship.

HIV/AIDS POPULATIONS AND PROGRAMS

A special needs population with particular needs is that of persons affected with HIV and/or AIDS. Assessing the needs of Los Angeles County residents in relation to HIV and AIDS is an ongoing and complex process. The dominant definition of HIV/AIDS has been developed by the Centers for Disease Control (CDC) in the United States. The CDC offers the following non-technical summary:

"AIDS stands for acquired immunodeficiency syndrome. A human immunodeficiency virus (HIV) infected person receives a diagnosis of AIDS after developing one (1) of the CDC-defined AIDS indicator illnesses. An HIV-positive person who has not had any serious illnesses also can receive an AIDS diagnosis on the basis of certain blood tests (CD4+ counts)."¹¹⁶

A positive HIV test result does not mean that a person has AIDS. A diagnosis of AIDS is made by a physician using certain clinical criteria (e.g., AIDS indicator illnesses). AIDS is a specific group of

¹¹⁵ <http://www.ilponline.org/Resources/LifeSkills>

¹¹⁶ CDC, www.cdc.gov

diseases or conditions which are indicative of severe immunosuppression related to infection with the HIV. There may be many different factors causing or contributing to the severe immunosuppression.

HISTORY OF HIV COMMUNITY PLANNING IN LOS ANGELES COUNTY

Los Angeles County has been a pioneer in community planning since the beginning of the HIV/AIDS epidemic. Through the community engagement of HIV/AIDS service providers, persons living with HIV/AIDS, government agencies, faith communities, and others, Los Angeles County has created a responsive system of HIV prevention and care services for its reported 58,503 persons living with HIV/AIDS, including undiagnosed and unreported cases.¹¹⁷

The Los Angeles County Department of Health Services Office of AIDS Programs and Policy (OAPP) was established in 1985. It coordinates and directs the Countywide response to the AIDS epidemic in cooperation with 95 community-based organizations, public agencies including eight (8) County departments, advocates, and people living with HIV/AIDS, and sets standards of care for HIV/AIDS services in Los Angeles County. It is funded by the Health Resources and Services Administration, the U.S. Centers for Disease Control and Prevention, the State, and the County.



Image VI.2
Official Los Angeles Condom
(Source: DPH,
<http://ph.lacounty.gov/aids/docs/WinnersPressRelease.pdf>)

The first Los Angeles County HIV Strategic Plan was created in 1990, and guided care and services for a three-year period. In every plan created since, public and community stakeholder involvement has been more in-depth and involved, with each previous plan and epidemiological background guiding the robust data analysis. The community planning process now involves participation through public hearings, focus groups, various subcommittees and task forces of the Planning Council, and the Department of Health Services HIV Epidemiology Program. The County also completed a full needs assessment regarding HIV education, counseling and testing, and the continuum of care services.

The Los Angeles County Board of Supervisors created the Los Angeles County Commission on HIV Health Services (the HIV Commission) in 1995; the HIV Commission replaced the former Commission on AIDS and HIV/AIDS Advisory Board and remains the primary HIV/AIDS Care community planning group to date. The HIV Prevention Planning Committee (PPC) was established as a select subcommittee of the HIV Commission.

The U.S. Centers for Disease Control and Prevention requires all jurisdictions awarded prevention funding to develop a comprehensive HIV prevention plan and to periodically review, revise, and refine the plan to reflect any new or enhanced surveillance data, intervention research, needs assessment, resource inventory, program policies, or technologies. The PPC's *HIV Prevention Plan 2000* guided HIV prevention planning, services, and resource allocation based on an extremely involved community planning process. Hundreds of community members and consumers participated in community forums, focus groups, surveys, and subcommittees. This highly participatory process inspired future PPC community planning processes. The plan also marked an end to the use of population-based target groups in Los Angeles County and instead targeted those

¹¹⁷ <http://publichealth.lacounty.gov/dhsp/Reports/Publications/LAC-Comprehensive-HIV-Plan2017-2021.pdf>

most in need of services, using behavior as the primary indicator of risk for infection. It also raised awareness among HIV service providers of the importance of and need for designing HIV programs and interventions based on behavioral science and strong quantitative and qualitative data.

The next comprehensive prevention plan, the *HIV Prevention Plan 2004–2008*, defined the still emphasized seven (7) behavioral risk groups to which resources should be directed, including both adults and youth:

- Men who have sex with men,
- Men who have sex with men and women,
- Men who have sex with men and use injection drugs,
- Heterosexual male injection drug users,
- Female injection drug users,
- Women at sexual risk and their partners, and
- Transgendered persons at sexual risk/transgender injection drug users and their partners.

The PPC and the OAPP were jointly responsible for the development of the Los Angeles County *HIV Prevention Plan 2017–2021*, the long-range prevention plan for the County that overlaps with the planning period for this Consolidated Plan. The PPC examined HIV epidemiological data, conducted surveys, and inspected sources of behavioral data to begin to assess the scope of HIV prevention needs for the 2017 to 2021 plan.

HIV/AIDS POPULATIONS

The Los Angeles County Department of Public Health (DPH), Division of HIV and STD Programs and HIV Epidemiology Program (HEP) collect and publicize data on HIV cases reported in the County. The *2015 Epidemiologic Profile of HIV for Los Angeles County* included epidemiological characteristics such as the race and gender of persons with HIV/AIDS in the County, among other factors. From 1982 through 2015, the DPH reported a cumulative 85,500 diagnoses of HIV or AIDS, with 34,883 related deaths.

As for the race or ethnicity of persons diagnosed, Table VI.22 shows that HIV/AIDS was most common among Hispanic/Latino persons, with 48.2 percent of the total, followed by 28.4 percent white. Another 14.6 percent diagnoses were for Asian/Pacific Islanders. These proportions are notable because the overall racial makeup of Los Angeles Urban County was 52.4 percent white and 11.8 percent Hispanic in the 2010 Census; combined, these data suggest that HIV/AIDS disproportionately affected Hispanic populations. Also notable is that largest share of affected persons in Los Angeles County lived in San Fernando Valley, representing 21.8 percent of the population in 2014.

| Table VI.22 2014 HIV/AIDS Population by Race and Ethnicity Los Angeles County LAC Comprehensive HIV Plan 2017-2022 | |
|---|---------|
| | Percent |
| Latino/Hispanic | 48.2% |
| White | 28.4% |
| Black/African American | 8.6% |
| Asian/Pacific Islander | 14.6% |
| American Indian/ Alaska Native | 0.2% |
| Other/Unknown | 0.0% |

This was followed by San Gabriel Valley, which accounted for 17.7 percent.¹¹⁸ These data were presented in the County's 2017-2022 Comprehensive HIV Plan.

According to the *2015 Epidemiologic Profile of HIV for Los Angeles*, there was also a large difference between males and females diagnosed with HIV/AIDS, for diagnoses made between 2006 and 2013. In 2006, some 85 percent of diagnoses were male, which grew to 87 percent by 2013.¹¹⁹

SERVICES (HIV/AIDS PREVENTION AND PROGRAM ACTIVITIES)

As mentioned previously, the HIV Prevention Planning Committee (PPC), within the OAPP of the DPH, carries out its mission of developing and updating comprehensive HIV prevention plans for the diverse populations of Los Angeles County through a range of activities. The PPC also makes recommendations regarding targeted HIV risk groups and the full complement of prevention intervention.

The *HIV Prevention Plan 2017–2021* is the most recent comprehensive HIV prevention plan for Los Angeles County, intended to guide decision-makers, health care planners, and community services providers in the development and delivery of HIV prevention activities throughout the County. It provides the current framework for HIV prevention activities in Los Angeles County. This guidance is written in four sections that provide a framework for HIV prevention and care to grantees: (1) prevention and care needs assessment process and results; (2) integrated HIV prevention and care plan; (3) monitoring and improvement and (4) submission and review process.¹²⁰

Needs Assessment

The **Epidemiological Overview** of the 2017-2021 report analyzes the prevalence of HIV in the County, including the prevalence geographically and demographically. This also includes the indicators of risk, which has been found to be primarily through sexual contact. Injection drug use and perinatal transmission remain a small proportion of newly diagnosed persons. However, beyond the actual route of transmission, there are a number of other factors that contribute to risk for acquiring or transmitting HIV. These include but are not limited to: HIV positive individuals who remain undiagnosed, HIV positive individuals who are out of care, HIV positive individuals who are not virally suppressed, homelessness, mental illness, non-injection substance abuse, exchange sex, commercial sex work, and incarceration, among others.¹²¹

In the 2016 Los Angeles County Coordinated HIV Needs Assessment, respondents ranked medical care (including vision and oral healthcare), the AIDS Drug Assistance Program, case management, mental health services, medical transportation, housing, medical nutritional therapy, food resources and support groups in the top ten needed services. Latinos and African American respondents reported higher service gap needs than other ethnicities.

¹¹⁸ <http://publichealth.lacounty.gov/dhsp/Reports/Publications/LAC-Comprehensive-HIV-Plan2017-2021.pdf>

¹¹⁹ <http://publichealth.lacounty.gov/dhsp/Reports/HIV/EpidemiologicProfileOfHIVinLAC2015.pdf>

¹²⁰ <https://www.cdc.gov/hiv/pdf/funding/announcements/ps12-1201/cdc-hiv-integrated-hiv-prevention-care-plan-guidance.pdf>

¹²¹ <http://publichealth.lacounty.gov/dhsp/Reports/Publications/LAC-Comprehensive-HIV-Plan2017-2021.pdf>

The **Los Angeles County's HIV Care Continuum and Planning** outlined the way The Los Angeles County Department of Public Health Division of HIV and STD Programs (DHSP) and the Commission on HIV (Commission) have used the HIV Care Continuum model to improve its planning and related processes. In 2012, the Commission revised its own HIV Continuum of Care framework as part of its integrated prevention and care planning process that resulted in the development of the Los Angeles County Five-Year Comprehensive Plan (published March 2013).

Integrated HIV Prevention and Care Plan

The goals and objectives are summarized below:

1. Reduce new HIV infections

Objective 1.1 By December 31, 2021, Los Angeles County will decrease the number of new HIV infections by at least 25%.

Objective 1.2 By December 31, 2021, Los Angeles County will increase to 25,000 the number of high risk HIV negative individuals accessing pre-exposure prophylaxis (PrEP) and nonoccupational post-exposure prophylaxis (nPEP) as needed.

2. Increase access to care and improve health outcome for people living with HIV

Objective 2.1 By December 31, 2021, Los Angeles County will increase the percentage of newly diagnosed persons linked to HIV medical care within one month of their HIV diagnosis to at least 85%.

Objective 2.2 By December 31, 2021, Los Angeles County will increase the percentage of persons with diagnosed HIV infection who are retained in HIV medical care to at least 85%.

3. Reduce HIV-related disparities and health inequities

Objective 3.1 By December 31, 2021, Los Angeles County will decrease the number of new HIV diagnoses by at least 30% in the following groups: YMSM, Blacks/African Americans, Latino MSM, and Transgender Persons.

Objective 3.2 By December 31, 2021, Los Angeles County will increase to 80% viral suppression among the following groups: persons who inject drugs (PWID), youth (18-29 years), Ciswomen, transgender persons, Blacks/African Americans, and American Indians/Alaska Natives.

4. Create a collaborative system, inclusive of public and private sectors that best respond to HIV, STIs, and social detriments of health

Objective 4.1 By December 31, 2021, the Los Angeles County Division of HIV and STD Programs and/or the Los Angeles Commission on HIV will implement at least three (3) internal efforts to improve the coordination of HIV programs within the Los Angeles County Department of Health Services to increase coordination with key stakeholders.

Objective 4.2 By December 31, 2021, the Los Angeles County Division of HIV and STD Programs and/or the Los Angeles Commission on HIV will implement at least three (3) external efforts to improve the coordination of HIV programs within the Los Angeles County Department of Health Services to increase coordination with key stakeholders.

Monitoring and Improvement

The process for monitoring and improvement will include:

- Process for regularly updating planning bodies and stakeholders.
- Plan to monitor and evaluate implementation of the goals and SMART objectives
- Strategy to utilize surveillance and program data to assess and improve health outcomes along the HIV Care Continuum, which will be used to impact the quality of the HIV.

HIV Prevention and Related Resources

Efforts directly focused on HIV prevention are funded through national and local agencies, with widely ranging scope.

U.S. CDC Comprehensive High-Impact HIV Prevention Projects for Community-Based Organizations directly fund a number of Los Angeles area organizations through two (2) program announcements. Community organizations in greater Los Angeles County funded under these program announcements include:¹²²

- ALPA Health and Wellness
- AltaMed Health Services Corporation: youth arts program for Latino gay and questioning youth designed to educate and empower participants and reduce HIV infection.
- Bienestar Human Service, Inc.: two (2) programs, one (1) targeting HIV positive Latinos and their sexual and/or needle sharing partners in SPAS 2, 4, and 7, and one (1) for Latino Empowerment “Sabores” (targeted youth population) with rapid testing.
- Black AIDS Institute

City of Los Angeles, AIDS Coordinator’s Office (ACO), focuses primarily on the City of Los Angeles and its underserved populations, and funds prevention services with generally half of funds for syringe exchange programs. Organizations funded for the 2008 to 2011 period included:

- AIDS Healthcare Foundation,
- AIDS Project Los Angeles,
- Asian Pacific AIDS Intervention Team,
- Asian American Drug Abuse Program, Inc.,
- Bienestar Human Services, Inc.,
- Children’s Hospital Los Angeles,
- Clean Needles Now,
- Common Ground,
- East Los Angeles Women’s Center,
- Homeless Health Care Los Angeles,
- Los Angeles Gay & Lesbian Center,
- Reach LA,

¹²² <https://www.cdc.gov/hiv/pdf/funding/announcements/ps15-1502/cdc-hiv-ps15-1502-funding--by-state-and-grantee.pdf>

- Tarzana Treatment Centers, and
- Women Alive Coalition.

The ACO also dedicates funds for special needs studies on relevant HIV/AIDS issues. Previously funded studies addressed issues such as risk behaviors among gay and bisexual men and drug users; the effectiveness of post-exposure preventative measures; the effectiveness of prevention messages aimed at women; and HIV risk and service needs of gang-affiliated youth. The ACO also develops social marketing tools and uses a technical assistance mini-grant program to fund awareness and educational events.

The City of West Hollywood, which continually has the highest AIDS case rate of any city in Los Angeles County,¹²³ also funds HIV prevention programs, with the support of the gay and lesbian community. The City funds prevention projects, such as at UCLA, the AIDS Healthcare Foundation, the Los Angeles Gay and Lesbian Center, Van Ness Recovery House, AIDS Project Los Angeles, and Being Alive LA.

The Los Angeles Unified School District (LAUSD) is funded by the U.S. CDC's Division of Adolescent and School Health for its asthma prevention program, HIV prevention education, and Youth Risk Behavior Survey. LAUSD's HIV/AIDS Prevention Program provides information and resources to students, parents, and employees.

Substance Abuse and Mental Health Services Administration (SAMHSA) HIV/AIDS & Hepatitis Programs provide mental health and substance abuse prevention and treatment services to prevent HIV and hepatitis transmission among high-risk populations. SAMHSA programs aim to serve these persons living with HIV, one (1) of three (3) of whom statistically will become infected with viral hepatitis per year due to the behaviors that exposed them to HIV.

Early Intervention Services (EIS)

Numerous community-based primary care clinics offer HIV early intervention services in the County, funded through the Ryan White CARE Act Part C and the California Office of AIDS. The EIS aims to identify high-risk individuals of unknown HIV status, test them for HIV, and link those who test positive into the HIV continuum of care and prevention services.

Ryan White Program Part C: Early Intervention Services funds comprehensive primary health care for persons with HIV through services including risk-reduction counseling on prevention, antibody testing, medical evaluation, and clinical care. The Health Resources and Services Administration (HRSA) is responsible for administering Ryan White Program funds. HRSA funds 12 EIS programs in Los Angeles County.

California Office of AIDS Early Intervention Program (EIP) funds are used to improve the health and productivity of persons with HIV and prevent the transmission of HIV. EIP clients receive medical treatment, transmission risk reduction counseling, case management, psychosocial assessment, and health education in a team-based setting.

¹²³ Los Angeles County Department of Public Health, *HIV Prevention Plan 2009–2013*, Chapter 3, 2007, <http://publichealth.lacounty.gov/aids/hivplanning/Prevention%20Plan%2009/Chapter%203%20-%20San%20Gabriel%20Valley.pdf>

Syringe Exchange/Harm Reduction

In California, sharing of contaminated syringes and other injection equipment is linked to 19.0 percent of all reported AIDS cases and at least 60.0 percent of hepatitis C cases. Increased access to sterile syringes among injection drug users (IDUs) reduces viral transmission among IDUs, their sex partners and children.

Los Angeles County Health Department Needle Exchange funds agencies to offer syringe exchange programs across the County; agencies include Clean Needles Now, Asian American Drug Abuse Program, Tarzana Treatment Centers, Common Ground, and Bienestar Human Services.

State Office of AIDS Satellite Syringe Exchange (SSE) Program is a peer-based HIV prevention intervention initiated by the California Department of Health Services (CDHS) Office of AIDS. The program recruits and surveys satellite syringe exchangers (SSEs) to allow project staff to learn about SSE risk behaviors and prevention efforts, and trains them to educate their peers who also use intravenous drugs. In Los Angeles County, Common Ground's (SPA 5) Needle Exchange Program does this outreach.

HOPWA Program

HOPWA funds are administered by the City of Los Angeles on behalf of the entire County.

The HOPWA program gives low-income persons living with HIV/AIDS, and their families, short and long-term financial assistance to help them access and retain affordable housing throughout Los Angeles County. This budget category includes Tenant-based Rental Assistance (TBRA), Project-based Rental Assistance (PBRA), Short-Term Rent, Mortgage and Utility Assistance Program (STRMU), Scattered Site Rental Assistance, Permanent Housing Placement (PHP), Emergency Motel Vouchers and Transitional/Short Term Housing.

In 2015, HCID redesigned the HOPWA program into a regionally-based coordinated system. There are now six Regional Offices spread throughout Los Angeles County to ensure that clients throughout the County can access HOPWA services. Each Regional Office coordinates the HOPWA-funded services to meet the needs of their respective region, including Housing Specialist services to assist clients in housing search, placement and retention; food support; and benefits assistance. Regional Offices also provide crisis housing for the region, either through their own programs or by subcontracting with other agencies. One of the main services provided by Regional Offices is to assist low-income households in avoiding homelessness.

STRMU is a homelessness prevention program. It provides short-term financial assistance to HOPWA households who have fallen behind on their rent, utility payments or mortgages. HCID contracts with a nonprofit service provider, Alliance for Housing & Healing (AHH), to act as the Centralized Coordinating Agency for the STRMU program. Housing Specialists at the HOPWA Regional Offices submit applications and other required documentation to AHH which then issues the financial assistance. Housing Specialists provide ongoing support to clients with the ultimate goals of maintaining their housing or moving them to more affordable units.

The Permanent Housing Placement Grant provides financial assistance for a security deposit and first month's rent, not to exceed twice the rent amount. It may be used in conjunction with subsidized or market rate housing. Four (4) local housing authorities implement the TBRA Program: the Housing Authority of the City of Los Angeles (HACLA), the Housing Authority of the County of Los Angeles (HACoLA), the Housing Authority of the City of Long Beach and the Housing Authority of the City of Pasadena. As the Centralized Coordinating Agency, Alliance for Housing & Healing also administers the PHP program.

When feasible, HOPWA funds are combined with other resources in the Affordable Housing Trust Fund NOFA, for Permanent Supportive Housing Program development, and are leveraged with CDBG and HOME funds, the State Multifamily Housing Program (MHP), HUD's 811 Program, Low Income Housing Tax Credits and other housing resources to develop affordable housing for persons living with HIV/AIDS and their families. Twenty such units were proposed for funding in the 43rd Program Year, which were listed in 43rd Program Year Action Plan.

PUBLIC INVOLVEMENT: HIV/AIDS PROGRAMS

The Resident Survey addressed services for persons with HIV/AIDS as well. As shown in the table below, the Urban County average need rating for HIV/AIDS programs was between 2.65 and 3.24 in the 2017 survey. The highest ranking came from respondents of District 2, at 3.24 out of four (4). Between 2013 and 2017, District 1 and District 5 both increased their level of need for HIV/AIDS centers and services. The other three districts saw a decline in rated need.

| Table VI.23 Average Needs Ratings: HIV/AIDS Centers and Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Response | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.66 | 3.35 | 2.93 | 2.95 | 2.25 |
| 2014 | 3.12 | 3.28 | 3.04 | 2.84 | 2.53 |
| 2015 | 3.02 | 3.04 | 2.74 | 2.81 | 2.24 |
| 2016 | 2.86 | 3.15 | 1.73 | 2.61 | 2.31 |
| 2017 | 3.02 | 3.24 | 2.65 | 2.93 | 2.76 |

VII. NON-HOUSING COMMUNITY DEVELOPMENT NEEDS AND SERVICES

A. INTRODUCTION

While the previous sections, the Homeless Needs Assessment (**Section VI**) and the Non-Homeless Special Needs Assessment (**Section VII**) are devoted to those issues, this section of the Consolidated Plan is designed to address a family of eligible activities that are non-housing related but focus more broadly on community development. Consequently, there are eight (8) areas to be addressed in this portion of the Consolidated Plan: **Anti-Crime Programs, Public Services, Public Facilities, Senior Programs, Infrastructure, Youth and Childcare Programs, and Economic Development.** These topics are presented and discussed in an order based on the average need rankings collected from respondents to the 2017 Resident Survey, with the highest-ranked need (anti-crime programs) presented first. In each of these areas, results of the survey are also presented and discussed. Also presented in this section are needs and public involvement feedback about **Planning and Administration** activities of the CDC.

The *Portrait of Los Angeles County* divided the County into five LA Counties, using the American Human Development Index. These categories include including health, education, living standards, environmental justice, housing, homelessness, violence, and inequality. These five LA Counties are outlined below:¹²⁴

- **Glittering LA:** The nine cities, unincorporated areas, and neighborhoods that make up Glittering LA have HD Index scores above 9. They make up about 1.6 percent of the LA County population.
- **Elite Enclave LA:** These areas have HD Index scores equal to or greater than 7 and less than 9. They make up 15.9 percent of the LA County population.
- **Main Street LA:** These areas have HD Index scores equal to or greater than 5 and less than 7. They make up 30.5 percent of the population.
- **Struggling LA:** These areas have HD Index scores equal to or greater than 3 and less than 5. They make up 50.8 percent of the population.
- **Precarious LA:** These areas have HD scores less than 3 and make up 2.9 percent of the population.

Selections from this report are included in this section to add additional analysis and data pertaining to education, health, and crime.

¹²⁴ <http://www.measureofamerica.org/los-angeles-county/>

B. ANTI-CRIME PROGRAMS

Crime against persons or property is of significant concern in the Los Angeles Urban County. Even the perception of the risk of crime can lead to a decline in the livability of residential neighborhoods, and suppress economic viability in commercial areas. Consequently, crime prevention, awareness, and intervention efforts are important steps toward building a strong community and assisting in arresting slum and blight. The following narrative provides a brief overview of the types and incidences of violent and non-violent crimes as well as felony and misdemeanor arrests in Los Angeles County.

Table VII.1

Crime Data

Los Angeles County
CA Dept of Justice

| Year | Violent Crimes | Property Crimes |
|------|----------------|-----------------|
| 2007 | 63,397 | 266,123 |
| 2008 | 59,788 | 259,682 |
| 2009 | 54,747 | 241,857 |
| 2010 | 50,223 | 233,131 |
| 2011 | 46,116 | 228,174 |
| 2012 | 44,556 | 232,266 |
| 2013 | 40,384 | 228,419 |
| 2014 | 42,725 | 217,493 |
| 2015 | 50,466 | 240,050 |
| 2016 | 56,351 | 252,224 |

Crime data is reported by the State of California Department of Justice and is provided for the County as a whole. Violent crimes declined from 2007 through 2013, from 63,397 in 2007 to 40,384 in 2013. However, it has risen steadily through 2016, ending in 56,351. This still represents a decline of 11 percent in violent crimes between 2007 and 2016. Property crimes followed a similar pattern, declining from 266,123 reported crimes in 2007 to 217,493 in 2014. This rose to 252,224 property crimes in 2016. These data are shown in Table VII.1.

Crime fell by 13.5 percent when comparing January and February of 2017 to January and February of 2018, as reported by the Los Angeles County Sheriff. While violent crimes were down 7.8 percent, property crimes were down 14.8 percent. Grand theft auto saw the largest decline between 2017 and 2018, dropping by more than 25.6 percent. The three areas that saw an increase in crime rates were criminal homicide, rape, and arson.

The Department of Justice also releases data on crimes by category of crime. Felony offenses dropped from 145,911 in 2007 to 75,131 in 2016. The County saw a drop in both violent and property offenses. In 2007, there were over 36,000 violent offenses, which was down to a little over 27,000 in 2016. Property offenses

Table VII.2

Crime Statistics

Los Angeles County
LA County Sheriff¹²⁵

| Crime | Jan 1- Feb 28, 2017 | Jan 1 – Feb 28, 2018 | % Change 2017-18 |
|------------------------------|---------------------|----------------------|------------------|
| Criminal Homicide | 20 | 41 | 105.00% |
| Rape | 100 | 120 | 20.00% |
| Robbery | 859 | 718 | -16.41% |
| Aggravated Assault | 1,394 | 1,308 | -6.17% |
| Violent Crimes Total | 2,373 | 2,187 | -7.84% |
| Burglary | 2,262 | 1,961 | -13.31% |
| Larceny Theft | 6,101 | 5,406 | -11.39% |
| Grand Theft Auto | 2,415 | 1,795 | -25.67% |
| Arson | 75 | 88 | 17.33% |
| Property Crimes Total | 10,853 | 9,250 | -14.77% |
| Crime Total | 13,226 | 11,467 | -13.53% |

¹²⁵ <http://shq.lasdnews.net/CrimeStats/CAASS/Department-CurrentMonth-YTD.PDF>

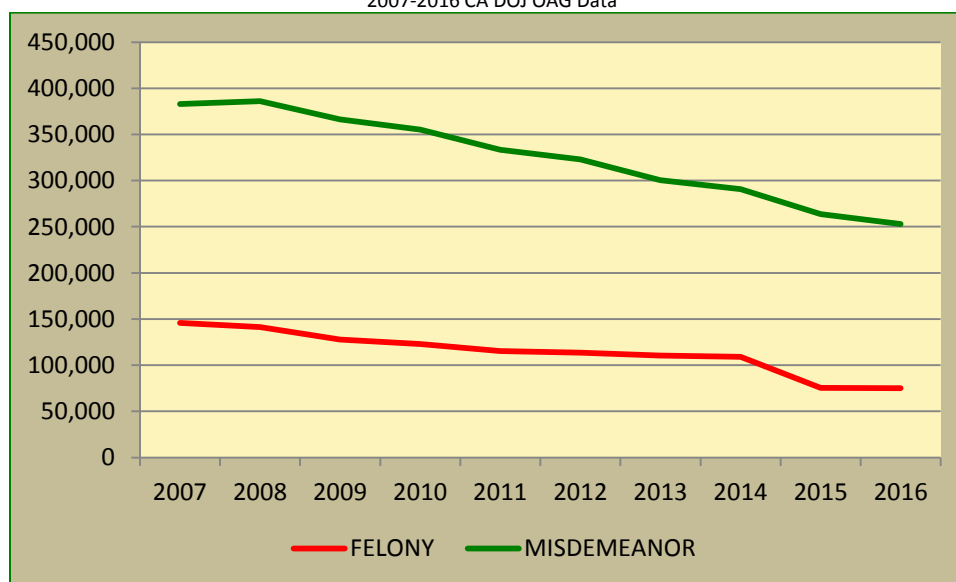
were over 37,000 in 2007 and dropped to less than 20,000 in 2016. The misdemeanor rate has also dropped steadily since 2007.

Table VII.3
Crimes by Category
Los Angeles County
2001–2010 CA DOJ OAG Data

| Category/Crime | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| FELONY | 145,911 | 141,340 | 127,707 | 122,984 | 115,414 | 113,474 | 110,536 | 109,136 | 75,433 | 75,131 |
| Violent Offenses | 36,250 | 36,452 | 35,319 | 33,147 | 30,818 | 29,601 | 27,159 | 28,251 | 28,194 | 27,804 |
| Property Offenses | 37,130 | 37,201 | 34,630 | 32,638 | 29,096 | 28,982 | 27,374 | 24,786 | 19,041 | 19,914 |
| Drug Offenses | 45,112 | 40,928 | 32,193 | 33,920 | 33,244 | 33,775 | 35,972 | 36,372 | 9,753 | 8,970 |
| Sex Offenses | 2,086 | 2,146 | 2,041 | 1,932 | 1,789 | 1,759 | 1,618 | 1,377 | 1,228 | 1,102 |
| Other Offenses | 25,333 | 24,613 | 23,524 | 21,347 | 20,467 | 19,357 | 18,413 | 18,350 | 17,217 | 17,341 |
| MISDEMEANOR | 237,113 | 244,562 | 238,608 | 232,378 | 217,899 | 209,411 | 190,044 | 181,597 | 188,185 | 177,676 |
| STATUS OFFENSES | 16,026 | 13,272 | 11,049 | 8,873 | 6,450 | 3,948 | 2,568 | 2,189 | 1,277 | 863 |

These crime trends show a dramatic improvement in crimes committed across the County; however, they do not reflect arrests for offenses. The DOJ's OAG also includes data in its Criminal Justice Profiles on felony and misdemeanor arrests. Felonies are serious crimes punishable by death or imprisonment in a state prison, whereas misdemeanors are crimes punishable by imprisonment in Los Angeles County jail facilities for up to one (1) year. Felony offenses include violent, property, drug, sex, and other offenses, whereas misdemeanor arrests were made for less serious offenses such as driving under the influence and violation of city or County ordinances.¹²⁶ As shown in Diagram VII.1, below, the number of misdemeanor arrests decreased steadily from 2007 through 2016. The same was true for felony arrests.

Diagram VII.1
Felony and Misdemeanor Arrests
Los Angeles County
2007–2016 CA DOJ OAG Data



¹²⁶ <http://oag.ca.gov/sites/all/files/pdfs/cjsc/prof10/glossary.pdf?>

In 2015, the Los Angeles County Human Relations Commission released its 2015 Hate Crimes Report.¹²⁷ The report found that hate crimes had increased by 24 percent, particularly hate crimes targeted at Chinese and Muslim populations.

Services

A number of programs operated by the County DA's Office provide assistance to victims of crimes of violence and work to reduce crime in the County. Crime prevention programs include:

- **ACT (Abolish Chronic Truancy)**, which places prosecutors in schools;
- **Courageous Citizen Awards Program**, which recognizes citizens who have endured personal risk to help victims of crime;
- **Project LEAD (Legal Enrichment and Decision-Making)**, a law-related education program for fifth grade students;
- **Public information pamphlets and newsletters** that inform residents of the DA's functions; and
- The **JOIN (Juvenile Offender Intervention Network)** program offers an alternative to juvenile court prosecution for qualifying minors. JOIN addresses the root causes of delinquent behavior and strives to deter future criminal activity.

In addition, the DA operates a number of gang crime programs to prevent and prosecute gang criminals. Additional special programs such as the Victim-Witness Assistance Program provide essential services to County communities in addressing crime and needs.

A number of agencies in the Urban County provide graffiti removal services, including many of the participating cities. In the unincorporated areas, the Los Angeles County Department of Public Works's (DPW's) Graffiti Hotline is available 24 hours a day and seven (7) days a week, and aims to respond to calls within 48 hours.¹²⁸ Complaints can also be submitted online.¹²⁹ The hotline also refers concerned citizens to other agencies providing removal services: Los Angeles County Parks and Recreation, Caltrans, the Metropolitan Transit Authority, Metrolink, and the U.S. Post Office, Southern California Edison, and the 88 Cities with Los Angeles County.

The County developed the Graffiti Abatement Referral System (GARS), an internet-based geographic information system that allows dispatchers to enter graffiti reports from the public and automatically assigns reports to contractors who clean up the graffiti. Cities and other agencies are also automatically notified if the graffiti is in their jurisdiction.

Public Involvement

When asked about the need for anti-crime programs, respondents indicated a high level of need throughout the County. This level of need has remained relatively high since 2013 for all five

¹²⁷ <https://www.advancingjustice-la.org/media-and-publications/press-releases/significant-increase-number-anti-chinese-and-anti-muslim-hate#.WltpShD3mHo>

¹²⁸ DPW, Graffiti Removal, <http://dpw.lacounty.gov/general/graffiti.cfm>

¹²⁹ DPW, Graffiti Reporting, <http://dpw.lacounty.gov/itd/dispatch/publicgraffiti/index.cfm?action=report>

districts. The highest rated need for anti-crime programs were in Districts 1 and 2, which rated it 3.66 and 3.65, respectively, out of four (4).

| Table VII.4 Average Needs Ratings: Anti-Crime Programs (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.43 | 3.78 | 3.30 | 3.49 | 3.37 |
| 2014 | 3.66 | 3.73 | 3.21 | 3.63 | 3.59 |
| 2015 | 3.64 | 3.54 | 3.52 | 3.59 | 3.51 |
| 2016 | 3.60 | 3.65 | 2.62 | 3.68 | 3.36 |
| 2017 | 3.66 | 3.65 | 3.29 | 3.60 | 3.58 |

Similarly, the rated need for graffiti removal was highest in Districts 1 and 2, according to the 2017 Resident Survey, which has remained consistently high since 2014. Conversely, the rated need is lowest in District 3, at 2.56 out of four (4).

| Table VII.5 Average Needs Ratings: Graffiti Removal (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.39 | 3.75 | 2.92 | 3.29 | 3.06 |
| 2014 | 3.51 | 3.47 | 2.93 | 3.55 | 3.25 |
| 2015 | 3.58 | 3.46 | 3.47 | 3.52 | 3.22 |
| 2016 | 3.40 | 3.60 | 2.32 | 3.22 | 3.01 |
| 2017 | 3.55 | 3.56 | 2.56 | 3.10 | 3.08 |

C. PUBLIC SERVICES

Public service activities include many activities that provide services to individuals and households throughout the Los Angeles Urban County. Public services focus on serving a variety of needs in the community, through activities ranging from food banks to neighborhood clean-up and health and wellness programs. The activities discussed specifically herein are:

1. **Educational services,**
2. **Health services, and**
3. **Trash and debris removal services.**

These are presented and discussed in an order based on need rankings from the 2017 Resident Survey.

1. EDUCATIONAL SERVICES

Access to education is essential for communities to grow and thrive, and the ability of all children to attend school has a significant effect on their development and participation in their communities as adults.

According to the 2016 ACS, there were 2,732,745 students enrolled in school in 2016. As seen in Table VII.9, there are over 990,000 students in elementary schools, and over 570,000 students in high schools in the County. In addition, there are more than 870,000 students enrolled in college or graduate schools.

According to the Measure of America's report, *A Portrait of Los Angeles County*, Los Angeles County lags behind the nation in educational attainment.¹³⁰ The highest ranking community Westwood in the City of LA, and the lowest ranking community was Florence-Graham. Asian households in LA County scored the highest on the educational index, while black and Latino households scored significantly lower. Research by Measure of America and United Way Worldwide found that if all adults in Los Angeles County without high school diplomas magically received them, median personal earnings in the county would increase by \$1,800, and about 150,000 fewer people would live in poverty. Some of the lowest educational indices were found in Bell Gardens, Cudahy, Bell, and Hawaii Gardens. The highest were in San Marino, Rancho Palos Verdes, La Canada Flintridge, e Sierra Madre, Calabasas, Beverly Hills, and South Pasadena.

With close to 2,000,000 kindergarten-through-12th grade students participating in educational programs, the ability of Los Angeles County to provide public school facilities is essential. The Los Angeles County Office of Education (LACOE) is the largest regional education agency in the U.S., serving 80 school districts and 2 million preschool and school-aged children across the County. The LACOE meets the needs of children with disabilities and special needs classes on 150 public school campuses, provides more than 155,000 monthly payroll warrants for school employees, and reviews annual school district budgets.

Public Involvement

The rated need for educational services remained high for all five districts since 2013. The highest rated needs were seen in Districts 1 and 2, at 3.62 and 3.58, respectively. All the districts, with the exception of District 2, saw a growth in rated need for educational services between 2013 and 2017.

| Table VII.6 School Enrollment Los Angeles County 2016 ACS | |
|--|---------------------------|
| School Type | Number of students |
| Nursery school, preschool | 162,127 |
| Kindergarten | 130,878 |
| Elementary School (grades 1-8) | 991,582 |
| High School (grades 9-12) | 574,326 |
| College or graduate school | 873,833 |
| Total | 2,732,745 |

¹³⁰ <http://www.measureofamerica.org/los-angeles-county/>

| Table VII.7 Average Needs Ratings: Educational Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.49 | 3.68 | 2.94 | 3.38 | 3.11 |
| 2014 | 3.63 | 3.60 | 3.08 | 3.35 | 3.23 |
| 2015 | 3.56 | 3.39 | 3.27 | 3.25 | 3.11 |
| 2016 | 3.48 | 3.47 | 2.81 | 3.23 | 2.97 |
| 2017 | 3.62 | 3.58 | 3.04 | 3.48 | 3.31 |

2. HEALTH SERVICES

The availability of health services for all residents is an essential element for Los Angeles communities. The Los Angeles County Health Survey (LACHS), a large telephone survey conducted every several years, reports a number of health issues for residents. The 2015 LACHS reported that almost a quarter of adults reported obtaining medical care was somewhat or very difficult. This represents an estimated 1,745,000 persons in the County. This rate was lower for children, as some 11.0 percent, or 256,000 children reported difficulty obtaining medical care.

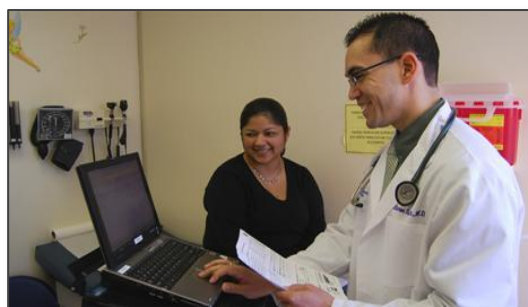


Image 0.1
Los Angeles County Health Services
(Source: Los Angeles County Health Services,
<http://www.ladhs.org/wps/portal/>)

Table VII.8
Percent Who Reported that
Obtaining Medical Care When
Needed is Somewhat or Very Difficult

| Los Angeles County LA County Health Survey 2015 | | |
|--|---------|------------------|
| Age | Percent | Estimated Number |
| Adults | 23.60% | 1,745,000 |
| Children | 11.00% | 256,000 |

Children's health rates are also shown by the 2015 LACHS. As seen in Table VII.9, an estimated 39,000 children, or 5.0 percent, aged 5 and younger are in fair or poor health. Some 7.9 percent, or 60,000 children, aged 6 to 11 are in poor or fair health. In addition, 9.1 percent, or 73,000 children, aged 12 to 17 are in poor or fair health.

According to the *Portrait of LA County*, life expectancy increased over the first decade of the 2000s. The top ten communities with better health outcomes and higher life expectancy include Walnut Park, Malibu, Westwood, Rancho Palos Verdes, San Marino, and Bell. The life expectancy variations by race and ethnicity in Los Angeles County mirror those of the state and nation as a whole. The longest-lived population is Asians, with a life expectancy of 87.3 years. Native Hawaiians and other

Pacific Islanders (NHOPI) have a life expectancy of 75.4 years—almost a dozen-year gap. Asian and Latino Angelenos live longer than the average LA County resident; the remaining groups have life expectancies below the county average.¹³¹

Table VII.9
Percent of children (0-17) with reported Fair or Poor Health Status as Provided by Parent

Los Angeles County
LA County Health Survey 2015

| Age | Percent | Estimated Number |
|-----------|---------|------------------|
| Age 0-5 | 5.00% | 39,000 |
| Age 6-11 | 7.90% | 60,000 |
| Age 12-17 | 9.10% | 73,000 |

Health status in Los Angeles County is reportedly lower than the statewide average. As reported by 2014 CHIS data, some 5.8 percent of children aged 0 to 17 were in fair or poor health, which is slightly higher than the state average of 5.2 percent. An estimated 21.1 percent of adults aged 18 to 64 were in fair or poor health, compared to 19.2 percent statewide. Additionally, the rate of fair or poor health for the elderly population (those over age 65) was 32.7 percent in the County, compared to 27.8 percent statewide. These data are shown in Table VII.10.

Table VII.10
Health Status

Los Angeles County
CHIS 2014

| | Los Angeles County | State of California |
|-----------------------------|--------------------|---------------------|
| Fair or Poor Health (0-17) | 5.8% | 5.2% |
| Fair or Poor Health (18-64) | 21.1% | 19.2% |
| Fair or Poor Health (65+) | 32.7% | 27.8% |

Those in need of mental health care in Los Angeles County is a percentage point higher than the statewide average. According to 2014 CHIS data, some 17.4 percent of LA County population needed help for mental health problems, compared to 16.3 percent statewide.

Table VII.11
Needed help for mental health problems

Los Angeles County
CHIS 2014

| | |
|---------------------|-------|
| Los Angeles County | 17.4% |
| State of California | 16.3% |

In 2013, Kaiser Foundation Hospital released the Community Needs Assessment for Los Angeles.¹³² The report identified the following health needs: Mental Health, Obesity/Overweight, Oral Health, Diabetes, Disability, Cardiovascular disease, Hypertension, Cholesterol, alcohol and Substance Abuse, Intentional Injury, Cancer in General, Breast Cancer, Alzheimer's Disease, Asthma, Cervical Cancer, Hepatitis C, HIV/AIDS, Colorectal Cancer, Unintentional Injury, Arthritis, Allergies, Infant Mortality.

The report found that the top five root causes linked to many health problems were employment, income, health insurance, homelessness, and alcohol and substance abuse.

¹³¹ <http://www.measureofamerica.org/los-angeles-county/>

¹³² https://share.kaiserpermanente.org/wp-content/uploads/2013/09/Los-Angeles-CHNA_2013.pdf

Services

A number of County and community departments and facilities provide essential health services to residents throughout Los Angeles County. These include:

- Department of Health Services
- Department of Mental Health
- Los Angeles County Mental Health Association
- Department of Public and Social Services
- Workforce Development, Aging and Community Services
- Neighborhood and Community Public Health Centers

These departments work to protect and promote public health through disease prevention, house calls for the housebound, immunizations, emergency medical services, and counseling for victims of trauma or mental illness. In addition, County departments ensure the safety of the County's food and water supplies, counsel and advocate Medicare recipients about their health insurance choices, and operate injury and violence prevention programs.

Medical services programs available for low-income County residents include:

- **Medi-Cal**, which provides medical insurance to eligible residents such as families with dependent children, pregnant women, children under 21, seniors age 65 and older, or individuals determined blind or permanently disabled, or families with incomes below 138% of the Federal Poverty Line
- **Medicare** for persons over 65
- **Medicare Savings Programs**, which help Medicare recipients pay their premiums, copays, and deductibles
- **Healthy Families**, which offers free or low-cost health coverage for uninsured children 18 years old or younger that are not eligible for no-cost Medi-Cal.
- **Healthy Way LA**, a no-cost healthcare program that allows residents to choose a permanent medical clinic of more than 100 sites across the County and includes outpatient, inpatient, and mental health services to persons not eligible for Medi-Cal or Healthy Families
- **County health clinics**, which serve persons without insurance or full Medi-Cal coverage at County hospitals and clinics
- **Medi-Cal Presumptive Eligibility for Pregnant Women** provides immediate, temporary coverage for prenatal care and prescription drugs for pregnant women without insurance or Medi-Cal
- **California Children's Services**, a statewide program that helps children 20 and younger with serious medical conditions requiring special care or rehabilitative therapy
- The **Los Angeles County Office of Education** provides a range of services to students outside the classroom, including the **Health Outreach Program**, a school-based health insurance outreach and enrollment program.

Los Angeles Community Health Improvement Plan

Priority Area 1: Increase Prevention to Improve Health through preventing and monitoring chronic disease and increasing access to care.

The strategies to accomplish these goals include:

- increasing linkage between health care services and community-level prevention services
- increase access to healthy food
- increase access to opportunities for physical activity
- reduce smoking and exposure to second hand smoke
- Increased access to medical care
- Increased access to mental health care
- Increased access to dental care

Priority Area 2: Create Healthy and Safe Communities through preventing and reducing violence, traffic collisions, exposure to air pollution, exposure to transmission of infection diseases, and to prepare for emerging infections and other threats to public health.

The strategies to accomplish these goals include:

- Reduce violence
- Prevent violence
- Prevent and reduce traffic collisions
- Reduce toxic emissions
- Design communities that reduce exposure to air pollution
- Reduce rate of new gonorrhea & HIV cases
- Reduce the rate of new TB cases
- Increase the number of kindergarteners who receive all vaccines required for school entry

Priority Area 3: Achieve Equity and Community Stability through increasing the availability of safe, quality affordable housing, increasing the number of youth who graduate high school and pursue higher education, and preventing and treating substance abuse.

The strategies to accomplish these goals include:

- Increase availability of affordable housing
- Prevent displacement and homelessness
- Improve the quality of housing

Public Involvement

The 2017 Resident Survey saw a fairly uniform response for the need for health services across the five districts. 2017 rating ranged from 3.38 in District 3 to 3.6 in District 2. The rated need has risen or remained the same in all five districts since 2013.

| Table VII.12 Average Needs Ratings: Health Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.38 | 3.71 | 3.22 | 3.45 | 3.02 |
| 2014 | 3.64 | 3.61 | 3.63 | 3.34 | 3.32 |
| 2015 | 3.44 | 3.40 | 3.13 | 3.27 | 2.93 |
| 2016 | 3.48 | 3.59 | 2.88 | 3.46 | 3.06 |
| 2017 | 3.51 | 3.60 | 3.38 | 3.54 | 3.57 |

3. TRASH AND DEBRIS REMOVAL SERVICES

In 2016, Los Angeles County residents disposed of 5.7 million tons of solid waste at landfills and transformation facilities in and around the County. In addition to waste generated within the County, Class III landfills and transformation facilities in the County also received 117,776 tons of waste from jurisdictions outside the County in 2016.¹³³ The County of Los Angeles Countywide Integrated Waste Management Plan found that reliance on existing in-County landfill capacity alone will be insufficient to meet the County's long-term disposal needs. In order to maintain adequate disposal capacity, individual jurisdictions within the County must continue to pursue all of the following strategies:

- Maximize Waste Reduction and Recycling
- Expand Existing Landfills
- Study, Promote, and Develop Alternative Technologies
- Expand Transfer and Processing Infrastructure
- Out-of-County Disposal

Public Involvement

As shown in VII.13, the rated need for Trash and Debris removal remained high between 2013 and 2017 in all five districts. The highest rated need was in District 2, at 3.6 and District 5 at 3.52. This did not vary significantly from the other districts that ranged from 3.26 to 3.41 in 2017.

| Table VII.13 Average Needs Ratings: Trash and Debris Removal (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.31 | 3.73 | 3.45 | 3.13 | 3.16 |
| 2014 | 3.60 | 3.51 | 3.78 | 3.37 | 3.43 |
| 2015 | 3.65 | 3.62 | 3.48 | 3.39 | 3.24 |
| 2016 | 3.32 | 3.68 | 2.89 | 3.45 | 3.06 |
| 2017 | 3.41 | 3.60 | 3.26 | 3.29 | 3.52 |

¹³³ <https://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=6530&hp=yes&type=PDF>

D. PUBLIC FACILITIES

A principal goal of the Consolidated Plan is to develop viable urban communities by developing a suitable living environment. A suitable living environment also includes public facilities that add to the quality of life for a community's residents. Public facilities of many kinds are of ongoing concern for the Urban County. In this needs assessment, the public facility needs of the Urban County are separated into five (5) main areas:

1. **Parks and recreational facilities,**
2. **Libraries,**
3. **Health care facilities, and**
4. **Community centers.**
5. **5. Other Neighborhood and Community Facilities**

These needs are discussed in the order listed above, based on priorities determined from the responses received to the Resident Surveys and public input.

Many Urban County residents were considered low- and moderate-income at last estimate, with annual incomes between 50 and 80 percent of the area median income (in 2017, for a four-person family Los Angeles County, the median income was \$64,300). Communities and households with limited resources face great difficulty in meeting everyday needs and maintaining a safe, healthy community and suitable standard of living. The use of funds to construct, expand, and renovate public service facilities contributes a great deal to the quality of life for these households. By making it possible for communities to provide health, recreational, and safety services to their residents, the CDC's program activities are an important tool for enhancing the livability of the Urban County's poorer neighborhoods and communities. The provision of these services eases the burden of low- and moderate-income households that must struggle to meet the needs of their families.

By providing a place to administer programs at a local level convenient to residents, neighborhood public facilities play an important role in the County's overall effort to increase family self-sufficiency and improve the delivery of services. Parks and recreational facilities, healthcare facilities, community service centers, libraries, and parking facilities are all examples of neighborhood facilities. Funds can be used for the construction of new facilities and rehabilitation of existing facilities that serve predominantly low- and moderate-income populations.

1. PARKS AND RECREATIONAL FACILITIES

Parks and recreational facilities serve an important role in a community. They provide opportunities for resident interaction and improve the overall aesthetic of a neighborhood. Funds can be used to acquire land, build or improve playgrounds or buildings used primarily for recreation, and develop open spaces that will serve low to moderate-income areas.

The Los Angeles County Department of Parks and Recreation (DPR) maintains 182 parks, natural areas, golf courses, and other recreational facilities to serve the unincorporated communities and other regional areas of the County. Thousands of acres provide the public with social, cultural, and recreational activities. Community Regional Parks provide larger facilities with youth and adult organized sports leagues and playing fields. Regional Parks include lakes with swimming, boating and fishing, along with miles of hiking trails and outdoor activities such as bicycling and horseback riding. A series of Nature Centers and Wildlife Sanctuaries provide education on the native flora and fauna of Los Angeles County, while four arboreta and botanic gardens introduce visitors to plants from throughout the world. These facilities are additionally funded through state bond measures.



Image VII.1
Bassett Park
 (Source: DPR,
<http://parks.lacounty.gov/wps/portal/dpr/Amenities/>)

The DPR has completed Community Parks and Recreation Plans (CPRP) to envision greener futures for the following six unincorporated communities in Los Angeles County:

- East Los Angeles
- East Rancho Dominguez
- Lennox
- Walnut Park
- West Athens-Westmont
- Willowbrook

Each of the six plans identifies and addresses the unique park and recreation needs of the communities. Specifically, each plan first examines existing conditions, including: local demographics; existing parkland and recreational facilities; parkland gaps; recreation programs currently offered; trees and tree canopies in existing parks; transportation, safety and connectivity issues as they relate to parks; and availability of land for recreation purposes. Based upon the review of existing conditions and findings from the public outreach process, the plan provides a detailed assessment and prioritization of the community's park and recreation needs. The plan then presents a green space vision, design concepts for potential new park projects, and strategies to address the identified needs. Finally, the plan identifies possible partnership and funding opportunities, and details next steps to implement the green space vision and strategies.

Additionally, all 47 participating cities operate parks and/or recreational facilities within their jurisdictions. While parks and recreational facilities provide communities with many benefits, the need for funding for new parks and park facilities, as well as the need to maintain those that already exist, competes with other municipal service priorities for limited financial resources.

Public Involvement

The rated public need for park and recreation facilities is shown for resident surveys from 2013 to 2017. All five districts rated the need above a 3.3, with the highest rating in District 2 at 3.53. The rated need for all five districts has risen, overall, since 2013. These results indicate that parks and recreation facilities remain a high priority throughout the Urban County.

| Table VII.14 Average Needs Ratings: Park and Recreational Facilities (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.33 | 3.49 | 3.36 | 3.32 | 3.11 |
| 2014 | 3.49 | 3.38 | 3.44 | 3.46 | 3.25 |
| 2015 | 3.27 | 3.37 | 3.25 | 3.27 | 3.28 |
| 2016 | 3.37 | 3.43 | 3.16 | 3.29 | 3.09 |
| 2017 | 3.41 | 3.53 | 3.42 | 3.39 | 3.34 |

2. LIBRARIES

The County of Los Angeles Public Library is a vast network of community-focused facilities that are needed to meet the informational, educational, and recreational needs of a highly diverse public. The County operates more than 100 public libraries, providing service to nearly 3.5 million residents in the unincorporated areas and 51 cities. With more than 7.5 million books available, the Library also has newspapers, magazines, government publications, and specialized resources such as online databases.¹³⁴ Some of the services they provide to meet the information needs of specific target audiences include:

- Bookmobiles,
- Books-by-mail for residents of rural areas and to the homebound,
- Audio books on tape or download,
- Homework help for children,
- Public access to internet information resources, and
- Adult, young adult, and children's programs.

The County of Los Angeles Public Library's Strategic Initiatives include¹³⁵:

- Tell the Library Story: Improve the way we tell our customers about the wide range of services and programs available at local community libraries.
- Affirm the Library as a Center for Learning: Address our communities' learning and literacy needs through classes, events, and online technology.

¹³⁴ County of Los Angeles Public Library, About Us, <http://www.colapublib.org/aboutus/>

¹³⁵ <http://www.colapublib.org/aboutus/strategic.php>

- Expand and Support the Digital Library: Add more digital content and make it easier to find and use. Expand mobile access.
- Transform the Role of Library as Place: Increase the role of the library in the community and offer services beyond the library's walls. Customize each library to the community it serves.
- Support and Cultivate the Community's Creativity: Introduce collaborative work spaces to learn new tools and technologies or share a creative hobby or interest.
- Develop the Library as a Center for Community Engagement: Collaborate with the community's cultural groups and broaden our leadership role as a trusted source for equal access to information.
- Develop a Staff Prepared for the Future: Improve your library experience by developing our staff's leadership and technology skills.

Public Involvement

When asked about the need for libraries, respondents indicated an average rating between 3.31 and 3.66 in the Urban County, as seen in Table VII.15, below. The rated need was highest in District 1 in 2017, at 3.66, compared to District 3 at 3.31. The needs rating since 2013 have remained fairly steady, or even risen, in all the Districts of the Urban County.

| Table VII.15 Average Needs Ratings: Libraries (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.43 | 3.49 | 3.1 | 3.45 | 3.11 |
| 2014 | 3.66 | 3.43 | 3.11 | 3.36 | 3.25 |
| 2015 | 3.64 | 3.24 | 3.29 | 3.24 | 3.28 |
| 2016 | 3.60 | 3.44 | 2.95 | 3.28 | 3.09 |
| 2017 | 3.66 | 3.42 | 3.31 | 3.39 | 3.34 |

3. HEALTHCARE FACILITIES

The availability of public healthcare facilities is a necessity in jurisdictions of any size. Such agencies regulate health care standards throughout the jurisdiction, monitor trends in health indicators such as rates of infectious disease and injury, and provide needed medical care to households who may not otherwise have access.

The County Department of Health Services (DHS) was the primary provider of health care for residents living in the cities and unincorporated areas. Table VII.16 lists the County DHS Public Health facilities available in the Urban County.

| Table VII.16 DHS Public Health Facilities Los Angeles Urban County DHS Data | |
|--|------------------|
| Program Name | City |
| BAART— La Puente | La Puente |
| El Dorado Community Service Center | Lawndale |
| Bell Gardens Family Medical Center | Bell Gardens |
| Hawaiian Gardens Health Center | Hawaiian Gardens |
| La Puente Health Center | La Puente |
| Littlerock Community Clinic | Littlerock |
| Northeast Valley Health Corporation | San Fernando |
| Venice Family Clinic | Culver City |

The Department of Health's 2018-2023 Strategic Plan outlines five (5) overarching strategies to address needs:¹³⁶

- Strategic Priority I: Policy and Institutional Change to Ensure Equitable and Just Distribution of Resources and Opportunities
- Strategic Priority II: Health Agency Integration that Fosters Healthy People and Healthy Environments
- Strategic Priority III: Data Accessibility, Science Excellence, and Innovation
- Strategic Priority IV: Communication Channels that Inform, Educate, and Empower Los Angeles County Residents
- Strategic Priority V: Investments in Our Staff

Public Involvement

The 2017 Resident Survey addressed the need for healthcare facilities as well. As shown in 6, the Urban County average need rating for these facilities were between 3.27 and 3.54 throughout the five districts. With the exception of District 2, the rated need for these facilities has risen since 2013.

| Table VII.17 Average Needs Ratings: Healthcare Facilities (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.43 | 3.63 | 3.10 | 3.32 | 2.94 |
| 2014 | 3.52 | 3.54 | 3.64 | 3.46 | 3.29 |
| 2015 | 3.41 | 3.35 | 3.08 | 3.27 | 2.88 |
| 2016 | 3.43 | 3.56 | 2.79 | 3.29 | 3.11 |
| 2017 | 3.45 | 3.53 | 3.27 | 3.39 | 3.54 |

4. COMMUNITY CENTERS

Community service centers may provide recreational space and activities, but also provide neighborhood services such as computer labs, adult education programs, family services, and general information about public services available throughout the community. Whether or not recreational opportunities are provided by a given community service center, all centers provide multiple public services to the neighborhood and community where they are located. More than 50 parks operated by the County Department of Parks and Recreation include



Image VII.2
Potrero Heights Park Community and Senior Center
(Source: CSS,
<http://wdacs.lacounty.gov/programs/community-and-senior-centers/>)

¹³⁶ <http://publichealth.lacounty.gov/plan/docs/DPH%20Strategic%20Plan%202018-2023.pdf>

community services across the County. In addition, there are 14 community and senior centers operated by the Workforce Development Aging and Community Services Department. These are found in areas such as East Los Angeles, Florence, San Gabriel, and Willowbrook.¹³⁷

Public Involvement

As shown in Table VII.18, the need for community centers have remained high, or risen since 2013 for all five districts. In 2017, the highest ratings were in Districts 1, 4, and 5 at 3.39, 3.39, and 3.42, respectively.

| Table VII.18 Average Needs Ratings: Community Centers (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.09 | 3.43 | 2.65 | 3.22 | 2.77 |
| 2014 | 3.36 | 3.40 | 2.96 | 3.12 | 3.04 |
| 2015 | 3.14 | 3.05 | 2.92 | 3.13 | 2.96 |
| 2016 | 3.30 | 3.48 | 2.75 | 3.20 | 2.77 |
| 2017 | 3.39 | 3.29 | 3.14 | 3.39 | 3.42 |

5. OTHER NEIGHBORHOOD AND COMMUNITY FACILITIES

A number of other public service and facility needs concern the CDC, including tree planting, and safety services including parking facilities.

Tree Planting

The addition of healthy and climate-appropriate trees in parts of the Urban County can offer a significant advantage for both environmental and community desirability reasons. The County Regional Park and Open Space District manages tree planting efforts across the Urban County and participating cities.

Tree planting grants were made available in 2012 in particular areas of the County, such as in the first¹³⁸ and fifth¹³⁹ Supervisorial Districts; these funds were



Image VII.3
Carrot wood tree
 (Source: County of Los Angeles Department of Public Works, Tree Trimming Pictures, http://dpw.lacounty.gov/rmd/trees/Trimming/dsp_DisplayPictures.cfm?tree_id=21&PicOKList=0,1,0)

¹³⁷ <https://wdacs.lacounty.gov/programs/community-and-senior-centers/>

¹³⁸ Los Angeles County Regional Park and Open Space District, *Supervisor Gloria Molina Announces the 2012 Competitive Tree Planting Grant Program*, May 9, 2012. http://openspacedistrict.lacounty.info/cms1_178345.pdf

¹³⁹ Los Angeles County Regional Park and Open Space District, *Supervisor Michael D. Antonovich Announces the 2012 Competitive Tree Planting Grant Program*, February 1, 2012. http://openspacedistrict.lacounty.info/cms1_173922.pdf

prioritized for San Gabriel Valley communities that suffered unprecedented tree loss due to heavy windstorms in 2011, and to urban communities in need of more green landscaping. Funds were made available to eligible organizations for capital improvement tree planting and maintenance projects such as planting in parks, open space, and other public land. Tree planting is coordinated with the Urban Forestry unit to ensure the proper species selection, planting and sustainability of the new tree.¹⁴⁰ According to the Los Angeles County Department of Public Works, the department maintains nearly 160,000 trees along county roads. Their objective is to preserve and enhance parkway trees that make up our urban forest while providing safe and accessible sidewalks for the unincorporated areas of Los Angeles County. The Department values these trees as they play an important role in providing a healthy community.

Public Involvement

As shown in Table VII.19, the rated needs for tree planting have grown between 2013 and 2017 in Districts 1 and 5, while declining for the other three (3) districts. The highest rated need, however, was seen in District 2 in 2017, at 3.4 out of four (4). This was followed by Districts 1 and 2 at 3.28 and 3.07, respectively.

| Table VII.19 Average Needs Ratings: Tree Planting (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.02 | 3.45 | 3.11 | 2.92 | 2.73 |
| 2014 | 3.34 | 3.06 | 3.68 | 2.90 | 3.04 |
| 2015 | 3.30 | 3.35 | 3.08 | 3.01 | 3.06 |
| 2016 | 2.88 | 3.27 | 2.55 | 3.08 | 2.52 |
| 2017 | 3.28 | 3.40 | 2.90 | 2.98 | 3.07 |

Parking

While improving the parking situation may not at first seem critical to community development, the provision of adequate parking options is an essential ingredient to any successful commercial area. This is especially true in the Los Angeles area.

Gauging the need for parking facilities is a complex and imperfect task, but studies have been done in recent years to assess the utilization and effectiveness of parking facilities across the County, such as the 2011 Parking Utilization Study at Metro Transit stations. This study was conducted by Office of the Inspector General of the Metropolitan Transportation Authority, and noted between 0 and 100 percent utilization of parking facilities by transit riders.¹⁴¹ The study also found that most

¹⁴⁰

¹⁴¹ Los Angeles County Metropolitan Transportation Authority, Systems Safety and Operations Committee, *Park and Ride Lot Usage at Transit Stations*, June 21, 2012. http://www.metro.net/board/items/2012/06_june/20120620opitem64.pdf

transit stations and park-and-ride facilities were safe, clean, and user-friendly, though the majority of park-and-rides were used at half- to full capacity.¹⁴²

In 2010, the County Department of Regional Planning and Department of Beaches and Harbors commissioned a detailed parking study to assess the parking needs of the Marina del Rey area of the Urban County. The study estimated current and future parking demand and supply utilization at each of the public parking lots within the Marina del Rey area. Five (5) major activity areas and peak parking within each were identified, along with the supply needed to accommodate the current and future needs. This and previous studies in the area found that many of the area's public parking lots are under-utilized throughout the year, filling only on some holiday and weekend days.¹⁴³

The Los Angeles County Metro found that, in 2015, the number of parking spaces had increased to 22,000 spaced from 2,000 in 1989. Metro expects to need over 30,000 parking space in Los Angeles County in order to accommodate riders.¹⁴⁴

In October 2017, Metro's Supportive Transit Parking Program Master Plan indicated that Metro's approximately 24,000 parking spaces and 59 transit stations are spread over 1,400 square miles and provide parking for over four million vehicles a year. However, understanding and addressing Metro's parking issues is made more urgent considering that its parking inventory is expected to increase to 31,500 spaces by 2029, as future rail lines currently in construction or planning phases enter into operation and parking policies and procedures must be considered to serve the growing transit network.¹⁴⁵

Public Involvement

As shown in Table VII.20, below, the rated need for parking facilities grew between 2013 and 2017 in all the Districts, except District 3. The highest rates needs for parking facilities in 2017 were seen in District 2 at a rated need of 3.48 out of four (4), followed by District 1 and 4 at 3.37 and 3.21, respectively.

| Table VII.20 Average Needs Ratings: Parking Facilities (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.80 | 3.34 | 3.22 | 3.05 | 2.08 |
| 2014 | 3.45 | 3.13 | 3.33 | 2.85 | 2.39 |
| 2015 | 3.28 | 3.27 | 3.06 | 2.79 | 2.75 |
| 2016 | 2.84 | 3.39 | 2.09 | 3.04 | 2.46 |
| 2017 | 3.37 | 3.48 | 2.96 | 3.21 | 2.55 |

¹⁴² Los Angeles County Metropolitan Transportation Authority Office of the Inspector General, *Review of Transit Station and Park & Ride Maintenance and Parking Utilization*, February 3, 2012. http://www.metro.net/about_us/oig/images/12-AUD-04-Final_Rpt_Rail_Sta_Park%20Ride_Maintenance_Parking_Utilization.pdf

¹⁴³ Final Draft Right-Sizing Parking Study for the Public Parking Lots in Marina del Rey, California, June 2010. http://file.lacounty.gov/dbh/docs/cms1_149936.pdf

¹⁴⁴ <https://www.bart.gov/sites/default/files/docs/LA%20Metro%20Parking%20Management%20Work%20Plan.pdf>

¹⁴⁵ <http://libraryarchives.metro.net/DPGTL/parking/2017-Supportive-Transit-Parking-MasterPlan.pdf>

E. SENIOR PROGRAMS

Senior citizens represent one of the fastest growing segments of American society due to a large aging population and advances in health technology that have made it possible for people to live longer and to enjoy independent lifestyles. These two trends have also increased demand for the services that are necessary for seniors to maintain a suitable quality of life. Needs for senior programs are different from supportive service needs of the elderly and extra-elderly, discussed in **Section VI**.

As discussed in **Section III**, in the 2010 Census 11.9 percent of the Urban County's population was 65 or older, representing 295,113 persons, with the largest portion of this group made up of persons aged 70 to 74. Also presented in that section, the size and share of the senior population varied widely by community; for example, Torrance had the largest population over 65, with 21,726. The next highest was Rancho Palos Verdes with 9,654 persons. In terms of proportion, Westlake Village, Rolling Hills Estates, and Rancho Palos Verdes were all composed of more than 20 percent persons 65 and older, whereas Cudahy and Bell Gardens had around 5 percent seniors. The 2010 Census also reported 7,146 persons in the Urban County lived in nursing home facilities.

In addition, 37.3 percent of persons aged 65 or older in Los Angeles County as a whole who had a disability in the 2016 ACS. Also discussed previously in **Section VI**, the elderly population statewide is expected to increase by 126 percent by 2050, with the majority of this growth in the 75 to 84 age group. In comparison, the overall population growth rate for the state is expected to be 20 percent over that period. The needs of the Urban County will likely be severely affected by the growth of the over-65 population occurring faster than that of the total population, due in part to the aging of the baby boom generation and advances in medicine.

Language barriers, customs, religious views, attitudes toward aging and disabilities, family roles in care giving, and comfort with official institutions all affect people's expectations of and ability to access services throughout the County. Women (elderly or otherwise) constitute a significant majority of caregivers to another elderly family member or friend. Some estimates put this rate at 75 percent of all caregivers. This includes women who are caring for elderly spouses, parents, and peers, as well as children and grandchildren.

Services

The Los Angeles County Workforce Development Aging & Community Services Department administers programs for seniors in the County. There are two (2) programs administered by Aging & Community Services: Area Agency on Aging and Adult Protective Services.

Adult Protective Services assists mandated reporters in understanding their legal obligation for reporting abuse of elders and dependent adults, and also provides reporting instructions and provides information on the types of abuse that need to be reported.

Area Agency on Aging offers a variety of programs and services that include:

- Dietary Administrative Support System (DASS)

- Elderly Nutrition Program (ENP)
- Family Caregiver Support Program (FCSP)
- Health Insurance Counseling and Advocacy (HICAP)
- Linkage Program (LP)
- Long Term Care Ombudsman Program (LTCOP)
- New Freedom Transportation
- Support Services Program (SSP)
- Traditional Legal Assistance Program (TLAP)

The LA County Department of Public Social Services provides a variety of services for elderly households. These include: CalFresh, Health Care, In- Home Services, and Restaurant Meals Program.¹⁴⁶

Public Involvement

Table VII.21 shows the average need rating for senior activities. The average rated needs have risen since 2014, reflective of the aging population within the Urban County. In 2017, all districts rated these services above 3.4, except District 3, which rated it at a 3.25. However, the growth in rated need reflects the high level of need for senior services throughout the Urban County.

| Table VII.21 Average Needs Ratings: Senior Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.12 | 3.45 | 2.75 | 3.18 | 2.94 |
| 2014 | 3.43 | 3.39 | 3.5 | 3.03 | 3.07 |
| 2015 | 3.33 | 3.31 | 2.99 | 3.15 | 2.88 |
| 2016 | 3.34 | 3.51 | 2.78 | 3.14 | 2.95 |
| 2017 | 3.40 | 3.45 | 3.25 | 3.46 | 3.45 |

F. INFRASTRUCTURE

The fundamental build environment systems that support community development are known as infrastructure. These include 1) neighborhood infrastructure services such as sidewalks and street lighting; and 2) major infrastructure, such as roads, pipes that deliver water, dams that generate electricity, reservoirs and pumps that treat wastewater, and systems that protect communities from storms and natural hazards. Many of these services are provided by the County of Los Angeles Department of Public Works, in addition to local public works departments in the County's

¹⁴⁶ <http://dpss.lacounty.gov/wps/portal/dpss/main/elderly-and-disabled>

jurisdictions. Within these two (2) primary categories, needs are discussed based on the order of ranking suggested by respondents to the Resident Survey:

1. Neighborhood Infrastructure

- Street/Alley Improvements (general)
 - Street Lighting
 - Sidewalks
 - Accessibility Improvements

2. Major Infrastructure

Water/Sewer

Transportation

Drainage

1. NEIGHBORHOOD INFRASTRUCTURE

The County of Los Angeles Department of Public Works (DPW) also provides neighborhood infrastructure features that contribute to the safety and ease of use of the County's streets and blocks. Los Angeles County Department of Public Works 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 core service areas: Transportation, Water Resources, Environmental Services, Public Buildings, Development Services, and Emergency Management.

The Department's responsibilities include monitoring and controlling traffic signals countywide from its Traffic Management Center in Alhambra. 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. The Department also manages about 232 active capital projects with a total construction value of over \$847 million.¹⁴⁷

Street Lighting

Street lighting is essential for the safety and usability of the County's sidewalks and streets. The County DPW operates approximately 116,000 streetlights within 20 cities and unincorporated areas of the County. These are mapped on a street lighting geographic information system maintained by DPW and available to County staff, greatly improving management efficiency.¹⁴⁸ In future years, the DPW hopes to upgrade obsolete, energy-inefficient, and unreliable street lighting systems.

Sidewalks

Sidewalks are important infrastructure amenities in most residential areas and commercial corridors. Common problems with sidewalks include gaps, unevenness due to displacement by tree

¹⁴⁷ <http://dpw.lacounty.gov/landing/aboutUs.cfm>

¹⁴⁸ DPW, http://dpw.lacounty.gov/general/BiennialReport_2009_2011.pdf

roots, deterioration, and the need for curb cuts for compliance with the Americans with Disabilities Act.

Accessibility Improvements

The Americans with Disabilities Act (ADA) recognizes and protects the civil rights of people with disabilities. Local jurisdictions and other entities covered by the ADA must ensure that the infrastructure and facilities they build or alter are accessible to people with disabilities. The highest degree of accessibility is required in new work, at the time when it is most cost-effective to incorporate accessible design features.

In an existing right-of-way that is not otherwise being altered, the minimum requirement for achieving program accessibility is the installation of curb ramps at selected locations where existing pedestrian walkways cross curbs. The County DPW accounts for ADA compliance in its sidewalks, transit facilities, and other public use features.

The County of Los Angeles is committed to promoting access and a barrier free environment by enforcing applicable accessibility regulations of federal and state laws and standards for which it has authority.

Public Involvement: Neighborhood Infrastructure

Results of the 2017 Resident Survey addressing neighborhood infrastructure components are presented in an order based on the highest priorities identified by respondents.

As shown in Table VII.22, the rated need for street and alley improvements ranged from 3.11 to 3.53 among the five districts in 2018. These rated needs have grown in Districts 1 and 5 since 2014, but have fallen slightly for Districts 2, 3, and 4.

| Table VII.22 Average Needs Ratings: Street/Alley Improvements (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.19 | 3.63 | 3.31 | 3.30 | 2.74 |
| 2014 | 3.59 | 3.57 | 3.33 | 3.27 | 3.06 |
| 2015 | 3.43 | 3.53 | 3.59 | 3.14 | 3.30 |
| 2016 | 3.34 | 3.63 | 2.48 | 3.17 | 3.20 |
| 2017 | 3.45 | 3.53 | 3.11 | 3.22 | 3.36 |

When asked about the need for street lighting, there was more variation in rated need among the districts. District 3 only rated this at 2.88, compared to 3.53 and 3.54 for Districts 1 and 2, respectively. All of the districts, with the exception of District 3, saw a growth or similar response in need for street lighting since 2013.

| Table VII.23 Average Needs Ratings: Street Lighting (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.32 | 3.57 | 3.16 | 3.24 | 2.49 |
| 2014 | 3.57 | 3.56 | 3.41 | 3.48 | 3.07 |
| 2015 | 3.43 | 3.41 | 3.36 | 3.28 | 3.27 |
| 2016 | 3.51 | 3.49 | 2.01 | 3.29 | 2.88 |
| 2017 | 3.53 | 3.54 | 2.88 | 3.32 | 3.30 |

Table VII.24, below, shows the average need rating for sidewalk improvements. The average rating ranged from 3.09 to 3.44 in the 2017 survey responses. The rated need for sidewalk improvements have remained fairly steady since 2013 in all five (5) districts.

| Table VII.24 Average Needs Ratings: Sidewalk Improvements (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.14 | 3.43 | 3.22 | 3.18 | 2.42 |
| 2014 | 3.51 | 3.35 | 3.37 | 3.28 | 2.86 |
| 2015 | 3.36 | 3.43 | 3.52 | 3.21 | 3.24 |
| 2016 | 3.36 | 3.50 | 2.06 | 3.13 | 2.94 |
| 2017 | 3.29 | 3.44 | 3.09 | 3.25 | 3.22 |

As shown in Table VII.25, the average need rating for accessibility improvements was between 2.92 and 3.35. District 3 had the lowest need rating in 2018, at 2.92, while District 2 saw the highest at 3.15.

| Table VII.25 Average Needs Ratings: Accessibility Improvements (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.84 | 3.27 | 3.41 | 2.45 | 2.45 |
| 2014 | 3.23 | 3.24 | 3.48 | 2.72 | 2.72 |
| 2015 | 3.13 | 3.28 | 2.99 | 2.53 | 2.53 |
| 2016 | 3.01 | 3.32 | 2.23 | 2.51 | 2.51 |
| 2017 | 3.15 | 3.35 | 2.92 | 3.01 | 3.01 |

2. MAJOR INFRASTRUCTURE

The Department of Public Works' 2017 Strategic Plan Outlines how it plans to address the needs in the County for its six (6) core areas. These include water resources, transportation, environmental services, public buildings, development services, and emergency management.¹⁴⁹

Water Resources

The Water Resources Core Service Area (CSA) is responsible for managing stormwater, providing potable water, and ensuring healthy watersheds for the safety and benefit of Los Angeles County communities. It plans, operates, and maintains infrastructure within the Los Angeles County Flood Control and Waterworks Districts through implementation of integrated water resource strategies. The Water Resources CSA Business Plan articulates practical strategies to enhance current management practices and strengthen community resilience across Los Angeles County.

KEY STRATEGIES AND ACTIONS

- Lead and coordinate efforts to establish a sustainable regional water supply, including development and dissemination of a Los Angeles County Water Plan.
- Lead integrated planning efforts to enhance communities through improved drainage, water quality and localized stormwater capture, while also supporting efforts to address homelessness.
- Leverage strategic partnerships to optimize regional operations and maintenance of infrastructure.
- Implement education and outreach strategies that increase stakeholder awareness and engagement.
- Cultivate relationships that support sustainable financing through an enlarged portfolio of funding sources, cost-sharing partnerships and cost-saving strategies that also support workforce reinvestment.

KEY PERFORMANCE MEASUREMENT

- Measure local water supply and reliability, assess flood risk, and evaluate portfolio of funding resources.

Transportation

The Transportation CSA manages and maintains a vast network of roads, sidewalks, bridges, bicycle facilities, airports, and other transportation infrastructure in the unincorporated areas of the County as well as contract cities; and manages various programs and services to enhance safety and minimize traffic congestion. The Transportation CSA Business Plan establishes various strategies to improve community well-being and livability and to expand Countywide mobility and opportunities for alternate transportation choices.

¹⁴⁹ <https://dpw.lacounty.gov/strategicPlan/>

KEY STRATEGIES AND ACTIONS

- Ensure that the County's transportation infrastructure, maintenance, operation, development, and planning processes address Board and Public Works' priorities, community values, safety, and compliance.
- Increase budgetary discipline, optimize efficiencies in on-going operations and maintenance, identify and pursue sufficient and sustainable sources of transportation funding.
- Create and maintain a culture of innovation that promotes economic, environmental, and community-based sustainable maintenance and management of public infrastructure, including the County's urban forest.
- Improve customer service access, Department transparency, and communication and business processes through enhanced and sustainable programs, systems, and online services and initiatives.
- Improve customer service access, Department transparency, and communication and business processes through enhanced and sustainable programs, systems, and online services and initiatives.

KEY PERFORMANCE MEASUREMENT

- Evaluate traffic safety, pavement condition, and programs that improve the safety and condition of the transportation network.

Environmental Services

The Environmental Services CSA provides trash collection services for 1.1 million unincorporated area residents and 20,000 businesses, implements numerous waste diversion programs, provides disposal capacity planning, strategic planning, and many other solid waste management and sustainability activities. The Environmental Services CSA Business Plan establishes various strategies and actions to create a waste-free future that will improve the environmental well-being of our communities.

KEY STRATEGIES AND ACTIONS

- Implement the County's Roadmap to a Sustainable Waste Management Future to maximize waste diversion from landfills.
- Develop and enhance programs and services to improve the community's quality of life and create a climate-neutral solid waste management system that is resilient and sustainable.
- Use benchmarking and evaluation to optimize operational efficiencies and effectiveness as well as enhance funding opportunities.
- Facilitate the development of new and innovative waste management systems and infrastructure to meet State and local mandates.
- Provide leadership and effective outreach to foster regional collaboration and community engagement to implement changes in the solid waste management system that maximize recovery of materials.

- Implement the CSA's Workforce Reinvestment Plan to strengthen our workforce, build expertise, and create necessary workspace to carry out the CSA strategies and actions.

KEY PERFORMANCE MEASUREMENT

- Measure the percentage of Los Angeles unincorporated communities' waste diverted from landfills, as well as evaluate the overall effectiveness of programs and services.

Public Buildings

The Public Buildings CSA provides program/project management services for the County's Capital Projects Program. This includes the renovation of existing building facilities, and the master planning, programming, and construction for new urban infrastructure building facilities for many County departments. The Public Buildings CSA Business Plan establishes various strategies to deliver sustainable infrastructure and County buildings for communities, which improve physical and cultural environments and quality of life for County residents.

KEY STRATEGIES AND ACTIONS

- Develop project management procedures and train staff to redefine customer service and customer definition.
- Implement organizational improvements by streamlining business processes, developing innovative contracting mechanisms, and removing layers of bureaucracy.
- Improve employee empowerment by developing staff and creating cross training and succession planning opportunities.
- Expand the regional leadership role by seeking opportunities to participate in outreach and educational events, implementing formal small business inclusion requirements, and proactively seeking necessary legislation.
- Implement strategic communication to improve stakeholder perception of Public Works' project management services.

KEY PERFORMANCE MEASUREMENT

- Evaluate overall project delivery success through measuring bids received within construction cost estimate, change orders, and on budget project delivery.

Development Services

The Development Services CSA is responsible for the development of sustainable communities through efficient project entitlement, permitting, and inspection of residential, industrial, and commercial developments. The Development Services CSA Business Plan establishes various strategies to enhance resilient housing and community development, including enhancement of community aesthetics and affordable housing for low-income communities and the homeless. The plan supports the creation of private sector commercial market places and jobs through transparent easy access to County records and e-Government services.

KEY STRATEGIES AND ACTIONS

- Deliver a collaborative plan approval, permitting, and inspection program to create a shorter time period from application submittal to inspection sign off.
- Create Regional Development One-Stop Centers to enhance customer services, increase communication, improve employee workspace, and portray a positive image of the County.
- Expand e-Government services to optimize permitting, construction inspection, land-entitlement systems, and employee effectiveness.
- Develop a streamlined solar permitting and inspection process to expedite permits and inspections while maintaining the safety and welfare of communities.
- Provide online access to Development Services documents to provide access to the public for easy and seamless usage.

KEY PERFORMANCE MEASUREMENT

- Measure the efficiency of entitlement, permitting, and the construction inspection process to ensure safe and sustainable development and housing construction.

Emergency Management

The Emergency Management CSA prepares for and responds to daily incidents, and supports County emergency operations during major emergencies and disasters. Emergency Management also collaborates with other first responders such as, Sheriff, Fire, and Office of Emergency Management to provide outreach on emergency preparedness. The Emergency Management CSA Business Plan establishes various strategies to enhance better management of disaster risks and reduces potential disruption from natural and human-caused hazards, and enables timely response and recovery from emergencies to restore normalcy to communities as quickly and safely as possible.

KEY STRATEGIES AND ACTIONS

- Maintain a constant state of readiness for Public Works responders to address emergencies impacting communities in a responsive and collaborative manner.
- Assume a recognized role in emergency management amongst other agencies in Los Angeles County to advance its role as a first responder.
- Collaborate with other responding agencies on the safety of, and impacts on, the homeless community in all phases of incident management, including response and recovery efforts.
- Develop a Continuity of Operations Plan for essential Public Works' CSAs.
- Develop and maintain communication strategies for internal and external operations.
- Invest in Public Works' Infrastructure and provide appropriate resources to maintain a modernized Department Operation Center and emergency response equipment.

KEY PERFORMANCE MEASUREMENT

- Train and/or certify 100 percent of new personnel annually that have emergency response duties to ensure appropriate response to incidents, emergencies, and major disasters.

INFRASTRUCTURE GRADES

The American Society of Civil Engineers (ASCE) provides infrastructure grades nationwide. It is currently in the process of updating state infrastructure grades. However, the Metropolitan Los Angeles Branch (MLAB) provided a summary of the existing condition of public infrastructure in the County in its most recent update in 2012. The *2012 Report Card for Los Angeles County Infrastructure*, giving each type of feature a grade ranging from “A” to “D.”. The *Report Card* found an investment need of tens of billions of dollars over the next five (5) years, as shown in Table VII.26. Also presented on the following pages are summaries of each report card grade.

| Table VII.26 Infrastructure Grades and Needs Los Angeles County 2012 ASCE MLAB Data | | |
|--|-------|------------------------------|
| Category | Grade | Estimated Cost |
| Bridges | C | \$11.9 billion |
| Dams | B- | \$270 million |
| Drinking Water | C | \$3.7 billion |
| Flood Control | B+ | \$48 million/year |
| Ports | B | \$3.5 billion |
| Solid Waste | B+ | \$450 million/year |
| Streets and Highways | C- | \$3.1 billion, billions more |
| Transit | C | \$18 billion/year |
| Urban Run-Off | D | \$4–30 billion |
| Wastewater | B+ | \$2.8 billion |

Water/Sewer

Dams (B-): The County’s 95 dams were evaluated based on facility condition, capacity to meet demands, and facility age versus useful life. Many of these dams are more than 50 years old, nearing the end of their useful lives, and many will require substantial maintenance, rehabilitation, or major upgrades to maintain or increase their flood control and water conservation capabilities.

Estimated Cost: More than \$200 million

Recommendations: Support additional State and federal funding for required seismic rehabilitation and upgrades to major dams.

Drinking Water (C): Drinking water is filtered through many separate water systems in Los Angeles County. These systems received B grades for capacity and operations and a C- for condition, primarily due to age and need for replacement in the near future.

Estimated Cost: \$3.7 billion

Recommendations: Replace or rehabilitate deteriorated systems, improve water system reliability, implement additional water conservation measures, increase use of recycled water, and increase in public and private investment in water supply and distribution systems.

Wastewater (B+): Los Angeles County wastewater agencies operate 5,920 miles of primary and secondary sewers, 204 sewage pump stations, and 16 wastewater treatment plants, in addition to

the many more municipal facilities. These were evaluated individually based on condition and capacity, and averaged a grade of B+.

Estimated Cost: \$1.9 billion for operation and maintenance; \$2.8 billion for necessary capital improvements

Recommendations: Support funding for an accelerated capital improvement program and a closed-circuit television inspection of the collection system's structural integrity

Solid Waste (B+): Approximately 28,000 tons of solid waste were created per day in Los Angeles County in 2011, though this followed a decline since 2006 due to the economy, recycling, and conversion technologies. In 2009, the average recycling/reuse diversion rate was 55 percent among jurisdictions countywide. However, these changes reflect new needs for the operation and maintenance of County facilities, and the long-term population growth will add additional strain.

Estimated Cost: More than \$450 million annually

Recommendations: Address diminishing local landfill capacities, increasing disposal demands, and public opposition towards establishing new facilities.

Transportation

Ports (B): Los Angeles County contains the fifth busiest shipping terminal complex in the world, made up of the Port of Long Beach and Port of Los Angeles. The Ports' infrastructure was evaluated based on wharves, railroads, roadways, utilities, channels and berths, container terminals, other marine terminals, and gantry cranes.

Estimated Cost: \$3.5 billion

Recommendations: Continue major improvements; fund improvements for roadway, rail, bridge, environmental, and security projects.

Bridges (C): Los Angeles County contains 3,552 bridges, the majority of these (2,086) owned and maintained by Caltrans (8.0 percent, or 285, are owned by Los Angeles County). Every year, each bridge is inspected and graded in accordance with National Bridge Inspection Standards; for 2012, 1,581 or 44 percent received a grade of C or lower and were structurally deficient or functionally obsolete.

Estimated Cost: \$11.9 billion

Recommendations: Support of increased funding for the Federal Highway Bridge Program and continued funding for the Bridge Preventative Maintenance Program.

Streets and Highways (C-): Streets and highways were evaluated based on pavement condition and traffic congestion. The 2.65 billion square feet of street and highway pavement in the County received a grade of C+, but traffic congestion (freeway and arterial level-of-service, a measure of actual traffic volume compared to roadway capacity) received a D. With existing funding levels, the

County's streets and roads are expected to rapidly deteriorate over the next few years, increasing the cost of deferred maintenance.

Estimated Cost: More than \$3 billion for pavement condition, billions more for traffic

Recommendations: Support State and County re-authorization of the Federal Transportation Equity Act for the 21st Century other federal programs; develop improvements to increase arterial and freeway capacity and efficiency; continue Los Angeles County Mobility-21 resolutions for additional revenue.

Transit (C): County residents take more than 536 million transit trips each year; 72.0 percent are on Metro systems, 26.0 percent are provided by municipal operators, and 2.0 percent are on local cities' services. Facilities and operations received high grades, but decreased funding for continued service is expected to lead to service cuts, fare increases, and decrease in current levels of service.

Estimated Cost: More than \$18 billion annually, estimated by the Metro 2009 Long Range Plan, to fund regional Metro and Municipal Transit priority improvements

Recommendations: Support expanding transit funding at all levels of governance

Drainage

Flood Control (B+): The Los Angeles County Flood Control District (LACFCD) and Los Angeles County cities operate a comprehensive and effective flood control system to protect citizens and property from flood damage.

Estimated Cost: \$48 million annually

Recommendations: Support funding to keep these systems in good condition, expand the view of flood control to include improving water quality and reducing pollution.

Urban Runoff (D): Untreated water flowing off rooftops, pavement, streets, and parking lots contribute primarily to water pollution when it flows directly into waterways, bays, and beaches. Runoff contains pollutants such as industrial solvents, paints, infectious bacteria, oxygen-choking pesticides and fertilizers, motor oil, trash, and even toxic heavy metals (lead, mercury, chromium, arsenic, and others). Water quality is measured based on the presence of four (4) pollutants: nutrients, bacteria, metals, and trash. The County Watershed received a D for runoff.

Estimated Cost: Estimates range from \$4 billion to \$17 billion

Recommendations: Continue efforts for research, education, and outreach, and jurisdictional collaborative efforts; seek stable, long-term funding.

Public Involvement: Major Infrastructure

Results of the 2017 Resident Survey addressing major infrastructure components are presented in an order based on the highest priorities identified by respondents.

The 2017 Resident Survey addressed water/sewer improvements as well. As shown in Table VII.27. The highest rated needs were in Districts 1, 2 and 4, with needs rated at 3.40, 3.39, and 3.38, respectively.

| Table VII.27 Average Needs Ratings: Water/Sewer Improvements (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.24 | 3.50 | 3.07 | 3.19 | 2.75 |
| 2014 | 3.55 | 3.37 | 3.33 | 3.26 | 3.18 |
| 2015 | 3.40 | 3.37 | 3.35 | 3.26 | 3.30 |
| 2016 | 3.40 | 3.37 | 2.69 | 3.20 | 3.01 |
| 2017 | 3.40 | 3.39 | 3.11 | 3.29 | 3.38 |

As shown in Table VII.28, the Urban County average need rating for public transit improvements ranged between 3.19 and 3.46. These rated needs have grown or remained primarily the same between 2013 and the 2017 survey, although the greatest growth in need was seen in District 5.

| Table VII.28 Average Needs Ratings: Public Transit Improvements (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.21 | 3.41 | 3.08 | 3.38 | 2.80 |
| 2014 | 3.44 | 3.3 | 3.14 | 3.10 | 3.10 |
| 2015 | 3.22 | 3.23 | 2.94 | 2.99 | 3.01 |
| 2016 | 3.18 | 3.54 | 2.94 | 3.06 | 2.97 |
| 2017 | 3.27 | 3.46 | 3.34 | 3.19 | 3.36 |

When asked about the need for drainage improvements, respondents indicated an average rating between 3.05 and 3.39, as shown below in VII.29. Among all areas, the lowest average need was reported by respondents in the participating cities of District 3, while the highest was in District 5.

| Table VII.29 Average Needs Ratings: Drainage Improvements (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.13 | 3.33 | 2.97 | 3.30 | 2.98 |
| 2014 | 3.44 | 3.28 | 3.07 | 3.15 | 3.32 |
| 2015 | 3.25 | 3.22 | 3.17 | 3.09 | 3.12 |
| 2016 | 3.38 | 3.20 | 3.08 | 3.07 | 3.51 |
| 2017 | 3.30 | 3.33 | 3.05 | 3.23 | 3.39 |

G. YOUTH AND CHILDCARE PROGRAMS

Almost 28 percent of the Urban County's population were aged 19 or younger according to the 2016 ACS, with 691,569 children and teens, as presented in **Section III**. In the 2016 five-year ACS, more than 108,000 children under 18 were in poverty as defined for the U.S., representing more than 34 percent of the poverty population of the Urban County at that time. However, because the federal poverty threshold may not accurately measure the income necessary for essential living costs in Los Angeles County, the population of children considered poor by social standards is likely much larger. In addition to food, housing, and other essentials, the large number of children with few resources are likely to need youth services and facilities to help their development.

The 2015 Los Angeles County Health Survey (LACHS) conducted over the phone reported several factors about children's health in the County. As shown in Table VII.30, some 5.0 percent of children under the age of 6 were perceived to be in poor or fair health. Some 7.2 percent of children aged 6 to 17 were perceived to be in poor or fair health. An estimated 9.8 percent of children under 6 meet the criteria for having a special health care need, while 16.9 percent of children between 6 and 17 years do. An estimated 11 percent of County residents had difficulty obtaining medical care for their children.

| Table VII.30 Children's Health/Childcare Los Angeles County 2015 LACHS Data | |
|--|--------------------|
| Group | Los Angeles County |
| Children Aged 0–5 Perceived to be in Fair or Poor Health | 5.10% |
| Children Aged 6–17 Perceived to be in Fair or Poor Health | 7.20% |
| Children Aged 0–5 Meets Criteria for Special Health Care Needs | 9.80% |
| Children Aged 6–17 Meets Criteria for Special Health Care Needs | 16.90% |
| Difficulty Obtaining Medical Care | 11.00% |
| Difficulty Obtaining Childcare | 31.60% |

In addition to services provided directly to young people, childcare is a necessary service for single parent families and in families where both parents work. An increasing number of families must

have both adults working full time jobs in order to be self-sufficient. The 2015 Heath Survey also found that 31.6 percent of County parents had difficulty obtaining childcare.

The 2017 *Los Angeles County Child Care and Development Needs Assessment* prepared by the Los Angeles County Child Care Planning Committee identified several primary findings and recommendations.¹⁵⁰

There are not enough early care and education services for families with infants and toddlers

- Recommendation - Conduct a deeper analysis of the barriers to increasing the supply of infant/toddler care
- Recommendation - Increase investments to expand access for infant and toddler care

The County continues to lose licensed family child care spaces for all age groups while licensed center capacity has grown.

- Recommendation - Support family child care providers to provide quality care for infants and toddlers
- Recommendation - Conduct a study of family child care providers who have left the system

Preschool age children are participating more and more in transitional kindergarten.

- Recommendation - Support family child care providers to provide quality care for infants and toddlers
- Recommendation - Establish a mixed-delivery system early care and education taskforce

Early care and education is a costly expense for many families.

- Recommendation – Support increasing the income eligibility cap for subsidized early care and education for low-income families

While the number of QRIS rated sites has increased, only a limited percentage of Los Angeles County providers have been QRIS rated.

- Recommendation - Increase On-Going QRIS Funding

To date, QRIS has been primarily focused on state-funded and center-based care.

- Recommendation - Promote flexibility in the use of QRIS funds to best meet the needs of local communities
- Recommendation - Continue building a single QRIS model in Los Angeles County through the QRIS Architects

The early care and education workforce earn low wages.

- Recommendation - Raise the Regional Market Rate for early care and education providers
- Recommendation – Maintain the Standard Reimbursement Rate for early care and education providers
- Recommendation – Adopt a single reimbursement rate for all California early care and education providers

¹⁵⁰ http://cao.lacounty.gov/ccp/pdf/ECE%20Needs%20Assessment_Executive%20Brief%2003-30-2017.pdf

Early care and education staff have limited education.

- Recommendation – Expand pathways and supports for the early care and education workforce to pursue higher education
- Recommendation - Establish a formal teaching credential in California that prepares educators to work with children 0-8 year olds

Cost is a barrier to early care and education providers accessing professional development.

- Recommendation - Expand free and low-cost professional development opportunities
- Recommendation - Improve information systems to support professional development through the California Early Care and Education Workforce Registry

Services

The County administers more than 175 programs through a collection of 22 county agencies to serve the needs of families and children. County departments working in partnership include the Departments of Child and Family Services, County Office of Education, Parks and Recreation, Child Support Services, Health Services, and Public and Social Services.

In addition to County programs and resources, all cities provide their own programs and services for young people, as do local community-based organizations. Furthermore, many communities have established youth commissions to advise city councils on youth-specific issues.

Public Involvement

When asked about the need for youth services, respondents indicated an average rating between 2.81 and 3.5 out of four (4), as shown in Table VII.31. District 3 saw a markedly lower need for youth services than the other districts.

| Table VII.31 Average Needs Ratings: Youth Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.17 | 3.62 | 2.61 | 3.28 | 3.01 |
| 2014 | 3.53 | 3.52 | 3.15 | 3.32 | 3.22 |
| 2015 | 3.44 | 3.24 | 3.14 | 3.23 | 2.90 |
| 2016 | 3.32 | 3.55 | 2.78 | 2.91 | 2.91 |
| 2017 | 3.50 | 3.46 | 2.81 | 3.29 | 3.27 |

The survey addressed the need for youth centers as well. As shown in Table VII.32, responses were similar to those for youth services, and ranged from 2.89 in District 3 and 3.46 in District 1. All districts, with the exception of District 2, saw an increase in rated need between 2013 and 2017.

| Table VII.32 Average Needs Ratings: Youth Centers (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.19 | 3.63 | 2.49 | 3.18 | 2.99 |
| 2014 | 3.44 | 3.56 | 3.00 | 3.35 | 3.14 |
| 2015 | 3.36 | 3.22 | 3.13 | 3.21 | 2.81 |
| 2016 | 3.32 | 3.49 | 2.81 | 2.99 | 2.92 |
| 2017 | 3.46 | 3.41 | 2.89 | 3.23 | 3.28 |

Table VII.33, below, shows the average need rating for childcare services by District for 2013 through 2017. The survey showed the highest rated need in District 2 at 3.24 followed by District 1 at 3.21 out of four (4). However, the rated needs in all five (5) districts have risen or remained the same since 2013.

| Table VII.33 Average Needs Ratings: Childcare Services (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.90 | 3.24 | 2.18 | 3.00 | 2.58 |
| 2014 | 3.21 | 3.22 | 2.60 | 2.95 | 2.71 |
| 2015 | 3.05 | 3.03 | 2.67 | 2.83 | 2.60 |
| 2016 | 3.05 | 3.24 | 2.33 | 2.81 | 2.60 |
| 2017 | 3.21 | 3.24 | 2.51 | 3.17 | 2.99 |

As shown in Table VII.34, the Urban County average need rating for childcare centers ranged from 2.57 to 3.24 among the districts. However, all five (5) districts rated need for childcare centers has risen since the 2013 survey, with the highest rated need in Districts 2 and 4, at 3.24 and 3.23, respectively.

| Table VII.34 Average Needs Ratings: Childcare Centers (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.85 | 3.21 | 2.13 | 2.89 | 2.43 |
| 2014 | 3.28 | 3.27 | 2.73 | 2.93 | 2.75 |
| 2015 | 3.10 | 2.95 | 2.65 | 2.84 | 2.55 |
| 2016 | 3.06 | 3.23 | 2.39 | 2.87 | 2.66 |
| 2017 | 3.21 | 3.24 | 2.57 | 3.23 | 3.08 |

H. ECONOMIC DEVELOPMENT

Los Angeles County is one of the nation's largest counties, covering more than 4,750 square miles, an area larger than the combined area of the states of Delaware and Rhode Island. It was also by far the nation's most populated county in 2016, with nearly twice as many residents as the second- and third-largest counties.¹⁵¹ As such, the demands on the local economy to provide jobs, training, and other opportunities are great. While historically, Los Angeles County led the nation in farming, urban and industrial development and expansion in the second half of the 20th century overtook agriculture as a primary industry. In recent years, the County's economic base has become extremely diverse, featuring finance and business services, health services, tourism and entertainment, electronics and apparel manufacturing, retail and wholesale distribution, and international trade.

Activities or improvements designed to support, increase, or stabilize business development; create or retain jobs; and improve the provision of goods and services are an ongoing concern for the Urban County. For the purposes of this needs assessment, the economic development requirements of the Urban County are separated into three (3) areas:

- 1. Job creation, retention, and training;**
- 2. Financial and technical assistance to businesses; and**
- 3. Capital Development.**

The CDC undertakes economic development responsibilities for the County of Los Angeles. The Community Development Commission of the County of Los Angeles (CDC) supports local economies in Los Angeles County by promoting business growth, and encouraging job creation and retention through programs such as neighborhood revitalization, business incubation, financial incentives, and commercial lending.

In October 2015, the Los Angeles County Board of Supervisors (Board), on a motion by Supervisors Mark Ridley-Thomas and Hilda L. Solis, approved the creation of an Economic Development Trust Fund to encourage business growth and create job opportunities in the County. This Motion signaled the beginning of the County's strategic investment in economic development, and initiated a new effort to secure the vitality of the local economy and support emerging industries.¹⁵²

1. JOB CREATION, RETENTION, AND TRAINING

As discussed in **Section III.C**, the County's labor force, a measure of people working or seeking work and reported by the Bureau of Labor Statistics, was 5,043,254 in 2016. The unemployment rate has seen a decline since a peak in 2010, to 5.2 percent in 2016 for the County as a whole.

The Bureau of Economic Analysis (BEA) reports on the jobs and incomes of residents in Los Angeles County, including the primary industries. Table VII.35 shows that there were 6,384,920 jobs in the

¹⁵¹ U.S. Census Bureau, 2016 ACS Data. <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

¹⁵² <http://economicdevelopment.lacounty.gov/wp-content/uploads/2017/12/Economic-Development-Scorecard-Nov-2017.pdf>

County; BEA data measure jobs, not employed persons, so persons with more than one (1) job are counted more than once. As shown, the largest sector in 2010 was in health care and social assistance, which grew by 3.5 percent between 2015 and 2016, resulting in 791,973 jobs. This was followed by government and government services, then retail trade. However the industry experiencing the most growth between 2015 and 2016 was Information, which grew by 9.2 percent. Mining saw the greatest decline, experiencing a 1.9 percent loss in employment.

As new job sectors replace manufacturing and other industries within the region's job base and large sectors struggle to maintain their employment, Los Angeles County faces a daunting task in developing a strategy to become and remain competitive in attracting and retaining desirable jobs. Attracting and retaining a diverse, well-educated labor force is a key objective for regional economies looking to remain competitive and prosperous. In addition, recent unemployment figures paint a stark picture for persons looking for work, particularly those without higher education degrees or recent job experience.

Table VII.35
Employment by Industry
Los Angeles County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | % Change 15-16 |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Health care and social assistance | 531,319 | 543,262 | 674,706 | 722,892 | 742,522 | 764,823 | 791,973 | 3.5 |
| Government and government enterprises | 600,574 | 584,685 | 574,623 | 574,590 | 584,045 | 595,593 | 608,131 | 2.1 |
| Retail trade | 486,848 | 498,865 | 503,406 | 513,595 | 524,461 | 532,765 | 536,242 | 0.7 |
| Professional and technical services | 437,069 | 450,110 | 468,044 | 489,420 | 491,922 | 503,300 | 505,522 | 0.4 |
| Accommodation and food services | 350,141 | 362,876 | 377,076 | 399,547 | 426,037 | 443,144 | 461,907 | 4.2 |
| Other services, except public administration | 362,201 | 385,525 | 405,165 | 415,771 | 437,035 | 449,577 | 454,302 | 1.1 |
| Administrative and waste services | 353,581 | 361,982 | 380,253 | 399,833 | 418,420 | 410,711 | 411,776 | 0.3 |
| Manufacturing | 400,113 | 396,463 | 395,108 | 398,527 | 393,297 | 390,683 | 389,219 | -0.4 |
| Real estate and rental and leasing | 299,415 | 311,265 | 311,894 | 322,568 | 336,966 | 349,432 | 362,609 | 3.8 |
| Wholesale trade | 249,057 | 257,257 | 260,931 | 268,191 | 286,263 | 290,702 | 294,669 | 1.4 |
| Transportation and warehousing | 189,397 | 194,871 | 202,999 | 210,306 | 228,743 | 272,817 | 288,142 | 5.6 |
| Finance and insurance | 258,413 | 275,544 | 274,446 | 274,133 | 265,512 | 273,914 | 277,081 | 1.2 |
| Information | 232,778 | 237,682 | 237,321 | 239,234 | 245,627 | 253,729 | 276,994 | 9.2 |
| Arts, entertainment, and recreation | 198,297 | 205,185 | 212,377 | 217,376 | 232,762 | 237,734 | 242,850 | 2.2 |
| Construction | 180,063 | 182,720 | 191,352 | 201,045 | 205,249 | 212,716 | 218,773 | 2.8 |
| Educational services | 144,292 | 144,708 | 149,868 | 154,124 | 159,059 | 163,278 | 164,580 | 0.8 |
| Management of companies and enterprises | 58,401 | 60,835 | 62,801 | 64,123 | 67,069 | 67,049 | 67,065 | 0 |
| Mining | 13,966 | 11,770 | 15,335 | 15,909 | 13,910 | 13,300 | 13,049 | -1.9 |
| Utilities | 12,284 | 12,912 | 13,122 | 12,674 | 12,612 | 12,872 | 12,765 | -0.8 |
| Farm earnings | 5,413 | 4,823 | 4,495 | 4,255 | 4,336 | 4,392 | 4,666 | 6.2 |
| Forestry, fishing, related activities, and other | 2,823 | 2,786 | 2,791 | 3,141 | 3,124 | 2,570 | 2,605 | 1.4 |
| Total | 5,366,445 | 5,486,126 | 5,718,113 | 5,901,254 | 6,078,971 | 6,245,101 | 6,384,920 | 2.2 |

Services

Workforce Development

Economic development priorities are organized around several workforce development objectives. Among these are encouraging job training for industries that are most competitive and that will generate well-paying jobs that support economic growth and wealth creation for all residents. The Board has promoted the use of industry and sector partnerships to address the workforce needs of multiple employers within an industry. Targeted industry clusters for workforce development include:

- Construction
- Entertainment and InfoTech
- Health Services
- Leisure and Hospitality
- Manufacturing
- Bioscience
- Trade and Logistics

Public Involvement

Results of the Resident Survey addressing job creation, retention, and training are presented in an order based on the highest priorities identified by respondents.

When asked about the need for job creation/retention, respondents indicated an average rating ranging from 2.95 to 3.5 throughout the districts. Districts 1, 5, and 2 had the highest rated need for job creation/retention in 2017 at 3.5 out of four (4). District 5 has seen the greatest growth in perceived need for job creation/retention since 2013.

| Table VII.36 Average Needs Ratings: Job Creation/Retention (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.44 | 3.62 | 2.96 | 3.27 | 2.98 |
| 2014 | 3.47 | 3.56 | 3.23 | 3.13 | 3.33 |
| 2015 | 3.31 | 3.32 | 3.17 | 2.96 | 2.96 |
| 2016 | 3.25 | 3.54 | 2.25 | 3.19 | 3.10 |
| 2017 | 3.50 | 3.45 | 2.95 | 3.33 | 3.50 |

Table VII.37 shows the average need rating for employment training. The highest rated need for employment training in 2018 was in District 2 at 3.62 out of 4, followed by Districts 1 and 5, at 3.55 and 3.48, respectively. District 5 has seen the greatest growth in perceived need for employment training since 2013.

| Table VII.37 Average Needs Ratings: Employment Training (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.83 | 3.60 | 2.75 | 3.49 | 3.06 |
| 2014 | 3.59 | 3.67 | 3.19 | 3.23 | 3.28 |
| 2015 | 3.45 | 3.48 | 3.25 | 3.32 | 2.92 |
| 2016 | 3.39 | 3.56 | 2.11 | 3.24 | 3.01 |
| 2017 | 3.55 | 3.62 | 2.88 | 3.36 | 3.48 |

2. FINANCIAL AND TECHNICAL ASSISTANCE TO BUSINESSES

Direct assistance to businesses is an important element of any jurisdiction's economic development strategy. Providing a combination of technical assistance (business start-up, general business, marketing, procurement, workforce recruitment, governmental matters, import/export, etc.), capital access (loans and equity investments for working capital, inventory, fixed assets) and tax incentives (federal, state and local), are all essential ingredients in assisting new business start-ups and helping existing businesses to grow, expand and hire new employees.

Services

Business Assistance

The County's Economic Development Program is committed to deploying County resources in a targeted and thoughtful way to leverage investments to support both workforce and business development in County growth industries. On July 21, 2015 the Board of Supervisors established a Small Business Initiative (SBI) charged with supporting small business throughout the County through streamlined service delivery. A year later, on July 12, 2016, the Board established a four-year business utilization plan to increase contracting dollars awarded to the County's certified business to 25% of all contracts the County awards for goods and services. This plan calls for an increase in contracting and procurement opportunities for Local Small Business Enterprises (LSBEs), Disabled Veteran Business Enterprises (DVBES), and Social Enterprises (SEs). The Department of Consumer and Business Affairs (DBCA) serves as the County's Small Business Advocate, and is the department responsible for the administration of the above referenced preference programs as well as the SBI.

Business Loans and Financial Assistance

In August 2017, the CDC announced a streamlining of their small and medium business loan programs, which are now all known as SMART Funding. SMART Funding offers competitive loan programs created to support a variety of established businesses. SMART Funding through the CDC now offers personalized business capital options, focusing on four areas of economic development: manufacturing, clean technology, health care services, and transportation-adjacent development. Potential loans can range from \$25,000 to \$1.5 million, and are deployed to

help businesses purchase necessary equipment, acquire commercial property, build capital, and create and retain jobs. All loans are being tailored to specific business needs.

Blight Removal - By eliminating the blight in a neighborhood, the County and CDC can work with public and private partners to increase the property values in the surrounding area and catalyze investment in the neighborhood. The CDC has facilitated blight removal through its business façade improvement program. This program remains a focal point of neighborhood business revitalization. Recently, investments in façade improvements have continued through a new Community Business Revitalization Program called RENOVA TE. Communities in 11 unincorporated areas have been targeted for this Program. Grant awards range from \$35,000 to \$100,000 or more depending on project scope and area need. The recipient of these funds is required to ensure that improvements are maintained in good condition for 10 years. Eligible improvements include design assistance; façade restoration; windows, doors, lighting, and signage; removal of non-conforming elements; and accessibility improvements. The objective of RENOVA TE is to stimulate investment in the community, revitalize commercial corridors, and support the growth of small businesses.

Business Assistance Loans - The CDC has historically provided loans for small and medium size commercial and industrial companies to grow these businesses and create jobs. Funds from loan programs have been used for real property acquisition, working capital, land acquisition, construction, and equipment and machinery purchases. The CDC's loan programs have included Micro, Business Expansion, and Float loans. Many of these loan programs remain ongoing, as they were capitalized prior to the dissolution of redevelopment, often with federal funds. The primary funding sources for the CDC's business loan programs have been provided through the Community Development Block Grant (CDBG) and Economic Development Administration (EDA). Both are federal funding sources with an emphasis on job creation, neighborhood and business development and assisting those in economically distressed neighborhoods. In addition, the Board's recent effort to prioritize economic development has resulted in the creation of three new loan programs: Bioscience Revolving Loan Program, Manufacturing Revolving Loan Program, and the Catalytic Development Fund Program.

Property Accessed Clean Energy (PACE) - In addition to the loan programs administered by the CDC, the County also manages a residential Property Assessed Clean Energy (PACE) Program, which makes loans to individual property owners through direct assessments on the property tax bill. Established pursuant to California Assembly Bill 811 (2008), the County's PACE Program provides financing for energy efficiency upgrades and renewable energy installations on private residential property. In Fiscal Year 2016-17, the PACE Program funded approximately \$350 million in home energy improvements which created 3,400 jobs throughout the County.

Public Involvement

Results of the Resident Survey addressing financial and technical aid to businesses are presented in an order based on priorities identified by respondents.

The Resident Survey addressed the need for small business assistance as well. The Urban County average need rating for this assistance ranged from 2.89 to 3.38 in 2017. The highest rated needs were in Districts 2, 5, and 1, at 3.38, 3.26, and 3.21 out of four (4), respectively. The rated need in those three (3) districts have risen since 2013, as well.

| Table VII.38 Average Needs Ratings: Small Business Assistance (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.05 | 3.31 | 2.90 | 3.08 | 2.97 |
| 2014 | 3.29 | 3.38 | 3.19 | 2.99 | 3.18 |
| 2015 | 3.10 | 3.19 | 3.22 | 2.91 | 2.91 |
| 2016 | 2.94 | 3.19 | 2.47 | 2.88 | 2.99 |
| 2017 | 3.21 | 3.38 | 2.89 | 3.07 | 3.26 |

The perceived need for commercial/ industrial improvements are shown in the table below. District 3 had the lowest rating at 2.52, which hasn't changed much since 2013. The highest rated need was in Districts 1 and 2 in 2018. Districts 1, 4, and 5 saw an increase in perceived need since 2013.

| Table VII.39 Average Needs Ratings: Commercial Industrial Improvements (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 3.02 | 3.35 | 2.55 | 2.89 | 2.87 |
| 2014 | 3.18 | 3.29 | 2.82 | 3.01 | 3.22 |
| 2015 | 3.04 | 3.23 | 2.16 | 2.86 | 2.79 |
| 2016 | 2.94 | 3.13 | 1.82 | 2.98 | 2.59 |
| 2017 | 3.33 | 3.27 | 2.52 | 3.03 | 3.04 |

The average needs rating for business recruitment is presented in the table below. The highest rated need was seen in 2, 1, and 5, at 3.20, 3.08, and 3.09 out of four (4), respectively. However, all five districts saw an increase in perceived need since 2013.

| Table VII.40 Average Needs Ratings: Business Recruitment (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.90 | 3.18 | 2.75 | 2.94 | 2.74 |
| 2014 | 3.09 | 3.36 | 3.19 | 2.80 | 3.11 |
| 2015 | 2.95 | 3.08 | 3.25 | 2.82 | 2.83 |
| 2016 | 2.86 | 3.03 | 2.11 | 2.60 | 2.76 |
| 2017 | 3.08 | 3.20 | 2.88 | 3.00 | 3.09 |

When asked about the need for business expansion assistance, respondents indicated an average rating between 2.47 and 3.17. While the highest rated needs were in District 1, 2, and 5, all districts perceived need grew or remained relatively the same since 2013.

| Table VII.41 Average Needs Ratings: Business Expansion Assistance (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.83 | 3.21 | 2.45 | 2.81 | 2.65 |
| 2014 | 3.06 | 3.28 | 2.92 | 2.83 | 3.08 |
| 2015 | 2.99 | 3.05 | 3.11 | 2.79 | 2.70 |
| 2016 | 2.82 | 2.99 | 1.90 | 2.54 | 2.63 |
| 2017 | 3.10 | 3.17 | 2.47 | 2.87 | 3.10 |

The average needs rating for access to venture capital varied across the Urban County as well. The need was greatest in District 2 at 3.13 out of four (4). All the other four districts had needs ratings for access to venture capital below 3.

| Table VII.42 Average Needs Ratings: Access to Venture Capital (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.79 | 3.07 | 2.47 | 2.71 | 2.59 |
| 2014 | 2.92 | 3.23 | 2.8 | 2.72 | 2.91 |
| 2015 | 2.92 | 3.00 | 3.01 | 2.72 | 2.53 |
| 2016 | 2.74 | 2.86 | 2.04 | 2.57 | 2.55 |
| 2017 | 2.99 | 3.13 | 2.48 | 2.86 | 2.92 |

The perceived need for microenterprise assistance was overall rated higher than that of access to venture capital. The highest rated need in 2017 was in Districts 2 and 1 at 3.28 and 3.17 out of four (4). However, the rated needs in all five districts grew since 2013.

| Table VII.43 Average Needs Ratings: Microenterprise Assistance (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.64 | 3.23 | 2.35 | 2.73 | 2.41 |
| 2014 | 3.13 | 3.04 | 2.88 | 2.64 | 2.81 |
| 2015 | 2.97 | 3.14 | 2.86 | 2.61 | 2.49 |
| 2016 | 2.68 | 3.07 | 2.10 | 2.68 | 2.45 |
| 2017 | 3.17 | 3.28 | 2.64 | 2.88 | 2.97 |

3. ECONOMIC AND COMMUNITY REDEVELOPMENT

The CDC undertakes economic development and redevelopment planning responsibilities for the Los Angeles County. Coordination by the CDC is of particular importance within the unincorporated areas of the County, as it serves as the provider of resources and technical capacity to effectively identify local development and redevelopment needs and devise and implement appropriate strategies to address these needs. The CDC is the redevelopment agency for unincorporated Los Angeles County, and many participating cities have also formed their own redevelopment agencies. Redevelopment agencies have the power to buy and sell land for future developments as a means of improving the physical and economic condition of designated redevelopment areas. They are able to assemble many separate parcels of land into a site large enough to benefit the area. However, the state-level elimination of redevelopment agencies established in a December 2011 California Supreme Court ruling closed down around 400 redevelopment agencies statewide in order to close a state budget gap, creating immense pressure on efforts to create jobs and affordable housing and revitalize communities.

Services

Capital Development

The Economic Development Policy Committee has defined economic development projects as those where there is private sector participation that results in tangible economic development benefits beyond just the construction of County facilities. Private sector participation will be defined as any material use of a County-owned, or County-funded, facility by a non-profit or private entity following completion and delivery of the project. Such use of the facility must result in direct economic development benefits for the community, including job creation for non-County employees, commercial development, retail investment, blight removal, affordable housing, or any other activity that improves the economic well-being of local residents.

In 2018, the County was undertaking a variety of projects including:

- Grand Avenue Project
- Harbor UCLA-LA BioMed
- San Pedro Courthouse
- Expo/Crenshaw Site
- Fairview Heights TOD Plan
- Vermont Corridor
- LA Plaza de Cultura Village Project
- Martin Luther King, Jr. - Medical Office Building
- Honor Ranch

Public Involvement

Results of the Resident Survey addressing economic and community redevelopment are presented in an order based on the highest priorities identified by respondents.

The average needs rating for business district revitalization is shown in the table below. The districts with the highest need in 2017 were District 2 and 5, at 3.28 and 3.01 out of four (4). The other three districts were rated under three (3) out of four (4).

| Table VII.44 Average Needs Ratings: Business District Revitalization (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|---|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.98 | 3.28 | 2.78 | 2.81 | 2.68 |
| 2014 | 2.98 | 3.29 | 2.96 | 2.91 | 3.04 |
| 2015 | 3.10 | 3.10 | 3.14 | 2.70 | 2.93 |
| 2016 | 2.92 | 3.12 | 1.88 | 2.87 | 2.58 |
| 2017 | 2.74 | 3.28 | 2.56 | 2.96 | 3.01 |

When asked about the need for storefront improvements, respondents indicated an average rating ranging from 2.59 in District 3 to 3.40 in District 2. Districts 1, 2, and 5 all saw growth in perceived need between 2013 and 2017.

| Table VII.45 Average Needs Ratings: Storefront Improvements (Rated from 1 to 4) Los Angeles Urban County Resident Survey Data | | | | | |
|--|------------|------------|------------|------------|------------|
| Year | District 1 | District 2 | District 3 | District 4 | District 5 |
| 2013 | 2.99 | 3.33 | 2.67 | 3.00 | 2.65 |
| 2014 | 3.11 | 3.26 | 3.04 | 2.90 | 3.00 |
| 2015 | 3.15 | 3.14 | 3.21 | 2.89 | 2.86 |
| 2016 | 2.90 | 3.23 | 1.94 | 2.90 | 2.46 |
| 2017 | 3.20 | 3.40 | 2.59 | 2.96 | 3.08 |

Economic Development Focus Group Interview Results

In early 2018, a focus group survey series was conducted in order to gather additional feedback on various topics. The Economic Development focus group gathered feedback on the biggest challenges facing Los Angeles County in terms of Economic Development. The following narrative describes the response from those interviews, and the following tables provide a more detailed view of responses.

Most respondents stated that the areas of economic development that are most needed are recruitment of new businesses, job training, and retention of existing businesses. The role the County could play would be to provide funding, provide businesses with technical assistance and locations. The groups that would benefit the most from these efforts are lower income households,

racial and ethnic minorities, and persons with disabilities. The respondents also stated that there is a need for properly designed and implemented public transportation to allow for better access to jobs, retail stores, and necessities. The lack of a clear understanding of what to do first, lack of research on retention, expansion, and recruitment, and lack of resources are the main barrier or challenges facing the Urban County.

Respondents indicated that the areas of economic development that were most needed in the City included recruitment of new businesses and job training. Half of respondents indicated the need for retention of existing businesses and start-up of new businesses.

Table VII.46
What areas of economic development are most needed in the County?

Los Angeles Urban County Service Area
2018 Focus Group Interview Economic Development

| Development | Responses | |
|--|-----------|--------|
| Retention of existing businesses | 4 | 50.00% |
| Expansion of existing businesses | 3 | 37.50% |
| Recruitment of new businesses | 6 | 75.00% |
| Start-up of new businesses | 4 | 50.00% |
| Job training to make existing labor available to our economic development activities | 6 | 75.00% |
| Other (please specify) | 0 | 0.00% |

Half of respondents indicated they felt the Urban County should provide funding for operations for the retention or expansion of businesses, while more than a third indicated the Urban County should provide technical assistance or recruitment.

Table VII.47
What role do you think the Urban County can play in promoting economic development?

Los Angeles Urban County Service Area
2018 Focus Group Interview Economic Development

| Role | Responses | |
|---|-----------|--------|
| Provide business with technical assistance | 3 | 37.50% |
| Provide business parks/business locations | 2 | 25.00% |
| Provide funding for operations for retention or expansion | 4 | 50.00% |
| Recruitment of new business operations | 3 | 37.50% |
| Other (please specify) | 3 | 37.50% |

All respondents stated that lower income households would benefit most from Urban County investment. More than 85 percent stated that racial and ethnic minorities would benefit, and over 71 percent said that households in areas with higher concentrations of poverty would benefit.

Table VII.48
What communities or populations would benefit most from Urban County investment in economic development?

Los Angeles Urban County Service Area
2018 Focus Group Interview Economic Development

| Answer Choices | Responses | |
|---|-----------|---------|
| Lower income households | 7 | 100.00% |
| Racial and ethnic minorities | 6 | 85.71% |
| Persons with disabilities | 4 | 57.14% |
| Areas with higher concentrations of poverty | 5 | 71.43% |
| Other (please specify) | 2 | 28.57% |

Respondents found the primary barriers the Urban County faces in promoting economic development include a lack of clear understanding of what to do first and a lack of research on retention, expansion, or recruitment. Half of respondents found lack of resources as a barrier as well.

Table VII.49**What barriers or challenges does the Urban County face in promoting economic development?**

Los Angeles Urban County Service Area
2018 Focus Group Interview Economic Development

| Barriers | Responses | |
|--|-----------|--------|
| Lack of adequate resources upon which to draw | 4 | 50.00% |
| Lack of clear understanding of what to do first | 5 | 62.50% |
| Lack of economic development plan | 3 | 37.50% |
| Lack of research on retention, expansion, or recruitment | 5 | 62.50% |
| Other (please specify) | 1 | 12.50% |

As seen in Table VII.50, below, half of respondents think that Urban County efforts can be improved.

Table VII.50**Are there any Urban County efforts that can be improved or expanded?**

Los Angeles Urban County Service Area
2018 Focus Group Interview Economic Development

| Answer Choices | Responses | |
|--------------------|-----------|--------|
| Improved | 1 | 50.00% |
| Expanded | 1 | 50.00% |
| Please be specific | 3 | |

I. PLANNING AND ADMINISTRATIVE NEEDS

This section describes several duties and responsibilities inherent to the management and administration of HUD program funds, and the Urban County's efforts to identify and address program and grant administration needs.

Administrative costs include costs such as the CDBG fund administration costs, annual and monthly costs associated with program administration, and costs for ongoing economic and demographic strategic planning.

A number of federal regulations pertain to both the use of CDBG funds and overall program administration. Many are specific to the CDBG program, and are found at 24 CFR Part 570, while others are more broadly applied federal requirements that pertain to most activities funded with federal dollars.

In order to assist grantees with the burden of carrying out these administrative functions, CDBG funds may be used to pay reasonable program administration costs, including staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation, as described at 24 CFR 570.206(a)(1). Activities eligible under this category include:

- Citizen Participation Costs,
- Fair Housing Activities,
- Indirect Costs Charged Using an Accepted Cost Allocation Plan,
- Development of Submissions or Applications for Federal Programs, and
- Certain costs of administering the HOME Program or a federally designated Empowerment Zone or Enterprise Community.

Overall program management, coordination, monitoring, and evaluation include, but are not limited to, the following types of assistance:

- Preparing program budgets, schedules and amendments;
- Evaluating program results against stated objectives;
- Coordinating the resolution of audit and monitoring findings;
- Developing systems for assuring compliance with program requirements;
- Monitoring program activities for progress and compliance with program requirements;
- Preparing reports and other compliance documents related to the program for submission to HUD; and
- Developing interagency agreements and agreements with subrecipients and contractors to carry out program activities.

The types of plans that may be paid for with CDBG funds include, but are not limited to:

- Comprehensive plans;
- Individual project plans;
- Analysis of impediments to fair housing choice;
- Environmental and historic preservation studies; and
- Functional plans, such as plans for housing, land use, energy conservation, or economic development.

J. DIGITAL DIVIDE

Interaction between human and computers has greatly increased as we embark on the twenty-first century. The ability to access computers and the internet has become increasingly important to completely immerse oneself in the economic, political, and social aspects of not just America, but of the world. However, not everyone has access to this technology. The idea of the "digital divide" refers to the growing gap between the underprivileged members of society, especially the poor, rural, elderly, and handicapped portion of the population who do not have access to computers or the internet; and the wealthy, middle-class, and young Americans living in urban and suburban areas who have access.

A study by USC found that while a vast majority of Los Angeles County has internet access, those most likely to face digital exclusion are low income households, particularly in South Los Angeles. Despite decades of efforts to close the digital divide, large disparities in Internet access persist between populations defined by income, education, race and place of residency.¹⁵³

Digital Divide Focus Group Interview Results

In early 2018, a focus group survey series was conducted in order to gather additional feedback on various topics. The Digital Divide focus group gathered feedback on the impacts and challenges the digital divide has in Los Angeles County. The following narrative describes the response from those interviews, and the following tables provide a more detailed view of responses.

To date, fourteen people responded to the Digital Divide survey. Lower income households, the elderly, and persons with disabilities were of the most concern for the need to promote access and be the most impacted by the lack of reliable internet. Respondents noted a need to lower cost and make tools available to access the internet such as computers or mobile phones. The respondents also stated that some of the challenges are not enough resources, lack of education, and information.

As seen in Table VII.51, below, the digital divide is important in Los Angeles Urban County because they want to promote access for lower income households. A majority of respondents also indicated the need to promote access for the elderly, and persons with disabilities.

Table VII.51
Why is the digital divide important for Los Angeles Urban County?
Los Angeles Urban County Service Area
2018 Focus Group Interview Digital Divide

| Answers | Responses | |
|--|-----------|--------|
| We wish to promote access for lower income households | 13 | 92.86% |
| We wish to promote access for the elderly | 12 | 85.71% |
| We wish to promote access for persons with disabilities. | 11 | 78.57% |
| Other (please specify) | 4 | 28.57% |

Respondents indicated that lower income households were the most likely to lack access to reliable internet, followed by the elderly and persons with disabilities.

¹⁵³ <http://arnicusc.org/wp-content/uploads/2017/07/Policy-Brief-2.pdf>

Table VII.52**What communities or populations are most likely to be impacted by a lack of access to reliable internet?**

Los Angeles Urban County Service Area
2018 Focus Group Interview Digital Divide

| Communities | Responses | |
|------------------------------|-----------|--------|
| Lower income households | 12 | 85.71% |
| The elderly | 11 | 78.57% |
| Persons with disabilities | 11 | 78.57% |
| Racial and ethnic minorities | 10 | 71.43% |
| Other (please specify) | 2 | 14.29% |

The most common responses in ways the Urban County can help close the digital divide is to make tools available to access the internet, such as issuing computers or mobile devices, or lowering the cost of internet access.

Table VII.53**What steps can the Urban County take or promote to help close the digital divide?**

Los Angeles Urban County Service Area
2018 Focus Group Interview Digital Divide

| Steps | Responses | |
|--|-----------|--------|
| Lower the cost of access to the internet | 11 | 78.57% |
| Pay for access to the internet for selected householders | 8 | 57.14% |
| Make available tools to access the internet, such as issue computers or mobile devices | 11 | 78.57% |
| Make access usable for persons with disabilities | 8 | 57.14% |
| Other (please specify) | 6 | 42.86% |

The greatest barriers for closing the digital divide, however, is a lack of resources and a lack of information of who is actually facing this divide.

Table VII.54**What challenges or barriers does the Urban County face in meeting this need?**

Los Angeles Urban County Service Area
2018 Focus Group Interview Digital Divide

| Barriers | Responses | |
|---|-----------|--------|
| Restrictions to the budget | 8 | 57.14% |
| Not enough resources to solve this problem | 10 | 71.43% |
| Not enough information about who actually is experiencing access troubles | 10 | 71.43% |
| Other (please specify) | 4 | 28.57% |

Respondents indicated that the Urban County can provide public and private entities with these tools to help assist them in meeting this need in the County.

Table VII.55**What tools can the Urban County provide private and public entities to help meet this need?**

Los Angeles Urban County Service Area
2018 Focus Group Interview Digital Divide

| Tools | Responses | |
|--|-----------|--------|
| Lower the cost of access to the internet | 10 | 71.43% |
| Pay for access to the internet for selected householders | 6 | 42.86% |
| Make available tools to access the internet, such as issue computers or mobile devices | 10 | 71.43% |
| Make access usable for persons with disabilities | 8 | 57.14% |
| Other (please specify) | 2 | 14.29% |

Few respondents were aware of any efforts that were currently being undertaken in the Urban County that would benefit from a partnership.

Table VII.56

Are there any efforts that are currently being undertaken that would benefit from an Urban County partnership?

Los Angeles Urban County Service Area
2018 Focus Group Interview Digital Divide

| Answers | Responses | |
|--|-----------|--------|
| Yes | 2 | 14.29% |
| No | 0 | 0.00% |
| Do not know | 6 | 42.86% |
| Describe any efforts you are aware of in the Urban County. | 6 | 42.86% |

2018 Analysis of Impediment

In the 2018 Analysis of Impediments, HACoLA established a goal to address the digital divide. This goal is outlined below:

Create viable communities:

1. Annually expand cable/internet access to housing development sites, as funding permits. The Housing Authority currently has cable/internet access at three (3) housing developments: Carmelitos, Whittier Manor, and Herbert.
2. Annually enhance and continue to provide computer/internet access at HACoLA's largest sites in the Family Learning Centers at Nueva Maravilla, Harbor Hills and Carmelitos.
3. When providing Project-Based Voucher funding to developers that Construct or Rehabilitate Affordable Housing Developments, continue to require annually, as mandated by the Federal Communications Commission and the U.S. Department of Housing and Urban Development, Broadband Infrastructures that permits residents to acquire low cost internet services.

K. CLIMATE CHANGE AND SUSTAINABILITY

Sustainability is defined as the ability to maintain a certain rate or level, or the avoidance of the depletion of natural resources in order to maintain an ecological balance. On a county-wide scale, sustainability is the ability to maintain resiliency over the course of time. HUD's Office of Sustainable Housing and Communities is to create strong, sustainable communities by helping communities connect housing to jobs, foster local innovation, and build a clean energy economy. Taking steps now can help ensure the Urban County will continue to flourish despite changes in the environment, increased energy prices, or decreasing resources.

The Climate Change in the Los Angeles Region project was a comprehensive study of climate change in the Los Angeles Region, conducted between 2010 and 2015.¹⁵⁴ The key findings are presented below:

¹⁵⁴ <https://www.ioes.ucla.edu/project/climate-change-in-the-los-angeles-region/>

- At mid-century under the Business As Usual scenario, average temperatures over the region's land areas rise by 4.3°F, compared with a reference period of 1981–2000.
- Warming is not uniform across the LA region. Valleys and inland areas warm more than areas near the coast.
- The number of days hotter than 95°F increases across the region, but to a greater extent in the interior compared with coastal areas.
- At mid-century, temperature changes in the Mitigation scenario are 70% of those in Business As Usual scenario. That warming is doesn't differ greatly between the two scenarios means significant effects of climate change are inevitable.
- At the end of the century, there's a much larger difference between the two scenarios. In the Mitigation scenario, temperatures level off, and by end-century, average temperatures are about 3°F warmer than in 1981–2000. Under Business As Usual, end-century average temperatures will be 8.2°F warmer than they were in 1981–2000. This stark difference indicates that global action to reduce greenhouse gas emissions would have significant benefits.
- Average annual precipitation totals do not change significantly in either time period or scenario. (Note: Further studies are required for a holistic analysis of precipitation changes. In California, precipitation varies greatly from year to year, so changes to the average are just one part of the story. Other projects by the Center for Climate Science are assessing changes to the distribution of precipitation events and the effects of climate change on drought.)
- Because temperature increases cause a greater share of winter precipitation to fall as rain instead of snow, snowfall in the region's mountains will be reduced. At mid-century under Business As Usual, elevations below about 6,500 feet lose half their snowfall compared with 1981–2000, while higher elevations lose up to 30%. At the end of the century under Business As Usual, lower elevations stand to lose 80% of the snowfall they received in 1981–2000.

STATE OF CALIFORNIA

In 2006, California adopted Assembly Bill (AB) 32, the Global Warming Solutions Act, as an effort to address the effects of climate change. AB 32 establishes a statewide goal to achieve 1990 GHG emissions levels by 2020. The AB 32 Scoping Plan suggests a unique role for local governments and communities in helping achieve statewide GHG reduction goals.

The State of California has developed an *Integrated Plan for Addressing Climate Change*. This effort's vision is to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030. This plan also includes the following goals.¹⁵⁵

- Increase renewable electricity production to 60 percent
- Reduce petroleum use by 50 percent in vehicles
- Double energy savings at existing buildings
- Reduce GHG emissions from natural and working lands
- Reduce short-lived climate pollutants

¹⁵⁵ <http://www.climatechange.ca.gov/>

- Safeguard California

In 2015, Governor Brown signed Senate Bill 246, which directs the Office of Planning and Research (OPR) to form the Integrated Climate Adaptions and Resilience Program. The Program has two components: the State Adaptation Clearinghouse and the Technical Advisory Council (TAC). The State Adaptation Clearinghouse is a centralized source of information and resources to assist decision makers at the state, regional, and local levels when planning for and implementing climate adaptation projects to promote resiliency across California.¹⁵⁶

LOS ANGELES COUNTY

Los Angeles County has adopted a CCAP to mitigate and avoid GHG emissions associated with community activities in unincorporated Los Angeles County. The CCAP addresses emissions from building energy, land use and transportation, water consumption, and waste generation. The measures and actions outlined in the CCAP will tie together the County's existing climate change initiatives and provide a blueprint for a more sustainable future. Ultimately, the CCAP and associated GHG reduction measures are incorporated into the Air Quality Element of the Los Angeles County General Plan 2035.¹⁵⁷

The CCAP identifies emissions related to community activities, establishes a greenhouse gas (GHG) reduction target consistent with AB 32 and provides a roadmap for successfully implementing GHG reduction measures selected by the County. Importantly, the CCAP will recognize the County's leadership and role in contributing to statewide GHG emissions reductions. Actions undertaken as part of the CCAP will also result in important community co-benefits including improved air quality, energy savings, and increased mobility, as well as will enhance the resiliency of the community in the face of changing climatic conditions.

The CCAP was adopted as part of the Los Angeles County General Plan 2035 on October 6, 2015 and the County is working to implement the CCAP objectives.

PARTICIPATING CITIES

Table VII.57 shows the Participating Cities and each of their progress in establishing plans and initiatives to address climate change. This data is from the Governor's Office of Planning and Research (OPR), and was updated on March 16, 2016. Some 22 of the participating cities, as of 2016, have initiated some form of climate change planning process.

¹⁵⁶ <http://www.opr.ca.gov/planning/icarp/>

¹⁵⁷ <http://planning.lacounty.gov/CCAP>

Table VII.57
2016 Participating Cities Addressing Climate Change
 Los Angeles Urban County: Participating Cities
 California Governor's Office of Planning and Research

| Participating City | GHG Emissions Inventory | GHG Reduction Plan | Climate Action Plan | Energy Action Plan | Sustainability Plan | General Policy Plan | General Plan Implementation Measures | Codes or Ordinances |
|-----------------------|-------------------------|--------------------|---------------------|--------------------|---------------------|---------------------|--------------------------------------|---------------------|
| Agoura Hills | | | | | | IP | IP | |
| Arcadia | | | | | A | A | A | A |
| Avalon | | | | | | IP | | |
| Azusa | | | | | | | | |
| Bell | | | | | | | | |
| Bell Gardens | | | | | | | | |
| Beverly Hills | | | | | | | | |
| Calabasas | | | | | | | | A |
| Cerritos | | | | | | | | |
| Claremont | | | | | A | A | A | |
| Commerce | | | | | | | | |
| Covina | C | A | | A | | | | |
| Cudahy | | | | | | | | |
| Culver City | | | | | P | | | |
| Diamond Bar | | | | | | | | |
| Duarte | | | | | | | | |
| El Segundo | C | | | | A | | | |
| Hawaiian Gardens | | | | | | | | |
| Hermosa Beach | | | | | | | | |
| Irwindale | | | | | | | | |
| La Cañada Flintridge | C | | IP | C | | | | |
| La Habra Heights | | | | | | | | |
| La Mirada | | | | | | | | |
| La Puente | C | | | | | | | |
| La Verne | | | | | | | | |
| Lawndale | C | | | | | | | |
| Lomita | C | | IP | | | | | |
| Malibu | | | | | | | | |
| Manhattan Beach | C | P | P | | C | | | |
| Maywood | | | | | | | | |
| Monrovia | | | | A | | | | |
| Rancho Palos Verdes | C | | | | | IP | IP | |
| Rolling Hills Estates | C | P | P | | | | | A |
| San Dimas | C | IP | A | | | | | |
| San Fernando | | | | | | | | |
| San Gabriel | C | | | A | | A | | |
| San Marino | | | | | | | | |
| Santa Fe Springs | | | | | | | | |
| Sierra Madre | C | | | A | | A | A | A |
| Signal Hill | | | | | A | | | |
| South El Monte | | | | | | | | |
| South Pasadena | | | | | | | | |
| Temple City | | | | | | | | |
| Torrance | C | | | | | | | |
| Walnut | | | | | | | | |
| West Hollywood | C | A | A | | | A | A | |
| Westlake Village | | | | | | | | |

A=Adopted

C=Completed

IP= In Progress

P=Planned

Sustainability Focus Group Survey Results

In early 2018, a focus group survey series was conducted in order to gather additional feedback on various topics. The Sustainability focus group gathered feedback on the biggest challenges facing Los Angeles County in terms of the impacts of climate change and the ability for the County to promote sustainability. The following narrative describes the response from those interviews, and the following tables provide a more detailed view of responses.

Some of the biggest challenges facing the Urban County are land use planning, alternative fuels and transportation, climate change impacts and energy efficiency and renewable energy sources. The specific populations that are in most need of sustainability efforts are lower income households, areas of high concentrations of poverty, and persons that are homeless. The majority of respondents do not think that the Urban County is prepared to deal with these issues. The respondents stated that there is a need for planning, protection of open spaces, trees, habitat, and a need for alternative fuel sources, especially in the urban and drought stricken areas.

As seen in Table VII.58, below, most respondents indicated that land use planning, and alternative fuels or transportation were some of the biggest challenges to maintaining sustainability. Other challenges include energy efficiency and the impacts of climate change.

Table VII.58
What do you think are the biggest challenges that Los Angeles Urban County will face to maintain sustainability?

Los Angeles Urban County Service Area
2018 Focus Group Interview Sustainability

| Challenges | Responses | |
|--|-----------|--------|
| Climate change impacts | 2 | 33.33% |
| Energy efficiency and renewable energy sources | 2 | 33.33% |
| Access to healthy food choices | 1 | 16.67% |
| Land use planning | 3 | 50.00% |
| Alternative fuels and transportation | 3 | 50.00% |
| Green building | 0 | 0.00% |
| Other (please specify) | 5 | 83.33% |

Most respondents indicated that the County is not prepared to deal with the impacts of climate change, as shown in Table VII.59.

Table VII.59
Do you think that Los Angeles Urban County is prepared to deal with these impacts of climate change?

Los Angeles Urban County Service Area
2018 Focus Group Interview Sustainability

| Impacts | Responses | |
|---|-----------|--------|
| Dry weather and drought | 1 | 16.67% |
| Fire due to lack of rain | 1 | 16.67% |
| Rising sea levels | 1 | 16.67% |
| Periods of heavy rain and flooding | 2 | 33.33% |
| Loss of productive agricultural land/hunger | 0 | 0.00% |
| Other (please specify) | 5 | 83.33% |

A majority of respondents indicated the need for land use planning to promote sustainability in the County, as well as promoting alternate fuels and addressing the impacts of climate change.

Table VII.60
What are the greatest needs that the Urban County must address to promote sustainability?

Los Angeles Urban County Service Area
2018 Focus Group Interview Sustainability

| Needs | Responses | |
|--|-----------|--------|
| Climate Change Impacts | 3 | 50.00% |
| Energy efficiency and renewable energy sources | 1 | 16.67% |
| Land use planning | 4 | 66.67% |
| Alternative fuels and transportation | 3 | 50.00% |
| Green building | 0 | 0.00% |
| Other (please specify) | 4 | 66.67% |

The populations that are most in need of sustainability efforts are low-income households and areas with high concentrations of poverty. The rate of these responses are shown in Table VII.61, below.

Table VII.61
Do you think there are specific populations that are most in need of sustainability efforts?

Los Angeles Urban County Service Area
2018 Focus Group Interview Sustainability

| Populations | Responses | |
|---|-----------|--------|
| Lower income households | 4 | 66.67% |
| Homeless persons | 2 | 33.33% |
| At risk youth | 0 | 0.00% |
| Racial and ethnic minorities | 0 | 0.00% |
| Areas having high concentrations of poverty | 3 | 50.00% |
| Other (please specify) | 4 | 66.67% |

Respondents found that urban areas were the more in need of sustainability efforts. This was followed by drought stricken areas in the County.

Table VII.62
Are there specific areas in the Urban County that are more in need of efforts to promote sustainability?

Los Angeles Urban County Service Area
2018 Focus Group Interview Sustainability

| Areas | Responses | |
|--|-----------|--------|
| Coastal areas | 1 | 16.67% |
| Agricultural areas | 1 | 16.67% |
| Drought stricken areas | 2 | 33.33% |
| Urban areas | 4 | 66.67% |
| Specific communities of the 47 participating cities, or unincorporated areas of the Urban County | 3 | 50.00% |

VIII. STRATEGIC PLAN

A. INTRODUCTION

The Strategic Plan section summarizes the CDC's five-year strategies and objectives to address the needs described earlier in the Plan and meet one (1) of three (3) federal consolidated planning goals. The CDC has also developed planned accomplishments for each objective.

The goals of the *2018–2023 Los Angeles Urban County Consolidated Plan for Housing and Community Development* are to offer decent housing, provide a suitable living environment, and expand economic opportunities for low- and moderate-income residents. The CDC 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 Urban County. By addressing needs and creating opportunities at the individual and neighborhood levels, the CDC hopes to improve the quality of life for residents.

For the 2018 to 2023 period, the CDC has identified 10 priority needs, discussed in the following section. The *2018–2023 Los Angeles Urban County Consolidated Plan for Housing and Community Development* is linked to Annual Action Plans. Each of these plans will describe the activities planned for the coming program year to carry out the five-year strategies. Additionally, each Consolidated Annual Performance and Evaluation Report will report the CDC's progress in carrying out the strategies, objectives, and actions in terms of the planned accomplishments for each objective.

OUTCOME PERFORMANCE MANAGEMENT SYSTEM

Since 2006, grantees have been required to use HUD's Outcome Performance Measurement System (OPMS). The OPMS is intended to provide HUD and grantees with a standardized methodology to demonstrate the outcomes of the CDBG, HOME, and ESG programs. The OPMS has three (3) main components: Objectives, Outcomes, and Output Indicators. Each activity is assigned an objective and outcome. In addition, each activity will report on the output indicators throughout the year.

Objectives

Three (3) objectives originate from the statutory purposes of HUD's formula grant programs. These are explained in further detail below:

- *Creating a suitable living environment* entails improving the safety and livability of neighborhoods, increasing access to quality facilities and services, and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- *Providing decent affordable housing* requires helping homeless persons obtain appropriate housing and assisting those at risk of homelessness, preserving the affordable housing stock, increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination, and increasing the supply of supportive housing.

- *Expanding economic opportunities* involves creating jobs that are accessible to low- and moderate-income persons, making mortgage financing available for low- and moderate-income persons at reasonable rates, providing access to credit for development activities that promote long-term economic and social viability of the community, and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally assisted and public housing.

Outcomes

One (1) or more of three (3) outcomes may reflect what a grantee seeks to achieve by a funded activity. The CDC connects the three (3) national objectives to these outcomes for each project. The three (3) outcomes and their associated national objectives are as follows:¹⁵⁸

Availability/Accessibility. This outcome category applies to activities that benefit families and individuals. The national objectives that apply to this outcome are Low- and Moderate-Income Limited Clientele and Low- and Moderate-Income Jobs.

Affordability. This outcome category applies to activities that create or maintain affordable housing. The national objective that applies to this outcome is Low- and Moderate-Income Housing.

Sustainability. This outcome applies to activities that improve neighborhoods or communities. The national objectives that apply to this outcome are Addressing Slums or Blight on an Area Basis, Addressing Slums and Blight on a Spot Basis, Serving a Low- and Moderate-income Area, and Urgent Need.

Output Indicators

Five (5) types of indicators are relevant for most activities. Depending on the source of funds and program activity, additional or other indicators may be necessary to evaluate program activity outcomes. However, the following five (5) indicators are most common:

- Amount of money leveraged from other federal, state, local, and private sources;
- Number of persons, households, businesses, units, or beds assisted, as appropriate;
- Income levels of persons or households by 30, 50, 60, or 80 percent of area median income;
- Number of communities/neighborhoods assisted; and
- Race, ethnicity, and disability data, for activities that currently report these data elements.¹⁵⁹

PERFORMANCE EVALUATION SYSTEM

In addition to the OPMS, the CDC must also ensure that its HUD-funded activities carried out under the Consolidated Plan meet its five-year priorities and strategies. The CDC helps ensure that

¹⁵⁸ HUD, *Notice of Draft Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs; Request for Comments*, June 2005, <http://archives.hud.gov/offices/cpd/about/conplan/05-11619.pdf>

¹⁵⁹ HUD, *Notice of Draft Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs; Request for Comments*, June 2005, <http://archives.hud.gov/offices/cpd/about/conplan/05-11619.pdf>

Consolidated Plan activities meet these as well as the OPMS objectives and outcomes through a measurement system that quantifies achievement.

The CDC will measure the effectiveness of its programs through multiple elements of the performance evaluation system. The results of the CDC's resource expenditures will be measured in terms that are quantifiable, measurable, and based on original goals.

The foundation of this measurement system is the national performance measurement objectives and outcomes, which helped create the Los Angeles Urban County's five-year priorities and strategies. The priority needs tables presented in the following section quantify and summarize the CDC's five-year planned accomplishments in relation to HUD's national objectives and outcomes for the Consolidated Plan. Identified in each goal table are the five-year priority needs addressed as well as the goal outcome indicators.

Identified in the system are the following: the Priority Need, Goal, and Outcome/Objective statements. There are nine (9) possible outcome/objective statements. However, the Los Angeles Urban County uses the following seven (7) and links them to national objectives, as discussed above:

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for the purpose of creating decent affordable housing
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Annual Action Plan Tables

The second component of the CDC's performance measurement system is a table in each year's Action Plan that contains 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.

IDIS

The measurement system's third component is the Integrated Disbursement and Information System (IDIS), a computer system that reports accomplishments and other information to HUD. During each program year, the CDC will enter its planned and actual accomplishments for each activity into IDIS. At the end of the program year, the CDC will run reports that summarize these accomplishments. The CDC will aggregate the actual number of accomplishments and enter them into matrix from the *2018–2023 Los Angeles Urban County Consolidated Plan for Housing and Community Development*. It will also update the accomplishment table published in the Annual Action Plan by entering actual units of accomplishment.

CAPER

The final component of CDC's performance measurement system is the CAPER. The CDC will publish these two (2) tables in each year's CAPER 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 CDC's partners, citizens and others to track the CDC's performance.

B. PRIORITY NEEDS

The Strategic Plan must identify the Urban County's general priorities for activities and HUD-supported investments to address affordable housing needs; homelessness; the needs of non-homeless persons who require supportive housing and services; and non-housing community and economic development needs. These general and relative priorities will help guide HUD-supported housing and community development initiatives in Los Angeles County for 2018 through 2023.

The CDC has identified 10 priority development areas to meet the greatest needs of residents in the participating cities and unincorporated areas of the Urban County. It will invest its CDBG, HOME, ESG, and other resources to address needs in the following priority areas:

- 1. Housing**
- 2. Homelessness**
- 3. Special Needs/Non-Homeless**
- 4. Anti-Crime**
- 5. Economic Development**
- 6. Infrastructure**
- 7. Public Facilities**
- 8. Public Services**
- 9. Senior Programs**
- 10. Youth Programs**

During the five program years covered by the Consolidated Plan, Urban County participating jurisdictions will only receive CDBG, HOME, and ESG funds for projects that help meet needs in these areas. These priority needs are detailed in the following section.

Basis for Assigning Priorities

The CDC plans to use available resources described in this Plan, including CDBG, HOME, and ESG, to address all of the Urban County's priority needs. Allocation priorities are given to each priority need through a two (2)-part process: first, priority needs were established based on needs assessments, market analysis, and additional data collection efforts, including public input through the 2017 Resident Survey and the Resident Fair Housing Survey. Next, available resources for each priority need were assessed; the consideration of resources to address needs affected the identification of priority needs as well. In the Los Angeles Urban County, needs for housing and community development funds outweigh the resources; thus, all of the needs identified in this Plan are considered to be of high priority.

The priorities identified in this Strategic Plan focus on meeting housing and community development needs, primarily those of low-income households and neighborhoods. Priority need rankings were assigned to households to be assisted according to the following HUD categories:

- **High Priority:** Activities to address this need will be funded with CDBG during the five-year period.
- **Medium Priority:** If CDBG funds are available, activities to address this need may be funded during the five-year period. Also, the specific District or city may take other actions to find other sources of funds for this activity.
- **Low Priority:** The CDC will not directly fund activities to address this need during the five-year period, but may use other funding to address this need if funds are available.
- **No Such Need:** There is no need or this need is already substantially addressed. The CDC will not support activities with any funding during the next five years.

The highest priorities are those of the 10 priority needs identified by this plan. These priorities are not intended to preclude nor impede use of HUD or other government or private resources when other documented priority needs are known to exist or can be established. The relative priority of needs on these tables can be understood through the level of need identified: while low- and high-priority needs can be included in the Consolidated Plan, all priority needs overall for the Los Angeles Urban County were of high priority level. Furthermore, each Supervisorial District and City ranked priorities by the different areas or activities that fall under each Priority Need and may vary from No Such Need to High Need as indicated in the tables below.

Table VIII.1
Priority Needs
 Los Angeles Urban County
 2018–2023 Consolidated Plan Data

| Priority Need | Definition | Priority | Population | Goals Addressing |
|--------------------------------------|--|----------|--|---|
| 1. Housing | An activity that creates or improves residential units (single- or multi-family housing), including activities in support of housing such as code enforcement as well as infrastructure development specifically to support housing development. | High | Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Families Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence | Housing - Affordability Housing - Sustainability (Code Enforcement) Housing - Accessibility (Fair Housing) |
| 2. Homelessness | An activity that provides services exclusively to persons who are homeless or at risk of homelessness. | High | Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth | Homelessness Programs |
| 3. Non-Homeless Special Needs | A non-housing activity or facility which provides services exclusively to individuals with special needs that are not homeless or at risk of homelessness. | High | Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-Housing Community Development | Special Needs Services and ADA Improvements |
| 4. Anti-Crime | An activity designed to prevent, eliminate, or reduce crime, fraud, or delinquent behavior. | High | Extremely Low-Income Low-Income Moderate-Income | Anti-Crime Programs—Sustainability Anti-Crime Programs—Accessibility |
| 5. Economic Development | An activity or improvement designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services. | High | Extremely Low-Income Low-Income Moderate-Income Non-Housing Community Development | Economic Development—Sustainability Economic Development—Accessibility |
| 6. Infrastructure | Public improvements that support existing or future community development which benefits an entire area or site. | High | Extremely Low-Income Low-Income Moderate-Income | Infrastructure |
| 7. Public Facilities | The construction or rehabilitation of a structure or facility that houses a public use, except for the general conduct of business. | High | Extremely Low-Income Low-Income Moderate-Income | Public Facilities and Improvements |
| 8. Public Services | An activity that provides services to individuals and/or households, excluding services to specific clientele mentioned under another defined category. | High | Extremely Low-Income Low-Income Moderate-Income | Public Services—Accessibility Public Services—Sustainability |
| 9. Senior Programs | A non-housing activity or facility, which provides services exclusively to an individual who is elderly, defined as 55 years of age or older, including frail elderly, as well as elderly households. | High | Extremely Low-Income Low-Income Moderate-Income Middle-Income Elderly Families Elderly Frail Elderly | Senior Services and Centers |
| 10. Youth Programs | A non-housing activity or facility which provides services to youth and/or young people, 18 years of age or younger. | High | Extremely Low-Income Low-Income Moderate-Income | Youth Services and Centers (Including Child Care) |

PRIORITIES BY AREA

Tables VIII.2 through VIII.11, on the following pages, consider the same needs as those analyzed in the 2017 Resident Survey, but present these needs for the individual participating cities and Supervisorial Districts that rated them high or medium priority for spending in each category. Within each category, these tables are presented in order of average need rating from the resident survey, though the area priorities listed come from the individual city and District responses. Participating cities and Districts assigned values to each issue according to the HUD priority need ranking scores presented previously.

1. Housing

Table VIII.2
Priority Need 1. Housing
 Los Angeles Urban County Areas with Medium and High Needs
 2017 City Survey Data

| Area | Affordable For-Sale Housing | Affordable For-Rent Housing | Disabled Housing | Fair Housing | Homeowner-ship Assistance | Residential Rehabilitation | Senior Housing | Assisted Rental Housing | Housing Demolition | New Rental Construction |
|--------------------------------|-----------------------------|-----------------------------|------------------|--------------|---------------------------|----------------------------|----------------|-------------------------|--------------------|-------------------------|
| Supervisorial Districts | | | | | | | | | | |
| District 1 | High | High | Medium | High | High | High | Medium | | | |
| District 2 | Medium | High | Medium | High | Medium | High | Medium | | | |
| District 3 | Medium | Medium | Medium | High | Medium | Medium | Medium | | | |
| District 4 | Medium | Medium | Medium | High | High | High | Medium | | | |
| District 5 | Medium | Medium | Medium | High | Medium | High | Medium | | | |
| Participating Cities | | | | | | | | | | |
| Agoura Hills | | | | | | High | | | | |
| Arcadia | Medium | Medium | Medium | Low | Medium | High | Medium | Medium | | |
| Avalon | | | | Medium | Medium | | | | | Medium |
| Azusa | | | | Medium | | High | Medium | | | |
| Bell | Medium | Medium | Medium | High | Medium | High | Medium | Medium | Medium | |
| Bell Gardens | Medium | Medium | | | Medium | Medium | Medium | Medium | | Medium |
| Beverly Hills | High | High | Medium | Medium | | High | Medium | High | | Medium |
| Calabasas | | Medium | | | | High | High | High | | |
| Cerritos | | | | | | | | | | |
| Claremont | Medium | Medium | Medium | Medium | | Medium | Medium | Medium | | |
| Commerce | Medium | Medium | Medium | Medium | High | High | Medium | Medium | | Medium |
| Covina | | | | | | Medium | | | | |
| Cudahy | | Medium | Medium | Medium | Medium | High | Medium | Medium | | |
| Culver City | | | | | | | | | | |
| Diamond Bar | | | Medium | | Medium | High | Medium | Medium | | |
| Duarte | | | | | | Medium | Medium | | | |
| El Segundo | | | | | | Medium | | | | |
| Hawaiian Gardens | | Medium | | High | High | Medium | | | | |
| Hermosa Beach | | | | | | | | | | |
| Irwindale | Medium | Medium | Medium | Medium | Medium | Medium | Medium | | | |
| La Cañada Flintridge | | | | | | High | | | | |
| La Habra Heights | | | | | | | | | | |
| La Mirada | | | | | | High | | | | |
| La Puente | | | | Medium | Medium | High | Medium | Medium | | |
| La Verne | | | | | | High | | | | |
| Lawndale | Medium | Medium | | | | | Medium | | | |
| Lomita | | | | | | High | Medium | | | |
| Malibu | | | | | | | | | | |
| Manhattan Beach | | | | | | | | | | |
| Maywood | | Medium | Medium | Medium | | High | | High | | |
| Monrovia | | | | | | High | | | | |
| Rancho Palos Verdes | | | | | | | | | | |
| Rolling Hills Estates | | | | | | | | | | |
| San Fernando | Medium | Medium | | Medium | | | | Medium | | Medium |
| San Gabriel | Medium | Medium | | Medium | | Medium | | | | |
| San Marino | | | Medium | | | High | High | | | |
| Santa Fe Springs | | | | | | | | | | |
| Sierra Madre | | | | | | | | | | |
| Signal Hill | | | | | | | | | | |
| South El Monte | | | | | | | | | | |
| South Pasadena | | | | | | | | | | |
| Temple City | Medium | Medium | Medium | | Medium | High | High | Medium | | |
| Torrance | | | | | | Medium | | | | |
| Walnut | Medium | High | High | Medium | Medium | High | Medium | Medium | Medium | Medium |
| West Hollywood | Medium | High | Medium | Medium | | Medium | Medium | Medium | | |
| Westlake Village | | | | | | High | High | | | |

2. Homeless Needs

| Table VIII.3 Priority Need 2. Homeless Needs Los Angeles Urban County Areas with Medium and High Needs 2017 City Survey Data | | | | | |
|---|--------------------------------|-----------------------------|--------------------------------|---|---|
| Supervisory Districts | | | | | |
| District | Homeless Shelters and Services | | | | |
| District 1 | Medium | | | | |
| District 2 | High | | | | |
| District 3 | High | | | | |
| District 4 | Medium | | | | |
| District 5 | Medium | | | | |
| Participating City | Homeless Prevention Services | Emergency Homeless Services | Transitional Homeless Services | Helping Homeless Find Permanent Housing | Other Housing Services for the Homeless |
| Participating Cities | | | | | |
| Agoura Hills | | | | | |
| Arcadia | | | | | High |
| Avalon | | | | | |
| Azusa | | | | | |
| Bell | Medium | Medium | Medium | Medium | Medium |
| Bell Gardens | Medium | Medium | Medium | Medium | Medium |
| Beverly Hills | High | High | High | High | High |
| Calabasas | | | | | |
| Cerritos | | | | | |
| Claremont | Medium | Medium | Medium | Medium | Medium |
| Commerce | Medium | Medium | Medium | Medium | Medium |
| Covina | | | | | |
| Cudahy | Medium | Medium | Medium | Medium | Medium |
| Culver City | | | | | |
| Diamond Bar | | | | | |
| Duarte | | | | | |
| El Segundo | | | | | |
| Hawaiian Gardens | | | | | |
| Hermosa Beach | | | | | |
| Irwindale | | | | | |
| La Cañada Flintridge | | | | | |
| La Habra Heights | | | | | |
| La Mirada | | | | | |
| La Puente | Medium | Medium | Medium | Medium | Medium |
| La Verne | | | | | |
| Lawndale | | | | | |
| Lomita | | | | | |
| Malibu | Medium | Medium | Medium | High | High |
| Manhattan Beach | | | | | |
| Maywood | Medium | Medium | Medium | Medium | Medium |
| Monrovia | | | | | |
| Rancho Palos Verdes | | | | | |
| Rolling Hills Estates | | | | | Medium |
| San Fernando | | | | | Medium |
| San Gabriel | | Medium | Medium | Medium | Medium |
| San Marino | | | | | |
| Santa Fe Springs | | | | | |
| Sierra Madre | | | | | |
| Signal Hill | Medium | | | | |
| South El Monte | | | | | |
| South Pasadena | Medium | Medium | Medium | | |
| Temple City | Medium | | | Medium | Medium |
| Torrance | | | | | |
| Walnut | Medium | Medium | High | Medium | Medium |
| West Hollywood | Medium | Medium | Medium | Medium | Medium |
| Westlake Village | | | | | |

3. Non-Homeless Special Needs Services

Table VIII.4

Priority Need 3. Non-Homeless Special Needs Services

Los Angeles Urban County Areas with Medium and High Needs
2017 City Survey Data

| Participating City | Accessibility Improvements | Disabled Centers & Services | Domestic Violence Services | HIV/AIDS Centers & Services | Mental Health Services | Neglected/Abused Children Centers & Services | Substance Abuse Services | Services for the Elderly and Frail Elderly |
|-----------------------|----------------------------|-----------------------------|----------------------------|-----------------------------|------------------------|--|--------------------------|--|
| Supervisory Districts | | | | | | | | |
| District 1 | Medium | Medium | High | Medium | Medium | Medium | Medium | |
| District 2 | Medium | High | High | Medium | Medium | Medium | High | |
| District 3 | Medium | Medium | High | Medium | Medium | Medium | Medium | |
| District 4 | Medium | Medium | Medium | Medium | Medium | Medium | Medium | |
| District 5 | Medium | Medium | Medium | Medium | Medium | Medium | Medium | |
| Participating Cities | | | | | | | | |
| Agoura Hills | High | | | | | | | |
| Arcadia | High | | | | | | | Medium |
| Avalon | High | | | | | | | |
| Azusa | High | | | | | | | High |
| Bell | Medium | Medium | Medium | Medium | Medium | Medium | Medium | Medium |
| Bell Gardens | Medium | | | | | | | |
| Beverly Hills | | | | High | Medium | | | |
| Calabasas | | | | | | | | |
| Cerritos | High | | | | | | | Medium |
| Claremont | Medium | Medium | Medium | | | | Medium | Medium |
| Commerce | Medium | Medium | Medium | Medium | Medium | Medium | Medium | Medium |
| Covina | High | | | | | | | High |
| Cudahy | High | | | | | | | High |
| Culver City | High | High | Medium | | | | | High |
| Diamond Bar | High | Medium | | | | | | High |
| Duarte | High | | | | | | | Medium |
| El Segundo | High | | | | | | | Medium |
| Hawaiian Gardens | | Medium | | | | | | Medium |
| Hermosa Beach | High | | | | | | | Medium |
| Irwindale | Medium | Medium | | | | Medium | Medium | Medium |
| La Cañada | | | | | | | | |
| Flintridge | | | | | | | | |
| La Habra Heights | High | | | | | | | High |
| La Mirada | | | | | | | | High |
| La Puente | Medium | Medium | Medium | | Medium | Medium | Medium | Medium |
| La Verne | High | | | | | | | |
| Lawndale | Medium | | | | | | | Medium |
| Lomita | High | | | | | | | High |
| Malibu | High | | | | | Medium | | High |
| Manhattan Beach | High | | | | | | | Medium |
| Maywood | | | Medium | | Medium | Medium | | Medium |
| Monrovia | | | | | | | | |
| Rancho Palos Verdes | High | High | | | | | | |
| Rolling Hills Estates | Medium | | | | | | | |
| San Fernando | High | | | | | | | Medium |
| San Gabriel | High | | | | Medium | | Medium | Medium |
| San Marino | High | High | | | | | | High |
| Santa Fe Springs | High | | | | | | | |
| Sierra Madre | Medium | | | | | | | Medium |
| Signal Hill | | | | Medium | | | | High |
| South El Monte | | | | | | | | |
| South Pasadena | High | Medium | Medium | Medium | | | | High |
| Temple City | | | | | | | | Medium |
| Torrance | High | | | | | | | |
| Walnut | Medium | Medium | Medium | Medium | Medium | Medium | Medium | Medium |
| West Hollywood | High | | Medium | Medium | Medium | Medium | | Medium |
| Westlake Village | Medium | | | | | | | |

4. Anti-Crime Programs

| Table VIII.5 Priority Need 4. Anti-Crime Programs Los Angeles Urban County Areas with Medium and High Needs 2017 City Survey Data | | |
|--|---------------------|------------------|
| Participating City | Anti-Crime Programs | Graffiti Removal |
| Supervisorial Districts | | |
| District 1 | Medium | High |
| District 2 | High | Medium |
| District 3 | Medium | |
| District 4 | Medium | Medium |
| District 5 | Medium | Medium |
| Participating Cities | | |
| Agoura Hills | | |
| Arcadia | | Medium |
| Avalon | | |
| Azusa | | Medium |
| Bell | Medium | High |
| Bell Gardens | | Medium |
| Beverly Hills | | |
| Calabasas | | |
| Cerritos | | |
| Claremont | | Medium |
| Commerce | High | High |
| Covina | | Medium |
| Cudahy | Medium | Medium |
| Culver City | | Medium |
| Diamond Bar | | |
| Duarte | | |
| El Segundo | | |
| Hawaiian Gardens | Medium | |
| Hermosa Beach | | |
| Irwindale | | Medium |
| La Cañada Flintridge | | |
| La Habra Heights | Medium | |
| La Mirada | Medium | High |
| La Puente | Medium | Medium |
| La Verne | | |
| Lawndale | Medium | |
| Lomita | | |
| Malibu | | |
| Manhattan Beach | | |
| Maywood | | High |
| Monrovia | | Medium |
| Rancho Palos Verdes | | |
| Rolling Hills Estates | | |
| San Fernando | Medium | |
| San Gabriel | Medium | High |
| San Marino | | |
| Santa Fe Springs | | |
| Sierra Madre | | |
| Signal Hill | | |
| South Pasadena | | |
| South El Monte | | |
| Temple City | | |
| Torrance | | |
| Walnut | | Medium |
| West Hollywood | Medium | Medium |
| Westlake Village | | |

5. Economic Development

| Table VIII.6 Priority Need 5. Economic Development Los Angeles Urban County Areas with Medium and High Needs 2017 City Survey Data | | | | | | | | | |
|---|---------------------|-------------------------------------|-----------------------------|-------------------------|---------------------------|--------------------------|----------------------------------|---------------------------|----------------------|
| Area | Employment Training | Commercial/ Industrial Improvements | Micro-enterprise Assistance | Job Creation/ Retention | Small Business Assistance | Store Front Improvements | Business District Revitalization | Access to Venture Capital | Business Recruitment |
| Supervisorial Districts | | | | | | | | | |
| District 1 | High | High | | High | High | High | High | | |
| District 2 | Medium | Medium | | High | High | High | High | | |
| District 3 | Medium | | | | | | | | |
| District 4 | High | Medium | | Medium | Medium | Medium | Medium | | |
| District 5 | Medium | Medium | | Medium | Medium | Medium | Medium | | |
| Participating Cities | | | | | | | | | |
| Agoura Hills | | | | | | | | | |
| Arcadia | | | | | | Medium | | | |
| Avalon | | | | | | | | | |
| Azusa | | | | | | | | | |
| Bell | Medium | Medium | Medium | Medium | Medium | High | High | Medium | Medium |
| Bell Gardens | | Medium | | | Medium | Medium | | | Medium |
| Beverly Hills | | | | | | | | | |
| Calabasas | | | | | | | | | |
| Claremont | Medium | | | | Medium | | | | |
| Commerce | Medium | Medium | Medium | High | Medium | Medium | High | Medium | High |
| Covina | Medium | Medium | Medium | Medium | Medium | Medium | Medium | | |
| Cudahy | | | | | High | Medium | Medium | Medium | Medium |
| Culver City | | | | | | | | | |
| Diamond Bar | Medium | | | | | | | | |
| Duarte | | | | | | | | | |
| El Segundo | | | | | | | | | |
| Hawaiian Gardens | Medium | | Medium | Medium | Medium | | | | |
| Hermosa Beach | | | | | | | Medium | | |
| Irwindale | Medium | Medium | | Medium | Medium | | | | |
| La Cañada Flintridge | | | | | | | | | |
| La Habra Heights | | | | | | | | | |
| La Mirada | | Medium | | | | | | | |
| La Puente | | Medium | | Medium | Medium | Medium | Medium | Medium | Medium |
| La Verne | | | | | | | | | |
| Lawndale | | Medium | | Medium | Medium | | Medium | Medium | Medium |
| Lomita | | Medium | Medium | High | High | Medium | | | |
| Malibu | Medium | | | | | | | | |
| Manhattan Beach | | | | | | | | | |
| Maywood | Medium | | | Medium | | | | | |
| Monrovia | | | | | | | | | |
| Rancho Palos Verdes | | | | | | | | | |
| Rolling Hills Estates | | | | | | | | | |
| San Fernando | | | | | | | | | |
| San Gabriel | Medium | High | | Medium | High | High | High | Medium | High |
| San Marino | | | | | | | | | |
| Santa Fe Springs | | | | | | | | | |
| Sierra Madre | | Medium | | | Medium | Medium | Medium | Medium | Medium |
| Signal Hill | | | | | | | | | |
| South El Monte | | | | | | | | | |
| South Pasadena | Medium | | | | | | | | |
| Temple City | | Medium | | | | Medium | Medium | | Medium |
| Torrance | | | | | | | | | |
| Walnut | Medium | Medium | Medium | Medium | Medium | Medium | Medium | Medium | Medium |
| West Hollywood | | | | Medium | | Medium | Medium | | |
| Westlake Village | | | | | | | | | |

6. Infrastructure

| Table VIII.7 Priority Need 6. Infrastructure Los Angeles Urban County Areas with Medium and High Needs 2017 City Survey Data | | | | | | |
|---|-----------------------|-----------------------|---------------------------|-----------------|--------------------------|-----------------------------|
| Participating City | Drainage Improvements | Sidewalk Improvements | Street/Alley Improvements | Street Lighting | Water/Sewer Improvements | Public Transit Improvements |
| Supervisory Districts | | | | | | |
| District 1 | Medium | Medium | Medium | Medium | Medium | |
| District 2 | Medium | Medium | Medium | Medium | Medium | |
| District 3 | | | | | | |
| District 4 | Medium | Medium | Medium | Medium | Medium | |
| District 5 | Medium | Medium | Medium | Medium | Medium | |
| Participating Cities | | | | | | |
| Agoura Hills | High | High | | | | |
| Arcadia | | | | | | High |
| Avalon | Medium | High | High | High | | Medium |
| Azusa | | High | High | | | |
| Bell | Medium | Medium | Medium | Medium | Medium | |
| Bell Gardens | | Medium | Medium | Medium | Medium | Medium |
| Beverly Hills | | | | | | Medium |
| Calabasas | | | | | | |
| Cerritos | | Medium | | | | Medium |
| Claremont | | | | Medium | Medium | Medium |
| Commerce | High | High | High | High | High | High |
| Covina | | Medium | Medium | Medium | | |
| Cudahy | | Medium | Medium | Medium | | |
| Culver City | | High | High | Medium | | Medium |
| Diamond Bar | High | High | Medium | | | |
| Duarte | High | | | | | |
| El Segundo | | | | | | |
| Hawaiian Gardens | Medium | High | High | Medium | Medium | |
| Hermosa Beach | | High | Medium | | | |
| Irwindale | Medium | High | Medium | Medium | Medium | Medium |
| La Cañada Flintridge | | | | | Medium | |
| La Habra Heights | Medium | | Medium | | Medium | Medium |
| La Mirada | | | | | | |
| La Puente | Medium | Medium | Medium | Medium | | |
| La Verne | | High | | | | |
| Lawndale | Medium | Medium | Medium | | Medium | Medium |
| Lomita | | | | | | |
| Malibu | Medium | Medium | | | Medium | High |
| Manhattan Beach | | | | | | |
| Maywood | Medium | | | | High | |
| Monrovia | | | | | | |
| Rancho Palos Verdes | | High | Medium | | | Medium |
| Rolling Hills Estates | Medium | High | High | Medium | | |
| San Fernando | High | High | High | Medium | Medium | Medium |
| San Gabriel | High | High | High | Medium | High | Medium |
| San Marino | High | High | High | High | High | Medium |
| Santa Fe Springs | | High | High | | | |
| Sierra Madre | Medium | High | High | Medium | Medium | |
| Signal Hill | High | High | Medium | Medium | Medium | |
| South El Monte | | | High | | | |
| South Pasadena | Medium | High | Medium | Medium | Medium | |
| Temple City | Medium | Medium | | | Medium | |
| Torrance | | High | | | | Medium |
| Walnut | High | Medium | High | High | Medium | High |
| West Hollywood | Medium | High | High | Medium | High | High |
| Westlake Village | | | | | | |

7. Community Facilities

| Table VIII.8 Priority Need 7. Community Facilities Los Angeles Urban County Areas with Medium and High Needs 2017 City Survey Data | | | | | | | |
|---|-------------------|-------------------|-----------------------|------------------------------|----------------|---------------|-----------|
| Participating City | Childcare Centers | Community Centers | Healthcare Facilities | Park & Recreation Facilities | Senior Centers | Youth Centers | Libraries |
| Supervisorial Districts | | | | | | | |
| District 1 | Medium | Medium | Medium | Medium | Medium | Medium | |
| District 2 | Medium | Medium | Medium | Medium | Medium | Medium | |
| District 3 | Medium | Medium | Medium | Medium | Medium | Medium | |
| District 4 | Medium | Medium | Medium | Medium | Medium | Medium | |
| District 5 | Medium | Medium | Medium | Medium | Medium | Medium | |
| Participating Cities | | | | | | | |
| Agoura Hills | | | | High | | | |
| Arcadia | | | | | High | | |
| Avalon | Medium | Medium | | Medium | Medium | Medium | |
| Azusa | | High | | High | High | Medium | High |
| Bell | Medium | Medium | Medium | Medium | Medium | Medium | Medium |
| Bell Gardens | Medium | Medium | | High | Medium | Medium | |
| Beverly Hills | | | | Medium | Medium | | |
| Calabasas | | | Medium | | High | | |
| Cerritos | | | | Medium | | | |
| Claremont | | Medium | Medium | Medium | Medium | Medium | Medium |
| Commerce | Medium | Medium | Medium | Medium | Medium | Medium | Medium |
| Covina | | High | | Medium | High | Medium | Medium |
| Cudahy | Medium | High | Medium | High | High | Medium | |
| Culver City | | | | | Medium | | |
| Diamond Bar | Medium | Medium | | High | High | Medium | |
| Duarte | | | | Medium | Medium | | |
| El Segundo | | | | | | | |
| Hawaiian Gardens | | | | Medium | | | |
| Hermosa Beach | | High | | High | Medium | | |
| Irwindale | Medium | Medium | Medium | Medium | Medium | Medium | Medium |
| La Cañada Flintridge | | | | | | | |
| La Habra Heights | | | | | | | |
| La Mirada | | | | | | | |
| La Puente | | Medium | | Medium | Medium | Medium | |
| La Verne | | | | | | | |
| Lawndale | Medium | Medium | Medium | Medium | Medium | Medium | Medium |
| Lomita | | | | | | | |
| Malibu | Medium | High | Medium | Medium | High | Medium | |
| Manhattan Beach | | | | | | | |
| Maywood | Medium | Medium | | High | Medium | High | |
| Monrovia | | | | | | | |
| Rancho Palos Verdes | | | | | | | |
| Rolling Hills Estates | | | | | | | |
| San Fernando | | | Medium | Medium | Medium | | |
| San Gabriel | Medium | High | | High | Medium | High | |
| San Marino | High | High | | High | High | High | |
| Santa Fe Springs | | | | | | | |
| Sierra Madre | | Medium | | Medium | Medium | Medium | Medium |
| Signal Hill | | | | High | | | |
| South El Monte | | | | | High | | |
| South Pasadena | | High | Medium | Medium | High | High | High |
| Temple City | | | | High | | | High |
| Torrance | | | | Medium | | | |
| Walnut | Medium | | Medium | Medium | | Medium | Medium |
| West Hollywood | | | | Medium | Medium | Medium | Medium |
| Westlake Village | | | | | | | |

8. Community Services

| Table VIII.9 Priority Need 8. Community Services Los Angeles Urban County Areas with Medium and High Needs 2017 City Survey Data | | | | | | | |
|---|--------------------|----------------------|-----------------|-----------------|----------------|------------------------|----------------------------|
| Participating City | Childcare Services | Educational Services | Health Services | Senior Services | Youth Services | Fair Housing Education | Tenant/Landlord Counseling |
| Supervisorial Districts | | | | | | | |
| District 1 | High | High | Medium | High | High | | |
| District 2 | Medium | High | High | Medium | High | | |
| District 3 | Medium | Medium | Medium | High | High | | |
| District 4 | Medium | High | Medium | High | High | | |
| District 5 | Medium | High | High | Medium | High | | |
| Participating Cities | | | | | | | |
| Agoura Hills | | | | High | | | |
| Arcadia | | | | High | | | |
| Avalon | | | | | Medium | Medium | Medium |
| Azusa | Medium | Medium | | High | High | Medium | Medium |
| Bell | Medium | Medium | Medium | Medium | Medium | Medium | Medium |
| Bell Gardens | Medium | | | High | High | | |
| Beverly Hills | | Medium | Medium | | | High | High |
| Calabasas | | | | Medium | | Medium | |
| Cerritos | | | | | | | |
| Claremont | | Medium | Medium | Medium | Medium | | |
| Commerce | Medium | Medium | Medium | Medium | Medium | | |
| Covina | | | | Medium | Medium | | |
| Cudahy | Medium | High | High | High | | Medium | |
| Culver City | | | | High | | | |
| Diamond Bar | | Medium | | Medium | Medium | | |
| Duarte | | | | Medium | | | |
| El Segundo | | | | | | | |
| Hawaiian Gardens | | Medium | | | | Medium | High |
| Hermosa Beach | | | | | | | |
| Irwindale | | Medium | Medium | Medium | Medium | Medium | |
| La Cañada Flintridge | | | | Medium | | | |
| La Habra Heights | | | High | High | | | |
| La Mirada | | | | High | | | |
| La Puente | | | | High | Medium | Medium | Medium |
| La Verne | | | | High | | | |
| Lawndale | Medium | High | High | High | Medium | Medium | |
| Lomita | | | | | | | |
| Malibu | Medium | | | High | Medium | | |
| Manhattan Beach | | | | | | | |
| Maywood | Medium | Medium | | | High | Medium | Medium |
| Monrovia | | | | | | | |
| Rancho Palos Verdes | | | | | | | |
| Rolling Hills Estates | | | | | | | |
| San Fernando | Medium | Medium | Medium | Medium | | | |
| San Gabriel | Medium | | | Medium | High | Medium | Medium |
| San Marino | High | Medium | | High | High | Medium | |
| Santa Fe Springs | | | | | High | | |
| Sierra Madre | | | | Medium | Medium | | |
| Signal Hill | | | | High | Medium | | |
| South El Monte | | | | | | | |
| South Pasadena | | | | High | | | |
| Temple City | | | | Medium | High | | |
| Torrance | | | | | | | |
| Walnut | | Medium | Medium | Medium | Medium | Medium | Medium |
| West Hollywood | | | Medium | Medium | Medium | | |
| Westlake Village | | | | | | | |

9. Senior Programs

| Table VIII.10 Priority Need 9. Senior Programs Los Angeles Urban County Areas with Medium and High Needs 2017 City Survey Data | | |
|---|----------------|-----------------|
| Participating City | Senior Centers | Senior Services |
| Supervisorial Districts | | |
| District 1 | Medium | High |
| District 2 | Medium | Medium |
| District 3 | Medium | High |
| District 4 | Medium | High |
| District 5 | Medium | Medium |
| Participating Cities | | |
| Agoura Hills | | High |
| Arcadia | High | High |
| Avalon | Medium | |
| Azusa | High | High |
| Bell | Medium | Medium |
| Bell Gardens | Medium | High |
| Beverly Hills | Medium | |
| Calabasas | High | Medium |
| Cerritos | | |
| Claremont | Medium | Medium |
| Commerce | Medium | Medium |
| Covina | High | Medium |
| Cudahy | High | High |
| Culver City | Medium | High |
| Diamond Bar | High | Medium |
| Duarte | Medium | Medium |
| El Segundo | | |
| Hawaiian Gardens | | |
| Hermosa Beach | Medium | |
| Irwindale | Medium | Medium |
| La Cañada Flintridge | | Medium |
| La Habra Heights | | High |
| La Mirada | | High |
| La Puente | Medium | High |
| La Verne | | High |
| Lawndale | Medium | High |
| Lomita | | |
| Malibu | High | High |
| Manhattan Beach | | |
| Maywood | Medium | |
| Monrovia | | |
| Rancho Palos Verdes | | |
| Rolling Hills Estates | | |
| San Fernando | Medium | Medium |
| San Gabriel | Medium | Medium |
| San Marino | High | High |
| Santa Fe Springs | | |
| Sierra Madre | Medium | Medium |
| Signal Hill | | High |
| South El Monte | High | |
| South Pasadena | High | High |
| Temple City | | Medium |
| Torrance | | |
| Walnut | | Medium |
| West Hollywood | Medium | Medium |
| Westlake Village | | |

10. Youth Programs

| Table VIII.11 Priority Need 10. Youth Programs Los Angeles Urban County Areas with Medium and High Needs 2017 City Survey Data | | | | |
|---|----------------|---------------|--------------------|-------------------|
| Participating City | Youth Services | Youth Centers | Childcare Services | Childcare Centers |
| Supervisory Districts | | | | |
| District 1 | High | Medium | High | Medium |
| District 2 | High | Medium | Medium | Medium |
| District 3 | High | Medium | Medium | Medium |
| District 4 | High | Medium | Medium | Medium |
| District 5 | High | Medium | Medium | Medium |
| Participating Cities | | | | |
| Agoura Hills | | | | |
| Arcadia | Medium | | | |
| Avalon | Medium | Medium | | |
| Azusa | High | Medium | Medium | Medium |
| Bell | Medium | Medium | Medium | Medium |
| Bell Gardens | High | Medium | Medium | Medium |
| Beverly Hills | | | | |
| Calabasas | | | | |
| Cerritos | | | | |
| Claremont | Medium | Medium | | |
| Commerce | Medium | Medium | Medium | Medium |
| Covina | Medium | Medium | | |
| Cudahy | | Medium | Medium | Medium |
| Culver City | | | | |
| Diamond Bar | Medium | Medium | | |
| Duarte | | | | |
| El Segundo | | | | |
| Hawaiian Gardens | | | | |
| Hermosa Beach | | | | |
| Irwindale | Medium | Medium | | |
| La Cañada Flintridge | | | | |
| La Habra Heights | | | | |
| La Mirada | | | | |
| La Puente | Medium | Medium | | |
| La Verne | | | | |
| Lawndale | Medium | Medium | Medium | Medium |
| Lomita | | | | |
| Malibu | Medium | Medium | Medium | Medium |
| Manhattan Beach | | | | |
| Maywood | High | High | Medium | Medium |
| Monrovia | | | | |
| Rancho Palos Verdes | | | | |
| Rolling Hills Estates | | | | |
| San Fernando | | | Medium | Medium |
| San Gabriel | High | High | Medium | Medium |
| San Marino | High | High | High | High |
| Santa Fe Springs | High | | | |
| Sierra Madre | Medium | Medium | | |
| Signal Hill | Medium | | | |
| South El Monte | | | | |
| South Pasadena | | High | | |
| Temple City | High | | | |
| Torrance | | | | |
| Walnut | Medium | Medium | | |
| West Hollywood | Medium | Medium | | |
| Westlake Village | | | | |

OTHER STRATEGIES

The CDC also develops strategies to carry out specific national Consolidated Plan objectives. These include strategies to:

- Address obstacles to meeting underserved needs (drastic reduction in funding for developing new permanent supportive housing, the Governor's elimination of redevelopment agencies, and Congressional reduction of funding of the HOME program),
- Reduce lead-based paint hazards,
- Reduce the number of poverty level families,
- Develop the institutional structure,
- Enhance coordination between public and private housing and social service agencies, and
- Conduct fair housing activities.

These strategies and challenges are addressed in further detail in each Annual Action Plan. In support of these strategies, the CDC developed the following additional strategies to ensure coordination and collaboration with other agencies in meeting the objectives:

- 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 County Department of Regional Planning Building and Safety and other municipal agencies.
- Coordination of CDC 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.

C. GOALS, STRATEGIES, AND OBJECTIVES

In order to address the 10 priority needs, the CDC created 15 goals, measured using outcome indicators as defined by HUD.

The tables on the following pages present a series of matrices representing the goals, strategies, and objectives for activities serving persons or businesses consist of the number of services provided or client contacts. These data correspond with the 2018 to 2023 planning period. These represent goals; actual accomplishment data can be found in the Consolidated Annual Performance and Evaluation Report (CAPER). So, the planned percent indicated on the tables represent what was planned for each year compared to the five-year overall goal.

1. HOUSING STRATEGIES AND OBJECTIVES

The CDC provides affordable housing to low- and moderate-income residents of the County, with the bulk of the housing activities located in the unincorporated areas and the participating cities in the Urban County. The CDC's Economic and Housing Development (EHD) Division takes the lead in administering CDC housing activities on behalf of the County, and the HACoLA administers rental assistance and voucher programs and County-owned public housing sites. The following are the strategies and objectives to address the housing needs within the Urban County. **Section V. Homeless** and **Section IV.D. Public Housing** contain the strategies and objectives related to these other types of programs. **Section IV.G. Barriers to Affordable Housing** discussed the County's strategies to address those barriers in further detail. The CDC and Urban County participating jurisdictions have planned a number of housing activities for the 2018–2023 planning period. These are presented in the tables below and on the following pages.

| Table VIII.12 Goal: Housing – Affordability Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|--|---|--|---|------------------------|-------------------|-------|------|------|------|------|--------------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Housing | | | | | | | | | | | |
| Affordability for the purpose of providing decent affordable housing | Acquisition; disposition, including property maintenance; relocation; clearance and demolition; off-site property improvements; construction of housing; loans and grants to assist first-time homebuyers will be funded to expand the supply of affordable rental and homeownership housing. | HOME: \$52,973,805 CDBG: \$56,624,808 | Rental units constructed | Household housing unit | 105 | 21 | n/a | n/a | n/a | n/a | 20% |
| | | | Homeowner Housing Rehabilitation | Household housing unit | 2,000 | 400 | n/a | n/a | n/a | n/a | 20% |
| | | | Direct Financial Assistance to Homebuyers | Households assisted | 225 | 45 | n/a | n/a | n/a | n/a | 20% |
| | | | Rental Units Rehabilitated | Household housing unit | 1,800 | 1,275 | n/a | n/a | n/a | n/a | 71% |
| | Single-family and multi-family rehabilitation; lead-based paint programs; public housing modernization and property improvements; emancipated foster youth rehabilitation; and rehabilitation administration will be funded to preserve and improve the existing housing stock. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. Under the Goal Outcome Indicator "Other," six (6) housing units will be maintained and eventually disposed (HUD Code 02). | | Other | Other | 6 | 2 | n/a | n/a | n/a | n/a | 33% |

Table VIII.13
Goal: Housing – Sustainability (Housing Rehabilitation)

Los Angeles Urban County
 2018–2023 Consolidated Plan Data

| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
|---|---|----------------------|---|------------------------|-------------------|------|------|------|------|------|--------------|
| Priority Need Addressed: Housing | | | | | | | | | | | |
| Sustainability for the purpose of providing decent affordable housing | Single-family and multi-family rehabilitation to preserve and improve the existing housing stock. These activity are to reduce noise pollution in certain neighborhoods near the Los Angeles International Airport (LAX). | CDBG: \$3,335,000 | Homeowner Housing Rehabilitation | Household housing unit | 370 | 75 | n/a | n/a | n/a | n/a | 20% |
| | | | Rental Units Rehabilitated | Household housing unit | 745 | 150 | n/a | n/a | n/a | n/a | 20% |

Table VIII.14
Goal: Housing – Accessibility (Fair Housing)

Los Angeles Urban County
 2018–2023 Consolidated Plan Data

| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
|--|---|----------------------|---------------------------|-------|-------------------|------|------|------|------|------|--------------|
| Priority Need Addressed: Housing | | | | | | | | | | | |
| Accessibility for the purpose of providing decent affordable housing | Fair housing activities will primarily be funded with Countywide administration funds to ensure equal access to housing. If funding becomes available, public service fair housing activities will be funded. | CDBG: \$1,000,000 | Other | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. The Goal Outcome Indicator was selected as "Other" because fair housing activities are being funding under Administration (HUD Code 21D) do not report accomplishments/goals in IDIS. However, planned and actual accomplishments will be reported in the Consolidated Plan (strategic plan section), Action Plan, and CAPER narratives. | | | | | | | | | | |

Housing Units to Be Provided

HUD requires jurisdictions to estimate the unmet needs by income group and household type, and prioritize needs. In establishing its five-year priorities and assigning priority need levels, the CDC considered both of the following:

- Those categories of lower- and moderate-income households most in need of housing and
- Activities and sources of funds that can best meet the needs of those identified households.

As shown in Table VIII.15 below, during the five-year period, the CDC plans to provide 105 renter households with affordable housing, including 75 persons that are homeless and 30 persons that have severe mental illness. In addition, 255 households will be assisted through housing rehabilitation (30) and first-time homebuyer programs (225). Lastly, 2,500 persons that are homeless will be assisted through Rapid Re-Housing. HOME and ESG funding (Rapid Re-Housing only) will be used to meet these needs. The CDC may use other funding to further address unmet needs.

| Table VIII.15 Housing Activities: Households Provided Housing Los Angeles Urban County 2018 CDC Data | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|----------------|
| Household Type | 2018 | 2019 | 2020 | 2021 | 2022 | Five-Year Goal |
| Renter | | | | | | |
| 0-30 of MFI | 21 | 21 | 21 | 21 | 21 | 105 |
| 31-50% of MFI | 0 | 0 | 0 | 0 | 0 | 0 |
| 51-80% of MFI | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Renter | 21 | 21 | 21 | 21 | 21 | 105 |
| Owner | | | | | | |
| 0-30 of MFI | 0 | 0 | 0 | 0 | 0 | 0 |
| 31-50% of MFI | 0 | 0 | 0 | 0 | 0 | 0 |
| 51-80% of MFI | 51 | 51 | 51 | 51 | 51 | 255 |
| Total Owner | 51 | 51 | 51 | 51 | 51 | 255 |
| Total Section 91.215 | 72 | 72 | 72 | 72 | 72 | 360 |
| Homeless | | | | | | |
| Individuals | 515 | 515 | 515 | 515 | 515 | 2,575 |
| Non-Homeless Special Needs | | | | | | |
| Elderly | 0 | 0 | 0 | 0 | 0 | 0 |
| Frail Elderly | 0 | 0 | 0 | 0 | 0 | 0 |
| Severe Mental Illness | 6 | 6 | 6 | 6 | 6 | 30 |
| Physical Disability | 0 | 0 | 0 | 0 | 0 | 0 |
| Developmental Disability | 0 | 0 | 0 | 0 | 0 | 0 |
| Alcohol/Drug Abuse | 0 | 0 | 0 | 0 | 0 | 0 |
| HIV/AIDS | 0 | 0 | 0 | 0 | 0 | 0 |
| Victims of Domestic Violence | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Non-Homeless Special Needs | 6 | 6 | 6 | 6 | 6 | 30 |

Code Enforcement

The CDC and participating jurisdictions have also planned code enforcement-specific housing activities for the 2018–2023 planning period, presented in Table VIII.16.

| Table VIII.16 Goal: Housing – Sustainability (Code Enforcement) Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|--|--|-----------------------|--|------------------------|-------------------|---------|------|------|------|------|--------------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Housing | | | | | | | | | | | |
| Sustainability for the purpose to create suitable living environments | Code enforcement activities will be funded to assist in preserving and improving the existing housing stock and arresting the decline of residential neighborhoods. Activities will be carried out in primarily low- and moderate-income residential areas or slum blight areas. | CDBG: \$10,570,000 | Housing Code Enforcement/Foreclosed Property Care | Household Housing Unit | 1,000 | 200 | n/a | n/a | n/a | n/a | 20% |
| | CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. | | Other | Other | 3,220,000 | 640,000 | n/a | n/a | n/a | n/a | 20% |
| | The number under "Other" represents 3,220,000 people served through code enforcement activities in low- and moderate-income areas. | | | | | | | | | | |

2. HOMELESSNESS STRATEGIES AND OBJECTIVES

Housing chronically homeless persons is a crucial strategy in the County's effort to end homelessness for all populations. Achievement of this strategy requires a strong focus from the community and an increased commitment of resources from government and private sources. Consequently, the CDC will continue to support a continuum of services in support of the County's overall efforts to end homelessness. The complete homelessness strategy for the Urban County is presented in **Section V.E.**

The CDC and its participating jurisdictions have planned a number of activities and delivery of services for the 2018 to 2023 planning period as they related to homelessness. These are presented in Table VIII.17.

| Table VIII.17 Goal: Homelessness Programs Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|--|--|---|---|---------------------|-------------------|---------|------|------|------|------|-----------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Homelessness | | | | | | | | | | | |
| Accessibility for the purpose to create suitable living environments | Emergency shelter and services; food and essential services; outreach, case management, and referral services; access center; emergency response team; homelessness prevention programs; rapid re-housing; HMIS; administration; and non-profit capacity building activities will be funded to support a continuum of services in support of the County's effort to end homelessness. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. | CDBG: \$3,100,000 ESG: \$9,353,080 | Homeless Person Overnight Shelter | Persons Assisted | 20,000 | 4,000 | n/a | n/a | n/a | n/a | 20% |
| | | | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 560,000 | 112,000 | n/a | n/a | n/a | n/a | 20% |
| | | | Tenant-based rental assistance / Rapid Rehousing | Households Assisted | 2,500 | 500 | n/a | n/a | n/a | n/a | 20% |

3. NON-HOMELESS SPECIAL NEEDS STRATEGIES AND OBJECTIVES

A significant percentage of the County's overall population experience difficulty related to substance use disorder 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 are able to live as independently as possible, programs must offer a stable living environment for both housing and non-housing needs. Removing special needs barriers and enabling these populations to focus on personal development and independent living skills is essential. The CDC and its participating jurisdictions have planned a number of activities for the 2018–2023 planning period and directed toward the non-homeless special needs populations. These are presented in Table VIII.18.

| Table VIII.18 Goal: Special Needs Services & ADA Improvements Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|--|--|-----------------------|--|------------------|-------------------|--------|------|------|------|------|-----------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Special Needs/Non-Homeless | | | | | | | | | | | |
| Accessibility for the purpose to create suitable living environments | Battered and abused spousal programs, home based prevention programs, independent living and life skills programs, literacy programs, meals on wheels programs, referral and case management services, routine check-up call programs, construction or upgrading sidewalks with wheelchair ramps, and upgrading and municipal facilities, such as parks and city halls, with Americans with Disabilities Act (ADA) improvements will be funded to help persons with special needs live as independently as possible. | CDBG: \$22,152,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 140,000 | 28,000 | n/a | n/a | n/a | n/a | 20% |
| | CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. | | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 4,000 | 800 | n/a | n/a | n/a | n/a | 20% |
| | Under the Goal Outcome Indicator "Other," 10 public facilities are planned to be improved so that they become ADA accessible. The Goal Outcome Indicator "Public or Infrastructure Activities other than Low/Moderate Income Housing Benefit," include curb ramps and other sidewalk improvements so they are accessible to persons with disabilities. | | Other | Other | 10 | 2 | n/a | n/a | n/a | n/a | 20% |

4. ANTI-CRIME PROGRAMS STRATEGIES AND OBJECTIVES

To adequately address crime within the Urban County, the most pressing need is to provide an array of public services for at-risk youth, their families, and other impacted people that serve as alternatives to drugs, gangs and involvement in criminal activity. Public service activities planned to be funded with CDBG over the next five (5) years include drug and gang prevention and rehabilitation programs, youth and family counseling, crisis intervention, anger management, cultural awareness and recreational activities, guest speaker events, and other services such as education and employment training. These programs will be provided by various county and municipal departments, community-based organizations, and other public agencies to ensure that youth or adults that are at risk of incarceration and those who are currently incarcerated within the criminal justice system or who are on probation are provided with opportunities to become productive citizens within their communities. Programs will meet the Low-Mod Area (LMA) national objective and the Low-Mod Limited Clientele (LMC) objective.

Beyond the public service activities discussed above, various programs associated with housing will be provided as well. For example, homeowner fraud prevention programs will be provided and home security devices, such as dead bolt locks and security doors, will be offered through various housing rehabilitation activities to reduce crime risk.

The CDC, along with the participating jurisdictions, has planned a number of anti-crime program activities for the 2018–2023 planning period. These are presented in Table VIII.19 and Table VIII.20, below and on the following page.

| Table VIII.19 Goal: Anti-Crime Programs – Accessibility Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|--|---|----------------------|---|------------------|-------------------|------|------|------|------|------|--------------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Anti-Crime | | | | | | | | | | | |
| Accessibility for the purpose to create suitable living environments | Fraud prevention and juvenile and gang diversion programs will be funded to decrease crime in neighborhoods and communities. Activities funded to address this goal will be qualified as low- and moderate-income limited clientele. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. | CDBG: \$250,000 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 100 | 20 | n/a | n/a | n/a | n/a | 20% |

Table VIII.20
Goal: Anti-Crime Programs – Sustainability
 Los Angeles Urban County
 2018–2023 Consolidated Plan Data

| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
|---|---|----------------------|---|------------------|-------------------|--------|------|------|------|------|--------------|
| Priority Need Addressed: Anti-Crime | | | | | | | | | | | |
| Sustainability for the purpose to create suitable living environments | <p>Community-based policing, neighborhood watch programs, security cameras and lighting, and graffiti removal will be funded to decrease crime in neighborhoods and communities. Activities to address this goal will be qualified on an area basis.</p> <p>CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities.</p> | CDBG: \$700,000 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 351,500 | 70,300 | n/a | n/a | n/a | n/a | 20% |

5. ECONOMIC DEVELOPMENT STRATEGIES AND OBJECTIVES

The CDC and the CDBG program play an essential role in role in fostering community-based economic development and redevelopment as a means to develop a strong and diverse economy, by funding activities that create decent jobs and help to sustain successful businesses. The County's economic development needs are as diverse as its population. However, this diversity of needs does not overshadow the common need for job creation and retention. Economic development, including business retention/attraction and job training, are components of an overall strategy designed to assist lower-income persons in becoming economically self-sufficient, and has been assigned a high priority by the CDC. The CDC's EHD Division stimulates business investment and job development through a number of activities, including redevelopment, commercial rehabilitation, loan programs, planning, technical assistance, and code enforcement. The EHD provides economic development services throughout the unincorporated areas of Los Angeles County, with activities focused in two (2) State Enterprise Zones, five (5) redevelopment project areas, and community business revitalization areas. The CDC also operates two (2) business incubators to assist small businesses. Additionally, the EHD acts as the economic development lending arm for the CDC, bringing financial resources for various kinds of business lending.

The overall goal of the CDC's Economic Development program is to build vibrant, self-sustaining communities. To meet this need, accessibility and sustainability are the primary goals. These are presented in the following tables.

| Table VIII.21 Goal: Economic Development – Accessibility Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|---|---|----------------------|------------------------------|-------|-------------------|------|------|------|------|------|--------------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Economic Development | | | | | | | | | | | |
| Accessibility for the purpose to create economic opportunities | <p>Direct financial assistance, technical assistance and micro-enterprise assistance, including loans and other activities. The purpose of these activities is to stimulate business investment and job development to build vibrant, self-sustaining communities. Activities to address this goal will primarily be qualified as low- and moderate-income jobs.</p> <p>CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities.</p> | CDBG: \$2,500,000 | Jobs created/retained | Jobs | 25 | 5 | n/a | n/a | n/a | n/a | 20% |

Table VIII.22
Goal: Economic Development – Sustainability
 Los Angeles Urban County
 2018–2023 Consolidated Plan Data

| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
|--|--|----------------------|--|------------------------|-------------------|--------|------|------|------|------|--------------|
| Priority Need Addressed: Economic Development | | | | | | | | | | | |
| Sustainability for the purpose to create economic opportunities | Acquisition, clearance, demolition, relocation, commercial/industrial improvements, direct financial assistance, commercial rehabilitation, technical assistance, disposition, and non-profit organization capacity building activities will be funded in order to stimulate business investment and job development to build vibrant, self-sustaining communities. These activities will be qualified on an area basis. Under the Goal Outcome Indicator "Other," five (5) organizations are planned to be assisted through capacity building activities (HUD Code 19C). *Disposition and people are not an available Goal Outcome Indicator and Unit of Measurement combination in IDIS and Other has already been used for Capacity Building. Therefore, we will report the progress of the number of people assisted through Disposition in the CAPER narrative. | CDBG: \$5,600,000 | Facade treatment/business building rehabilitation | Business | 25 | 5 | n/a | n/a | n/a | n/a | 20% |
| | | | Businesses Assisted | Businesses Assisted | 2,400 | 480 | n/a | n/a | n/a | n/a | 20% |
| | | | Other | Other | 5 | 1 | n/a | n/a | n/a | n/a | 20% |
| | | | *Disposition | People | 28,000 | 10,000 | n/a | n/a | n/a | n/a | 36% |

6. INFRASTRUCTURE STRATEGIES AND OBJECTIVES

The CDC and its participating jurisdictions have planned a number of activities for the 2018–2023 planning period and directed toward infrastructure strategies and objectives, based on the Infrastructure priority need. These activities are presented in Table VIII.23.

| Table VIII.23 Goal: Infrastructure Improvements Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|--|--|----------------------|--|------------------|-------------------|--------|------|------|------|------|-----------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Infrastructure | | | | | | | | | | | |
| Sustainability for the purpose to create suitable living environments | Street, sidewalk and sewer improvements will be funded to encourage the continued maintenance and improvements of infrastructure. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. | CDBG: \$7,000,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 100,000 | 20,000 | n/a | n/a | n/a | n/a | 20% |

7. PUBLIC FACILITIES STRATEGIES AND OBJECTIVES

Public facilities provide services and activities that are essential for suitable living environments. They provide residents with places to read, participate in recreational activities, receive information related to community services, and maintain healthy lifestyles. They contribute to a sense of community by providing for various needs that are common to residents of all ages and backgrounds. To adequately address the variety of needs of its residents, a range of public facilities is needed to provide different services and activities. This includes schools, libraries, parks, community centers, and public health facilities. Unincorporated area residents of the Urban County expressed the highest need for public facilities, particularly healthcare facilities, parks and recreational facilities, and libraries, and youth centers.

Activities may include the construction of new facilities as well as the renovation and expansion of existing facilities including ADA improvements, particularly in areas with predominantly low- and moderate-income residents. These programs and activities will be provided by various county and municipal departments, community-based organizations, and other public agencies to ensure that residents have access to local public facilities and the various services these offer.

The planned public facility activities for the 2018–2023 planning period are presented in Table VIII.24.

| Table VIII.24 Goal: Public Facilities and Improvements Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|---|---|----------------------|---------------------------|-------|-------------------|------|------|------|------|------|-----------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Public Facilities | | | | | | | | | | | |
| Sustainability for the purpose to create suitable living environments | Community and neighborhood facilities, park improvements, parking lot improvements, disposition and tree planting will be funded in order to provide access to local public facilities that contribute to community and neighborhood development. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. The Goal Outcome Indicator "Other," includes two (2) public facility rehabilitation projects. | CDBG: \$50,000 | Other | Other | 2 | 1 | n/a | n/a | n/a | n/a | 50% |

8. PUBLIC SERVICES STRATEGIES AND OBJECTIVES

Public services activities planned to address the Public Services priority need over the 2018–2023 planning period are presented in the following tables, divided into the goals of accessibility and sustainability.

| Table VIII.25 Goal: Public Services – Accessibility Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|--|--|----------------------|--|------------------|-------------------|-------|------|------|------|------|-----------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Public Services | | | | | | | | | | | |
| Accessibility for the purpose to create suitable living environments | Employment and other training programs, food and essential services, health and medical programs, family services, recreation programs, and volunteers programs will be funded to contribute to the well-being of individuals, families, and neighborhoods. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. | CDBG: \$3,350,000 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 19,000 | 3,800 | n/a | n/a | n/a | n/a | 20% |

| Table VIII.26 Goal: Public Services – Sustainability Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|---|---|----------------------|--|------------------|-------------------|--------|------|------|------|------|-----------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five-Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Public Services | | | | | | | | | | | |
| Sustainability for the purpose to create suitable living environments | Neighborhood clean-up programs will be funded to contribute to the well-being of low- and moderate income neighborhoods. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. | CDBG: \$103,800 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 67,500 | 13,500 | n/a | n/a | n/a | n/a | 20% |

9. SENIOR PROGRAMS STRATEGIES AND OBJECTIVES

The CDC and its participating jurisdictions have planned a number of Senior Program activities for the 2018–2023 planning period. These are presented in Table VIII.27.

| Table VIII.27 Goal: Senior Services and Centers Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|--|--|----------------------|---|------------------|-----------------------|-------|------|------|------|------|-----------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five- Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Senior Programs | | | | | | | | | | | |
| Accessibility for the purpose to create suitable living environments | General senior programs, information and referral programs, food and essential services, recreational programs, and the construction and improvement of senior centers will be funded so elderly residents can live as independently as possible. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. Under the Goal Outcome Indicator "Other," one (1) senior center (HUD Code 03A) may be constructed or improved during the five-year period. | CDBG: \$2,350,000 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 19,300 | 3,860 | n/a | n/a | n/a | n/a | 20% |
| | | | Other | Other | 1 | 0 | n/a | n/a | n/a | n/a | 0% |

10. YOUTH PROGRAMS STRATEGIES AND OBJECTIVES

The CDC and its participating jurisdictions have planned a number of Youth Program activities for the 2018–2023 planning period. These are presented in Table VIII.28.

| Table VIII.28 Goal: Youth Services and Centers (Including Child Care) Los Angeles Urban County 2018–2023 Consolidated Plan Data | | | | | | | | | | | |
|--|---|----------------------|---|------------------|-----------------------|-------|------|------|------|------|--------------|
| Outcome/ Objective Statement | Activities | Five-Year Funding | Goal Outcome Indicator | Units | Five- Year Goal | 2018 | 2019 | 2020 | 2021 | 2022 | % Planned |
| Priority Need Addressed: Youth Programs | | | | | | | | | | | |
| Accessibility for the purpose to create suitable living environments | General youth services, arts and education programs, health and nutrition services, mentoring and counseling programs, recreation programs, child care services, and the construction and improvement of youth and child care centers will be funded to provide youth with appropriate health, recreational and other services that help them to develop into well-rounded, well-adjusted and independent adults. | CDBG: \$3,030,000 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 8,660 | 1,730 | n/a | n/a | n/a | n/a | 20% |
| | CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. | | Other | Other | 1 | 0 | n/a | n/a | n/a | n/a | 0% |
| | Under the Goal Outcome Indicator "Other," one (1) youth center (HUD Code 03D) or childcare center/facility for children (HUD Code 03M) may be funded during the five-year period. | | | | | | | | | | |

D. GEOGRAPHIC PRIORITIES

GENERAL ALLOCATION 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 CDC designates strategy areas through: a) the identification of CDBG-eligible areas based on the concentration of low- and moderate-income populations, 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 CDC has identified 53 geographic priority areas in the Urban County. These are listed by Supervisorial District in Table VIII.29 and explained in further detail in the following pages. Each area was identified through annual community meetings, consultations with internal and external agencies about community needs, field inspection, and Consolidated Plan consultation and citizen participation. Additionally, Census Bureau data helped identify eligible areas.

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 VIII.29 Local Target Areas Los Angeles Urban County 2018–2023 Consolidated Plan Data | |
|---|---|
| 1st District | 2nd 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 | 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 | 5th District |
| Unincorporated Cerritos Unincorporated Hacienda Heights Unincorporated La Rambla Unincorporated Rowland Heights Unincorporated South Whittier Unincorporated West Whittier-Los Nietos | 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 North East San Gabriel Unincorporated Pearblossom Unincorporated Quartz Hill Unincorporated Roosevelt Unincorporated South Antelope Valley Unincorporated Val Verde |

First District

1. Unincorporated Avocado Heights-Bassett North Whittier

Designation: III: Intensive Investment

Physical Description: Avocado Heights is known as the Avocado Heights Equestrian District. The northwest portion of this area contains single-family homes and a local park. To the southeast, development becomes a mix of single-family dwellings, and industrial plants and centers. The residences are in increasingly poorer condition. The large lots contain stored vehicles and equipment. Single-family dwellings predominate along the southwesterly side of the area, with many equestrian properties. 5th Avenue and 8th Avenue have industrial and commercial business mixed in with residential housing. Valley Boulevard is lined with strip centers, auto-related commercial centers, light industrial uses, a mobile home park, and a dozen or so dwelling units. There is a mix of old structures in generally poor condition and newer industrial and commercial

centers in good condition. Along Proctor Avenue, newer commercial buildings, auto-related shops, and pallet factories are mixed in with large deep horse properties. More details about this area are available online: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/avocado-heights-bassett-north-whittier.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Major investment is needed for revitalization of most retail businesses along Valley Boulevard. Many of the residential properties, particularly toward the southeast, need major rehabilitation and clean-up.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Neighborhood clean-up; Commercial revitalization

2. Unincorporated Azusa

Designation: III: Intensive Investment

Physical Description: Unincorporated Azusa consists of two strategy areas. Unincorporated Azusa III is located in the southerly area and contains predominantly single family housing units with single garages. Commercial strips are located along Arrow Highway and Citrus Avenue. The housing and commercial stock is in fair condition. Graffiti is prevalent throughout the area. Unincorporated Azusa II is also mostly single family residential but in better condition. Some streets in both areas are in poor condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/azusa-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some commercial lots are vacant and need to be developed. Street improvements are needed throughout the area. Graffiti removal efforts should continue to be implemented.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street repairs; trash clean-up; Graffiti abatement

3. Unincorporated Covina

Designation: II: Selective Investment

Physical Description: This is a discontinuous area consisting of a mix of housing and small commercial uses. Generally, the area has no sidewalks and streetlights. The Northern portion of the area includes a mix of single family and multi-family housing in good to fair condition. This area also includes a small strip mall in standard condition. The Southern portion contains predominantly single family, owner-occupied housing in good condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/covina.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. Also, older commercial strips need minor rehabilitation or façade improvements

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Minor commercial rehabilitation

4. Unincorporated East Los Angeles

Designation: II: Selective Investment through IV: Extensive Investment

Physical Description: This predominantly Hispanic community, located immediately east of downtown Los Angeles, contains a full range of land uses from single family residential to small industrial properties. Vibrant commercial activity is primarily found along the major thoroughfares, including 1 st and 3rd Streets, Cesar E. Chavez Avenue, and Whittier and Atlantic Boulevards. A majority of the units are single family and about half are more than 50 years old. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/east-los-angeles.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Unincorporated East Los Angeles requires a wide variety of assistance geared toward both residential and commercial/industrial revitalization. Business properties need assistance to reverse a common pattern of disinvestment and lack of maintenance. Street improvements are needed in some areas. Overall, up to 30% of the dwelling units require some level of rehabilitation, and 1% to 2% require replacement.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Business revitalization; Public works improvements; Graffiti abatement

5. Unincorporated East Valinda

Designation: III: Intensive Investment

Physical Description: Unincorporated East Valinda (San Jose Hills) consists of two strategy areas. Unincorporated East Valinda (San Jose Hills) III is the larger area of the two. This is a largely single family, owner-occupied residential area. The homes are small and in fair condition with about 70% of the units needing rehabilitation. Older and newer industrial, business, and auto-related commercial developments are found along Valley Boulevard, Azusa Avenue, and La Seda Road. Unincorporated East Valinda (San Jose Hills) II is the smaller adjacent area to the east and comprises mostly single family residences in standard condition. The commercial uses in this area are also in good condition. Streets and sidewalks need replacement and graffiti is prevalent throughout both areas. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/east-valinda-san-jose-hills.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some sidewalks and streets need minor repair or replacement altogether. Graffiti removal efforts should continue to be implemented. A small commercial strip on the corner of S. Nogales Street and La Puente Road needs to be revitalized.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Graffiti abatement; public works improvements

6. Unincorporated South El Monte

Designation: II: Selective Investment

Physical Description: This area is primarily single family residential, with an equestrian facility and plant nursery adjacent to the San Gabriel River. Most of the lots are fairly large and some encompass more than one dwelling. A majority of the units are renter-occupied, and nearly 24% of the households are overcrowded. The streets and sidewalks are in good condition. Commercial businesses, including a neighborhood market, found in the area are in standard condition, but could benefit from minor rehabilitation. More details available here:

<https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/south-el-monte.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: At least 25% of the dwelling units in this area require minor rehabilitation and 5% require major rehabilitation. The signage for the equestrian facility is in poor condition and may need replacement. Commercial businesses could benefit from minor rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial and signage rehabilitation

7. Unincorporated South San Gabriel

Designation: II: Selective Investment

Physical Description: This is a predominantly single family residential area with many of the housing units in standard to good condition. There is evidence that some residential properties have been replaced with newer and larger in-fill housing and other properties. There is an apartment complex located at the intersection of Hill Drive and San Gabriel Boulevard in good condition and a townhouse community located at the intersection of Potrero Grande Drive and San Gabriel Boulevard also in good condition. Small commercial and office uses exist along San Gabriel Boulevard, and Potrero Grande Drive that are in need of minor rehabilitation. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/south-san-gabriel.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. Site-specific commercial rehabilitation is needed. There is a heavy flow of traffic on the 8100 block of Lake Knoll Drive. This street needs major improvement.

8. Unincorporated Valinda

Designation: III: Intensive Investment; II: Selective Investment

Physical Description: Unincorporated Valinda consists of two strategy areas. Unincorporated Valinda III is the smaller area of the two. This is a predominantly single family, owner-occupied residential area with big lots. The homes are in good to fair condition with about 40% showing signs of significant deterioration. Many yards are poorly maintained and many of the sidewalks and

streets need repair. Unincorporated Valinda II is the larger adjacent area to the west and south and comprises mostly single family residential in standard condition, however, the yards are not maintained well. The commercial and industrial uses that exist along Amar Road need façade and minor rehabilitation. Graffiti is found throughout the area. More details available here:

<https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/valinda.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some sidewalks and streets need minor repair or replacement altogether. Graffiti removal efforts should continue to be implemented. The commercial and industrial uses along Amar Road need façade and minor rehabilitation improvements.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Neighborhood clean-up; Public works improvements

9. Unincorporated Walnut Park

Designation: II: Selective Investment

Physical Description: This area contains a majority of unique single family homes, with multiple units mixed in as duplexes along interior streets and apartments along major thoroughfares. About 52% of the residential units are renter-occupied, and more than 83% are over 50 years old. About 32% of the households are considered overcrowded. Second units created without permits are common. Newer mini-malls and rehabilitated older structures are located along Pacific Boulevard, Florence Avenue, and Seville Avenue. Graffiti is evident in isolated areas. Commercial uses and apartments are found on State Street and are in standard condition. This area also contains a few vacant lots. More details available here:

<https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/walnut-park.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selected residential properties could benefit from rehabilitation assistance. About 20% of housing needs major rehabilitation. Continued revitalization and façade improvements of the commercial areas is needed, as well as new signage, specifically along Pacific Boulevard, Florence Avenue, and Seville Avenue. Street improvements are needed specifically on Seville Avenue and Hope Street. Graffiti is evident in isolated areas. Some of the streets need repair in this area.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Business revitalization and signage; Graffiti removal; Street repair

10. Unincorporated West Valinda

Designation: III: Intensive Investment; II: Selective Investment

Physical Description: Unincorporated West Valinda consists of two strategy areas. Unincorporated West Valinda III is the larger area of the two and is predominantly single family, owner-occupied residential. Some of the houses have single-car garages. The homes are in fair condition with about

50% requiring some level of maintenance and rehabilitation. The streets in this area need repair. Unincorporated West Valinda II is the smaller area and comprises mostly of single family residential in standard condition on tree lined streets. The streets and driveways are also in need of repair. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/west-valinda.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some sidewalks, driveways, and streets need minor repair or replacement altogether.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street improvements

11. Unincorporated West Valinda/West Puente Valley

Designation: III: Intensive Investment

Physical Description: These two Census Tracts contain predominantly single family, owner-occupied residential units. The majority of the dwelling units have single-car garages all in fair condition. Many of the units need major rehabilitation. The majority of the housing was built between 1950-1959. Graffiti is also evident throughout the area. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/west-valinda-west-puente-valley.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: This area needs intensive investment to improve the overall quality of the housing stock. About 50% of the dwelling units appear to require some level of rehabilitation and maintenance. Graffiti removal is needed in this area. Streets need improvement.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Graffiti abatement; Street repairs

12. Unincorporated Whittier Sunrise

Designation: II: Selective Investment

Physical Description: This is a predominantly single family residential area with about 90% owner-occupied. The homes are mostly in standard condition but about 10% show signs of significant deterioration. Most of these homes were built between 1950 and 1969. Many yards and driveways are poorly maintained. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/whittier-sunrise.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed to rehabilitate or repair residential properties. Some streets and driveways in this area need improvement.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street repairs

Second District

1. Unincorporated Athens Village

Designation: II: Selective Investment

Physical Description: This area consists of single family residential housing with a few apartment complexes. The homes within the area are generally in standard condition. Some of the apartment buildings exhibit signs of deferred maintenance. There is a trailer park located on San Pedro Street and 127th Street that is overcrowded and deteriorating. A mix of commercial and residential uses are found on El Segundo Boulevard, Main Street, and Avalon Boulevard, all in standard condition. Graffiti is found throughout the area, but mostly in isolated locations. More details available here:

<https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/athens-village.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed to repair and rehabilitate poorly maintained residential properties. Streets, sidewalks, and driveways need to be repaired or replaced. Placing street trees in this area would enhance the neighborhoods.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial rehabilitation; Street improvements; Graffiti removal

2. Unincorporated Athens-Westmont

Designation: II: Selective Investment through IV: Extensive Investment

Physical Description: This area is primarily residential with local-serving commercial areas along Vermont Avenue, Imperial Highway, and Century Boulevard. The area contains single family homes, with apartments concentrated in tract 6004.00, and dispersed mostly in the area's eastern half. Streets are in good condition. The Department of Public Social Services is located on Imperial Highway. Interstate 105 and the Green Line Light Rail cross the south portion of the area; a station is located at Vermont Avenue and the 105 freeway. Graffiti is prevalent in alleyways and on adjacent businesses. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/athens-westmont-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: A majority of the commercial uses would benefit from revitalization programs. In the residential areas, a majority of dwelling units need improvements ranging from extensive maintenance to major rehabilitation, and up to 5% need replacement. An active program of graffiti removal is also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Commercial revitalization; Public works improvements; Graffiti abatement

3. Unincorporated Del Aire

Designation: II: Selective Investment

Physical Description: This portion of the Del Aire is located along the 405 Freeway. This area is a predominantly single family, owner-occupied residential properties and in good to standard condition. This area consists of older homes and newer residential in-fills. About 20% of dwellings need rehabilitation or minor repair. More details available <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/del-aire-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed, including minor rehabilitation or minor repair on some residential housing units.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs

4. Unincorporated East Rancho Dominguez

Designation: II: Selective Investment; III: Intensive Investment

Physical Description: Unincorporated East Rancho Dominguez is comprised of two strategy areas: Unincorporated East Rancho Dominguez III and East Rancho Dominguez II. Unincorporated East Rancho Dominguez III is in the center of the area and is mostly single family residential, with local commercial lining Compton and Alondra Boulevards. Forty percent (40%) of the housing is overcrowded and many need repairs. There are also large vacant commercial parcels in this area. Unincorporated East Rancho Dominguez II is also mostly single family residential and the housing is in better condition, but there are still pockets of housing that are poorly maintained. Sidewalks and driveways in this area are in poor to fair condition. Graffiti is prevalent in both areas. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/east-rancho-dominguez.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: In the residential areas, the dwelling units need improvements ranging from extensive maintenance to minor rehabilitation, and up to 5% need replacement. Vacant commercial lots need to be revitalized. Sidewalk and driveways need to be improved and an active program of graffiti removal is needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Commercial revitalization & development; Public works improvement; Graffiti abatement

5. Unincorporated El Camino Village

Designation: II: Selective Investment; III: Intensive Investment

Physical Description: Unincorporated El Camino Village is comprised of two strategy areas: Unincorporated El Camino Village III and El Camino Village II. Unincorporated El Camino Village III, which is the northerly strategy area, consists of mostly multi-family housing that is in fair condition. However, the landscaping and yards are poorly maintained. Graffiti is also prevalent in this area. About 24% of the housing is overcrowded. Unincorporated El Camino Village II, on the other hand, is predominantly single family residential and the housing overall is in good condition with less overcrowding. There are some small commercial uses in the area that are poorly maintained. More

details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/el-camino-village.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: In the residential areas, a majority of the multi-family dwelling units need extensive maintenance and the single-family units could benefit from minor rehabilitation. Sidewalks and driveway improvements are needed in the northerly strategy area. An active program of graffiti removal and neighborhood clean-up is also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Neighborhood clean-up; Driveway approach and sidewalk improvements; Commercial façade improvements; Graffiti abatement

6. Unincorporated Florence-Firestone

Designation: II: Selective Investment through IV: Extensive Investment

Physical Description: This area is largely single family with retail commercial development along major corridors. The Los Angeles/Long Beach Light Rail borders portions of the area's eastern boundary, with station stops at Slauson Avenue, Florence Avenue, and Firestone Boulevard. A huge regional post office has been developed adjacent to the area along Central Avenue. Nearly a third of the households are overcrowded. Many businesses are in marginal condition and there is a pattern of pervasive private disinvestment throughout much of this area. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/florence-firestone.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: This is an area that is in need of a broad array of community development efforts. Overall, up to 65% of the housing units are in need of maintenance, rehabilitation, or complete replacement. Commercial areas would benefit from an extension of the business revitalization efforts initiated along Florence Avenue. Marginal industrial properties located along the Light Rail Line, and adjacent to Alameda Street, present possible community development opportunities.

Public/Private Investment Opportunities: Housing rehabilitation/ minor home repairs; Replacement of substandard units; Commercial and industrial revitalization; Graffiti abatement; Neighborhood clean-up

7. Unincorporated Hawthorne

Designation: III: Intensive Investment

Physical Description: The area consists of single family housing and two-story apartment complexes. Overall, about 66% of all households are renter-occupied and 18% are overcrowded. Most of the housing stock is in fair condition. The yards and landscaping are poorly maintained. Along Crenshaw Boulevard, there are a few multi-family apartment complexes in fair condition and some dilapidated and small commercial uses that could benefit from façade and rehabilitation improvements. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/hawthorne.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed to repair, rehabilitate, and clean-up poorly maintained residential and commercial properties. Many of the apartment properties would benefit from paint and clean-up efforts. Minor street improvements and graffiti is found in isolated areas.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Driveway and sidewalk improvements; Commercial façade improvements; Graffiti abatement

8. Unincorporated Lennox

Designation: III: Intensive Investment

Physical Description: This densely developed area contains a mix of attached and single family dwellings with local-serving businesses located along Hawthorne Boulevard and Lennox Boulevard. The Green Line Light Rail borders the area on the south, and a light rail station is located at Hawthorne Boulevard. Air traffic on approach to LAX creates a substantial noise problem, particularly in the west half of Lennox. About 69% of the units are renter-occupied, and over 36% of all households are overcrowded. Apartment complexes in this area need major rehabilitation. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/lennox-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: It is recommended that, through redevelopment, more noise compatible uses such as light industry be encouraged for this area. Many dwellings need improvements ranging from major maintenance to minor rehabilitation. Street, driveway, and sidewalk improvements are needed in this area. Graffiti removal programs should be implemented.

Public/Private Investment Opportunities: Commercial revitalization; Housing rehabilitation/minor home repairs; Noise attenuation; Graffiti abatement; Street/sidewalk improvements

9. Unincorporated Rosewood/East Gardena

Designation: II: Selective Investment

Physical Description: This area consists of predominantly industrial and commercial all in standard condition located along Redondo Beach Boulevard, Broadway Street, and Main Street. The majority of the housing is found in the southeast area. The housing consists of single family, owner-occupied residential homes which are in standard condition. Most of the dwellings were built between 1950 and 1969. Owners have pride in ownership. Streets are in fair condition, with some needing repair. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/rosewood-east-gardena.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed in this area. Residential dwellings need minor repair. Street repairs are also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street repairs

10. Unincorporated Rosewood/West Rancho Dominguez

Designation: II: Selective Investment

Physical Description: This area is split between single family residential and industrial and commercial uses. The dwellings tend to be very small, situated on narrow lots. San Pedro Street is lined with newer light industry. Avalon Boulevard is a mix of commercial, small industrial, large storage, and auto recycling uses. Rosecrans Avenue is lined by residences, with commercial uses at the major streets. Redondo Beach and Compton Boulevards are industrial to the west and residential to the east. There is one vacant lot on Redondo Beach Boulevard and two vacant parcels on Stanford Avenue. Graffiti is evident in isolated areas. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/rosewood-west-rancho-dominguez.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: On the west side of this area, about 25% of the dwellings need major rehabilitation. Graffiti removal is needed in spot locations. A number of the residential and non-residential properties need minor improvements. Streets and driveways in this area need major repair.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial and industrial revitalization and development; Development of vacant or under-utilized residential, commercial and industrial parcels; Graffiti abatement

11. Unincorporated View Park/Windsor Hills

Designation: I: Limited Investment

Physical Description: This hilly area consists of single family, owner-occupied residential homes. Residents have pride in ownership. Homes are in good condition with about 10% of dwellings needing minor repair. Some streets in this area need repair. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/view-park-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Limited investment is needed. Dwellings are in need of minor repair. Street repairs are also needed in this area, especially on Vernon Avenue.

Public/Private Investment Opportunities: Minor home repairs; Street repairs

12. Unincorporated West Carson

Designation: III: Intensive Investment

Physical Description: This area contains single family residential as well as duplexes. This area is about 49% renter-occupied. About 30% of housing units need repair and rehabilitation. Condominiums are located along West Del Amo Boulevard which are in good to standard condition. Alpine Village is located on Torrance Boulevard which is also in good condition. Graffiti is evident in a few areas. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/west-carson-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Housing rehabilitation is needed in this area. About 30% of housing units need repair or replacement. Some streets and driveways need repair. Graffiti abatement is needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street and driveway improvements; Graffiti abatement

13. Unincorporated West Rancho Dominguez

Designation: II: Selective Investment

Physical Description: This area contains a mix between single family residential, industrial, and commercial uses. A large portion of this area consists of commercial and industrial uses lining Redondo Beach Boulevard and Avalon Boulevard which are in good to standard condition. Single family, owner-occupied residential homes are in standard condition. The majority of the dwellings were built between 1940 and 1959. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/west-rancho-dominguez-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed to rehabilitate residential homes.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs

14. Unincorporated Willowbrook

Designation: II: Selective Investment through IV: Extensive Investment

Physical Description: The Willowbrook community is characterized by a full range of uses. Residential areas are predominantly single family. Light to heavy industry is concentrated in the southwest. Local-serving commercial development is focused along portions of the major thoroughfares. The 105 Freeway and Green Line Light Rail traverse the north edge of this area, and there is a Light Rail station at Wilmington Avenue. The Blue Line Light Rail runs along Willowbrook Avenue, with a station at Imperial Highway immediately adjacent to the Green Line Station. While there are significant pockets of well-kept properties, overall, the community demonstrates a pattern of disinvestment with areas of severe deterioration and graffiti. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/willowbrook-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Revitalization opportunities are presented by the King Hospital/Drew Medical Center, the 105 Freeway, and the Light Rail station. Residential investment is needed in most areas and graffiti abatement efforts are needed in scattered areas.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Acquisition and development of vacant residential parcels, Commercial and industrial revitalization and development

Third District

There are no strategy areas in the third Supervisorial District because it contains no predominantly low- or moderate-income unincorporated areas.

Fourth District

1. Unincorporated Cerritos

Designation: III: Intensive Investment

Physical Description: This area is generally comprised of single family units, with an apartment building on 166th Street and Gridley Avenue and newer infill housing. Most of the dwellings were built between 1950 and 1969 with the majority of them needing home repairs and rehabilitation. Streets and sidewalks in this neighborhood are very narrow. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/cerritos-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: About 80% of the housing and apartment buildings need rehabilitation. Some may need improvement or replacement. About 20% of housing is in standard condition.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs

2. Unincorporated Hacienda Heights

Designation: I: Limited Investment though III: Intensive Investment

Physical Description: Unincorporated Hacienda Heights consists of three strategy areas. Unincorporated Hacienda Heights III contains a mix of housing in fair to good condition as well as commercial uses. Some streets are in fair condition. Unincorporated Hacienda Heights II comprises mostly single family residential with some multi-family units in good to standard condition. The commercial in this area, which includes some large strip malls, is also in good to standard condition. Unincorporated Hacienda Heights I is predominantly single family residential but has some multi-family units as well. Most of the housing is in standard condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/hacienda-heights-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some commercial areas would benefit from minor façade improvements.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Street repair

3. Unincorporated La Rambla

Designation: II: Selective Investment

Physical Description: This hilly area consists of single family, owner-occupied residential units with a few multifamily units scattered throughout the area, all in good to standard condition. This area predominantly consists of a large hospital, convalescent hospital, and medical facilities which are also in good to standard condition. More details available here:

<https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/la-rambla-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Street repairs are also needed in the area.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial rehabilitation/minor repairs; Street repairs

4. Unincorporated Rowland Heights

Designation: II: Selective Investment; III: Intensive Investment

Physical Description: Unincorporated Rowland Heights includes two strategy areas. Unincorporated Rowland Heights III and Rowland Heights II. Unincorporated Rowland Heights III is the southern strategy area and contains a mixture of housing in fair to standard condition. The commercial uses in the area are in standard condition. Unincorporated Hacienda Heights II is the northern strategy area that runs along Highway 60 and has a variety of housing types, including a mobile home park in standard condition. There are also commercial and heavy industrial uses in this area in standard condition. However, a few of the commercial lots are vacant. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/rowland-heights-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. There are a few commercial lots that are vacant and need new tenants.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Graffiti removal

5. Unincorporated South Whittier

Designation: II: Selective Investment; III: Intensive Investment

Physical Description: Unincorporated South Whittier includes two strategy areas. Unincorporated South Whittier III and South Whittier II. Unincorporated South Whittier III is the western strategy area and contains a variety of housing, with the multi-family units in the most need of attention. The commercial include an undesirable mix of uses in need of intensive investment. Graffiti is also prevalent in the area. Unincorporated South Whittier II is the eastern strategy area and contains single family housing in good to standard condition. There are some apartments in the area that are in need of major rehabilitation. The commercial in the area is in good condition with the exception of a few older uses that could benefit from exterior improvements. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/south-whittier-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. There are pockets of commercial that can benefit from either intensive investment or minor façade improvements.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial and industrial revitalization; Graffiti removal

6. Unincorporated West Whittier/Los Nietos

Designation: II: Selective Investment

Physical Description: About 69% of the units in this largely single family residential area are owner-occupied, and 16.5% of the households are overcrowded. Portions of Census Tracts 5010.02 and 5010.01 are included in this Strategy Area which also contain a school and apartments along Norwalk Boulevard. The west side of this tract is adjacent to and heavily affected by 605 Freeway noise. The portion of Census Tract 5023.02 contains local and auto-related commercial and small industry along Norwalk Boulevard. There is a total of three mobile home parks in this area that belong to Census Tracts 5021.00 and 5022.00 which are in good to standard condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/west-whittier-los-nietos-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: A majority of the homes in Census Tract 5010.01 are in standard condition, but at least 30% need some level of rehabilitation or major repair. The housing found in the mobile home parks need minor rehabilitation. Some streets in this area also need minor repair or improvement.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street repairs

Fifth District

1. Unincorporated Agua Dulce

Designation: III: Intensive Investment

Physical Description: This steeply-sloped area is largely rural land, containing scattered residences and one large mobile-home park, all in fair condition. Housing located in the mobile home park needs major rehabilitation or replacement. Road improvements are needed in this area. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/agua-dulce-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Intensive investment is needed in the mobile home park. Many dwellings need improvements ranging from extensive maintenance to major rehabilitation or replacement. Street improvements are needed.

Public/Private Investment Opportunities: Housing rehabilitation; Replacement of substandard units; Street improvements

2. Unincorporated Altadena

Designation: II: Selective Investment

Physical Description: This area is predominantly single family and multi-family residential, all in standard to good condition. Local commercial development exists primarily along Altadena Drive, Lincoln Avenue, Fair Oaks Avenue, and N. Allen Avenue. A large cemetery comprises about 50% of Census Tract 4611.00. Over 70% of the homes in this area are more than 50 years old, about 47% are renter-occupied, and about 14% are overcrowded. Northwest of this area includes the Altadena Stables on Ridgeview Drive as well as many of the residential properties with large deep lots. Some of these lots are zoned for horse property. Lastly, there is a courtyard apartment complex located on the corner of Lincoln Avenue and Altadena Drive which is in good condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/altadena-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed in certain residential areas to arrest an emerging pattern of deferred maintenance. Residential and multi-family housing require rehabilitation. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. The courtyard apartments need minor rehabilitation in order to enhance the area. Business areas could benefit from revitalization and redevelopment efforts. Some streets and driveways in this area need repaving or replacement. Local commercial structures could use minor rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation; Commercial façade and rehabilitation; Street repair

3. Unincorporated Canyon Country

Designation: II: Selective Investment

Physical Description: This steeply-sloped area is largely rural land, having one large mobile-home park, scattered residential homes, ranches, and horse properties. All dwellings in this area are in standard condition with some needing minor repairs. The mobile homes are in good condition, with minor rehabilitation needed. The commercial uses along Sierra Highway are in standard condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/canyon-country-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed to repair and rehabilitate residential and commercial properties. About 10% of the mobile homes need minor rehabilitation and about 15% need maintenance. Street repaving is needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial façade improvement; Street repair/improvement

4. Unincorporated Castaic/Lake Hughes

Designation: II: Selective Investment

Physical Description: This area consists of single family units, with some being in planned unit developments, and multi-family units primarily located near the commercial areas. The commercial uses that exist along Castaic Road and Ridge Route Road are in good to standard condition, although some businesses are vacant. More details available here:

<https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/castaic-lake-hughes-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. There are a few vacant businesses that could benefit from façade improvements.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial façade revitalization

5. Unincorporated Covina

Designation: II: Selective Investment

Physical Description: This discontinuous area consists of predominantly single family, owner-occupied housing and some multi-family housing in good condition. Commercial uses exist along N. Grand Avenue and are in standard condition. More details available here:

<https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/covina2086d9c479fb6d238abfff5d008beb5a.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs

6. Unincorporated East Pasadena

Designation: II: Selective Investment

Physical Description: This area is predominantly single family residential, all in standard to good condition. Local commercial development exists along Colorado and Rosemead Boulevards and are in good condition, with the exception of some vacant businesses on Colorado Boulevard that are in poor condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/east-pasadena-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed to repair and rehabilitate residential and commercial properties. About 10% of the homes need major rehabilitation and about 20% need maintenance or minor rehabilitation. Street repaving is needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial revitalization; Public works improvements

7. Unincorporated El Monte

Designation: II: Selective Investment

Physical Description: This area predominantly consists of single family, owner- and renter-occupied residential properties. Large deep lots are found in this area along with two to three units on a lot. The dwelling units are generally in good to fair condition. There is an apartment complex in standard condition located on Tyler Avenue and Freer Street. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/el-monte-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective residential investment is needed in specific areas to encourage private property improvements. About 20% of housing need minor repair, and 10% need major rehabilitation. The housing units located on Wildflower Road need major rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units

8. Unincorporated Hi Vista

Designation: II: Selective Investment

Physical Description: This vast, largely undeveloped rural area contains scattered residences at densities of 5 to 10 units per square mile agricultural operations, and boarded up homesteads. The residential development and scattered mobile homes are generally in fair condition. However, about 50% of the housing units are vacant and boarded up. Many streets and roads in this area are in fair condition, with some needing repaving. A large portion of this area is taken up by four Wildlife Sanctuaries and a large Horse Rescue and Adoption Ranch. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/hi-vista-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Intensive investment is needed to repair and rehabilitate poorly maintained residential properties and neighborhoods. Street repairs are also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Public works improvements

9. Unincorporated Kagel Canyon

Designation: II: Selective Investment

Physical Description: This strategy area consists entirely of the Blue Star Mobile Home Park which contains mobile and manufactured homes. About 62% of the homes are owner-occupied and about 60% were built after 1969. The homes are in fair to good condition. The streets are in good condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/kagel-canyon.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: About 10% of the mobile homes need major rehabilitation and about 15% need maintenance/minor rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs

10. Unincorporated La Crescenta/Montrose

Designation: II: Selective Investment

Physical Description: This hilly area is largely a single family, owner-occupied residential area. The homes are in good to standard condition. A public school comprises the northerly portion of the area. There are a few sidewalks, curbs, and gutters within the area. The commercial uses along Foothill Boulevard are in good condition. More details available here:

<https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/la-crescenta-montrose-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed in certain residential areas for minor home repairs. Street repairs are also needed in the area.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street repair

11. Unincorporated Lake Los Angeles

Designation: III: Intensive Investment

Physical Description: This vast, largely undeveloped area contains residences at densities of about 10 units per square mile, and agricultural operations. The housing is mostly owner-occupied, single family residential in standard condition. Seventy-seven percent (77%) of the housing was built in 1980 or later. About 11% of the homes are vacant, boarded up, and/or abandoned. The commercial uses along 170th Street are in standard condition, although some businesses are vacant. Census Tract 9001.03 has a large school that is vacant and boarded up. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/lake-los-angeles.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Intensive investment is needed in certain residential areas for home repairs or rehabilitation. There are a few vacant businesses that could benefit from commercial revitalization programs. The streets in this area need major repair.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Public works improvements; Commercial façade revitalization

12. Unincorporated Lake Littlerock

Designation: III: Intensive Investment

Physical Description: This area is largely rural land, with scattered residences and one mobile-home park, all in fair condition. This area also consists of large lots along with large ranches and horse properties. There are a few vacant housing structures scattered throughout. The streets are in fair condition, many being dirt roads. Commercial along 90th Street E. and East Palmdale Boulevard can

benefit from façade improvements. Many roads and vacant properties are being used as dumping grounds. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/littlerock.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Intense investment is needed as the housing and commercial need rehabilitation. About 10% of the housing is vacant and needs to be replaced or rehabilitated. Some of the streets need to be repaved or resurfaced. This area would benefit in having a designated dumping/trash facility.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street pavement improvements; Commercial rehabilitation; Trash clean-up

13. Unincorporated Llano

Designation: III: Intensive Investment

Physical Description: This rural area is predominantly single family, owner-occupied residential, with a few mobile homes scattered throughout. The area consists of large horse properties, agriculture properties and large vacant lots. The overall housing stock is in fair condition with about 19% vacant. Approximately 28% of the housing is renter-occupied. Some residential areas need street repaving. South of Pearblossom Highway and Longview Road, there is a newer neighborhood with large homes in standard condition. Pearblossom Highway (State HWY 138) has an intermix of local commercial uses and housing that is in fair condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/llano.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Intensive investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Street repaving is also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Public works improvements; Commercial façade revitalization

14. Unincorporated Monrovia

Designation: II: Selective Investment

Physical Description: The area consists of single family, owner-occupied residential properties and some multi-family housing. About 17% of the households are overcrowded. Some properties and yards are poorly maintained. On the corner of Mountain Avenue and Maydee Street there is a Senior Community Care Center in standard condition. There are street circulation issues found throughout the area. Live Oak Cemetery is located north of Joella Street. Three abandoned homes were observed in the area. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/monrovia.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective residential investment is needed in specific areas to encourage private property improvements, especially north of Shrode Avenue. About 20% of the dwelling units require some level of major rehabilitation, and 10% require minor rehabilitation. Street and driveways are in need of repair.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Sidewalk repairs; Street improvements

15. Unincorporated Newhall

Designation: II: Selective Investment

Physical Description: This steeply-sloped area is largely rural land, containing single family residences scattered throughout the area and one large mobile-home park. The residences and mobile homes are in fair to good condition, with some needing minor rehabilitation. The streets are in good condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/newhall.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: About 10% of the mobile homes need major rehabilitation, and about 15% need maintenance/minor rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs

16. Unincorporated North East San Gabriel

Designation: II: Selective Investment

Physical Description: This well-maintained area has a mix of single family and multiple-family units. About 11% of the units are overcrowded. There are some large deep lots that include different types of housing: multiple homes on a lot, apartments, townhomes, and Planned Unit Developments. Local commercial uses lining Rosemead Boulevard and Duarte Road are all in standard condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/north-east-san-gabriel.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is primarily needed along Rosemead Boulevard. Overall, up to 25% of multi-family units need maintenance and rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/repair

17. Unincorporated Pearblossom

Designation: III: Intensive Investment

Physical Description: This rural area is predominantly single family, owner-occupied residential, with a few multifamily units scattered throughout and two Mobile Home Trailer Parks. The area also consists of large horse properties, agriculture properties, and large vacant lots. Approximately 28% of the housing is renter-occupied. The overall housing stock is in fair condition and about 12% is vacant. Some residential areas need street repaving and trash clean-up. There are local commercial uses along Pearblossom Highway (State HWY 138) and Palmdale Boulevard that are in fair condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/pearblossom.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Intensive investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Trash clean-up and street repaving is also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Public works improvements; Trash clean-up; Commercial façade revitalization

18. Unincorporated Quartz Hill

Designation: II: Selective Investment; III: Intensive Investment

Physical Description: Unincorporated Quartz Hill consists of two strategy areas. The southern strategy area, Unincorporated Quartz Hill III contains mostly single family residential on large lots, while the northern strategy area, Quartz Hill II has a more diverse housing stock that includes, in addition to single family residential, multi-family housing, apartments, and a Mobile Home Park. The housing ranges from fair to standard condition. Commercial uses exist in both areas along major thoroughfares and are in standard condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/quartz-hill.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some areas require street repairs and trash clean-up.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street pavement improvements; Trash clean-up

19. Unincorporated Roosevelt

Designation: III: Intensive Investment

Physical Description: This rural undeveloped area contains scattered residences at densities of 5 to 10 units per square mile with some agricultural operations. The area's residential housing is in fair condition, with a majority exhibiting poor conditions. Approximately 29% of the housing units are vacant and boarded up. Many roads in this area are unimproved. Some of the streets are in fair condition, with some need of repaving. Vacant commercial is found along 140th Street E. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/roosevelt.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Intensive investment in the rehabilitation or replacement of housing is needed in the area to arrest an emerging pattern of deferred maintenance and decline. Street repairs are also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Street repairs; Commercial development

20. Unincorporated South Antelope Valley

Designation: III: Intensive Investment

Physical Description: This strategy area consists of a large mobile-home park, Telstar Mobile Home Park. The mobile homes are in fair condition, with some needing major rehabilitation or replacement. The streets are in fair condition. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/south-antelope-valley-rev.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: About 30% of the mobile homes need major rehabilitation, and about 10% need maintenance/minor rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs

21. Unincorporated Val Verde

Designation: II: Selective Investment

Physical Description: This steeply-sloped area is largely rural land with one large mobile-home park, scattered horse properties, and two residential neighborhoods. The mobile homes are in fair to good condition, with some needing minor rehabilitation. There are also a few scattered homes that are vacant and abandoned. The streets in the neighborhoods need improvement. Commercial uses are in fair condition and exist along San Martinez Road. More details available here: <https://www.lacdc.org/docs/default-source/community-development-block-grant/community-profile/val-verde.pdf?sfvrsn=2&sfvrsn=2>

Community Development Needs: Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. About 10% of the mobile homes need minor rehabilitation, and about 15% need maintenance/minor rehabilitation. Street repaving is needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial façade improvements; Street repair/improvements

E. LEAD-BASED PAINT GOALS, STRATEGIES, AND OBJECTIVES

The CDC has taken aggressive action to ensure compliance with HUD's Consolidated Plan lead-based paint regulations. Table VIII.30, below, displays the process and procedures that the CDC uses to address lead-based paint in CDBG- and HOME-funded rehabilitation programs. The table separates three (3) categories of rehabilitation—less than \$5,000, \$5,000 to \$25,000, and more than \$25,000—and describes the CDC's approach to lead hazard evaluation and reduction, application to the program, scope of work, notification, lead hazard evaluation, relocation requirements, lead hazard reduction, clearance, and options.

| Table VIII.30 CDC Lead-Based Paint Requirements for Rehabilitation Los Angeles County 2003 CDC Data | | | |
|--|--|--|---|
| Requirements | Cost < \$5,000 | Cost \$5,000–\$25,000 | Cost > \$25,000 |
| Approach to Lead Hazard Evaluation and Reduction | 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 by certified paint inspectors* or risk assessors* for surfaces disturbed during rehab. | Paint testing required by certified inspectors* 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 in kitchens, bathrooms etc. | |
| IF LEAD IS PRESENT OR PRESUMED: Lead Hazard Reduction | Repair lead-based paint disturbed during rehab and apply a new coat of paint; Safe Work Practices (SWP) that restrict types of paint removal methods, provide for occupant protection, and require cleaning after lead hazard reduction activities | Interim controls on lead-based paint include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint and paint stabilization through-out unit; SWP | Abatement to lead-based paint involves permanently removing lead-based paint hazards, often through paint and component removal, and enclosure and interim controls on exterior surfaces not disturbed by rehab.; SWP |
| Clearance | Clearance testing on repaired surfaces by certified professional* | Clearance testing performed unit-wide and soil | |
| Options | Presume lead-based paint; SWP | Presume lead-based paint; use standard treatments | Presume lead-based paint; abate all applicable surfaces |
| Contractor Qualifications | SWP-contractors familiar with Safe Treatment Methods and Prohibited Treatment Methods | Interim Controls or Standard Treatments-accredited lead-based paint worker course or lead-based paint abatement supervisors course | Abatement contractors-trained and state-certified abatement supervisors and accredited lead abatement worker training |
| *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. | | | |

F. ANTICIPATED RESOURCES

The CDC enlists a variety of public and private resources to provide decent housing, suitable living environments, and expanded economic opportunities for its residents. Recognizing that no one resource can build communities, the CDC uses a variety of resources, not only to implement its strategic plan but also to link County strategies. This allows the CDC to reinforce coordination of activities between and among agencies and to leverage additional resources. This section summarizes the major sources of funding available to carry out housing and community development activities in the Urban County, and specifically identifies the CDC's current funding levels for formula grant programs (CDBG, HOME, and ESG).

Funds are available from the following categories:

1. Federal Programs
 - a) Formula/Entitlements
 - b) Competitive Programs
2. State Programs
3. Local Resources
4. Private Resources/Financing Programs

Also discussed in this section is how CDC will leverage available resources, including a description of how matching requirements will be satisfied.

PUBLIC SECTOR RESOURCES

The CDC uses resources from CDBG, HOME, ESG, public housing assistance, and special grants awarded by HUD as bases for implementing its strategies. CDBG dollars are expanded through the Section 108 Loan Guarantee Program, which allows the CDC and the participating cities to borrow additional funds against their grant funds to meet immediate community development needs. In the County redevelopment project areas, tax increment dollars, land sale proceeds, and bond issues also provide funding. In addition, the CDC receives funds from the State of California and the City of Los Angeles for projects that involve joint funding by these jurisdictions.

Table VIII.31 through Table VIII.34, on the following pages, present and describe these funding sources and amounts.

Table VIII.31
Anticipated Resources: Federal Programs: Formula/Entitlements

Los Angeles Urban County
2018 CDC Data

| Program | Description | Expected Amount Available 2018-2019 | | | | Expected ¹⁶⁰ Amount Remainder of Con Plan | Eligible Activities |
|---|---|-------------------------------------|-------------------|-------------------------|--------------|---|--|
| | | Estimated Annual Allocation | Program Income | Prior Year Resources | Total | | |
| Community Development Block Grant (CDBG) | Grants awarded on a formula basis for housing and community development activities. Primarily, recipients must be low to moderate-income (up to 80% MFI), or reside in a low/moderate-income target area. | \$23,428,902 | \$2,500,000 | \$9,043,537 | \$34,972,469 | \$93,715,608 | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services |
| Home Investment Partnerships (HOME) | Flexible grant program awarded on a formula basis to implement local housing strategies. Recipients must be low to moderate-income (up to 80% MFI) for homeownership, with low-income (up to 50% & 60%) targeting for rental housing. Requires 25% non-federal matching funds. | \$9,194,761 | \$3,000,000 | \$4,000,000 | \$16,194,761 | \$36,779,044 | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership |
| Emergency Solutions Grants (ESG) | Grants are awarded to non-profit providers to provide essential services and shelter to homeless families and individuals year round and through the Winter Shelter Program. Providers also provide rapid rehousing financial assistance and stabilization services to homeless families and individuals, and prevention services to families and individuals at risk of homelessness. The LAHSA Emergency Response Team is to preform street outreach. | \$1,870,616 | \$0 | \$0 | \$1,870,616 | \$7,482,464 | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing |
| Capital fund Program (CFP) | A formula based funding program used by HACOLA to make physical and management improvements to public housing developments. | \$4,800,000 | \$0 | \$0 | \$4,800,000 | \$19,200,000 | Upgrade living conditions Correct physical deficiencies Achieve operating efficiency |
| Section 8 housing Choice Voucher Program | Rental assistance payments to owners of private market-rate units, or directly to tenants (vouchers). Section 8 tenants must be low-income (up to 50% MFI). Administered by HACOLA. | n/a | n/a | n/a | n/a | n/a | Rental assistance |

¹⁶⁰ Expected Amount Remainder of Con Plan includes the estimated 2018-2019 annual allocation times four (4) for fiscal years, 2019-2020, 2020-2021, 2021-2022, and 2022-2023.

Table VIII.32
Anticipated Resources: Federal Programs: Competitive Programs
 Los Angeles Urban County
 2018 CDC Data

| Program | Description | Eligible Activities |
|--|---|---|
| EDA Economic Development Administrative Grants | Funds business loans by providing capital to small- and medium-sized businesses. | Loans are used by businesses for real estate, working capital, equipment /machinery, and construction. |
| Supportive Housing Program | Promotes rental housing aid with supportive services to homeless persons. Applicants to HUD may be government entities, private non-profits, or public non-profit community mental health associations. | Acquisition/rehabilitation, new construction, and leasing for following components: - Transitional housing - Permanent housing for homeless with disabilities - Supportive services for homeless |
| Shelter Plus Care | Provides rental housing aid with supportive services to be provided with other sources of funds. Assistance provided to homeless people with disabilities and their families. Selection is on a nationwide competitive basis. | - Tenant-based rental assistance - Project-based rental assistance - Sponsor-based rental assistance - Section 8 Moderate Rehab Assistance for SRO dwellings. |
| Section 202 – Supportive Housing for the Elderly | Grants to non-profit developers of supportive housing for the elderly. Rental assistance is available to low-income elderly people (up to 50% MFI). | - Acquisition - Rehabilitation - New construction - Rental assistance - Support services |
| Section 811 – Supportive Housing for Persons with Disabilities | Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities. Provides two types of financing: capital advances and project rental assistance. Rental assistance is available to low-income disabled persons (up to 50% MFI). | - Acquisition - Rehabilitation - New construction - Rental assistance |

Table VIII.33.A
Anticipated Resources: State Programs
 Los Angeles Urban County
 2018 CDC Data

| Program | Description | Eligible Activities |
|---|---|--|
| Mortgage Credit Certificate (MCC) Program | Federal income tax credits awarded by County to first-time homebuyers for the purchase of new or existing single-family housing. Credit is for up to 15% of annual interest paid on mortgage. Value of MCC calculated by mortgage lender into reduced down payment. | - Home Buyer Assistance |
| California Housing Finance Agency (CalHFA) Multifamily Rental Housing Programs | CalHFA provides below market rate financing to builders and developers of multifamily housing and elderly rental housing. Tax exempt bonds are sold to provide below market mortgage money. | - New construction - Rehabilitation and acquisition of properties |
| Southern California Housing Finance Agency (SCHFA) Home Mortgage Purchase Program | SCHFA sells tax-exempt bonds for below market rate loans to first time homebuyers. Program operates through participating lenders who originate loans for SCHFA purchase. | - Home Buyer Assistance |
| Low-income Housing Tax Credit – 9% Tax Credit and 4% Tax Credit/State tax-exempt bonds – subject to annual volume cap | Federal tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability and proceeds are used to create rental housing. Tax credit allocations are awarded through the state on a competitive basis. 20% of project units must be set-aside for households earning 50% MFI, or 40% of units at 80% MFI. However, projects competing for 9% tax credits typically set income targeting at 40% MFI or below to remain competitive. | - New Construction – Rental - Substantial Rehabilitation – Rental - Acquisition – Rental |
| Golden State Finance Authority | Provide grants to first-time homebuyers closing costs and down payment assistance. | - Homebuyer Assistance |
| Bringing Families Home Program | Funds from the State and through DCFS and administered by the CDC. Up to \$2.3 million for Los Angeles County Bringing Families Home (BFH) funds to provide temporary rental assistance and supportive services for homeless families in the child welfare system who are being served in the Family Maintenance program. | - Temporary rental assistance - Supportive services |
| Emergency Solutions Grants (ESG) Program grant | Grant allocated to the CDC for use in the City of Los Angeles and County Continuum of Care from the California Department of Housing and Community Development (Department) in the amount of \$2,295,174. Funds to address homelessness as authorized by the federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act and state program requirements. The Department administers the funding from the U.S. Department of Housing and Urban Development (HUD). | -Rapid rehousing assistance -Street Outreach -Homelessness Management Information System (HMIS) -Grant Administration |
| Assembly Bill 72 | Assembly Bill 72 amends Section 65585 of the Government Code relating to Housing. This bill requires the state housing department to review any action or failure by cities and counties to comply with the housing element. The state housing department may notify the Office of the Attorney General for possible legal action if cities and counties are in violation of the state law. | - Zoning - Development activities - Housing development |
| Assembly Bill 73 | Assembly Bill 73 amends Section 65582.1 and adds Chapter 11 to the Government Code and Chapter 4.3 to the Public Resources Code. This bill provides reforms and cash incentives for cities and counties to create high density housing near transit with affordable housing. | - New Construction - High-density development - Affordable housing |

Table VIII.33.B
Anticipated Resources: State Programs (Continued)

Los Angeles Urban County
 2018 CDC Data

| Program | Description | Eligible Activities |
|--------------------|---|--|
| Assembly Bill 571 | Assembly Bill 571 follows procedures and requirements of the California Tax Credit Allocation Committee to provide a low-income housing tax credit program for investors to help finance housing for farmworkers. This bill expands resources for developers to finance housing for farmworkers. | <ul style="list-style-type: none"> - Housing development - Affordable housing |
| Assembly Bill 678 | Assembly Bill 678 assists in enforcing the Housing Accountability Act. The Housing Accountability Act prohibits local agencies from disapproving or approval in ways that render the development of very low, low-, or moderate-income households or emergency shelters infeasible unless the findings were based on substantial evidence. The bill requires findings of local agencies to be based on a preponderance of the evidence. | <ul style="list-style-type: none"> - Housing development - Planning |
| Assembly Bill 879 | Assembly Bill 879 requires the planning agency of cities and counties to investigate governmental constraints and make recommendations with an annual report regarding the implementation of the housing element of the general plan. This bill also requires cities and counties to include a schedule of actions during the planning period for developers to build their projects and to take steps to shorten the timeline. | <ul style="list-style-type: none"> - Planning and Zoning: housing & land use - Housing development - Affordable housing |
| Assembly Bill 1397 | Assembly Bill 1397 requires cities and counties to meet the state's housing goals by designating, zoning, and maintaining a supply of land and adequate sites to develop sufficient housing for residents of all income levels. | <ul style="list-style-type: none"> - Planning and Zoning: housing & land use - Housing development - Affordable housing - Policy requiring local governments to identify intended land uses for approval |
| Assembly Bill 1505 | Assembly Bill 1505 authorizes cities and counties the ability to implement affordable units as a condition of residential development and require developers to include a certain percentage of affordable rental units. | <ul style="list-style-type: none"> - Affordable housing - Require affordable rental units in developments |
| Assembly Bill 1515 | Assembly Bill 1515 supports and assists The Housing Affordability Act. This bill specifies that a housing development project or emergency shelter is deemed consistent, compliant, or in conformity if there is substantial evidence that allows a person to conclude that the housing development or emergency shelter is consistent, compliant, and in conformity. | <ul style="list-style-type: none"> - Planning and Zoning: housing & land use - Housing development - Affordable housing |
| Assembly Bill 1521 | Assembly Bill 1521 requires owners who wish to sell to accept a qualified offer to purchase the property from qualified entities who pledge to continue renting the homes to low-income residents. | <ul style="list-style-type: none"> - Policy requirement to sustain fair housing for low-income residents. |

Table VIII.33.C
Anticipated Resources: State Programs (Continued)

Los Angeles Urban County
 2018 CDC Data

| Program | Description | Eligible Activities |
|-----------------|---|--|
| Senate Bill 2 | 50% of funds made available to the Department of Housing and Community Development to assist persons experiencing or at risk of homelessness, and (2) for moneys collected on and after January 1, 2019, that 70% of the moneys deposited in the fund be provided to local governments in accordance with a specified formula and 30% made available to the department for specified purposes, including a continuous appropriation of moneys to the California Housing Finance Agency for the purpose of creating mixed income multifamily residential housing for lower to moderate income households, as provided. | <ul style="list-style-type: none"> - Homeless - Affordable housing - Housing development - New construction - Low to moderate income multifamily residential housing |
| Senate Bill 3 | Senate Bill 3 would authorize the issuance of bonds of \$4 billion when submitted to voters on the November 6, 2018, statewide general election. The bill will fund existing affordable-housing programs in California formerly supported by funds from the state's redevelopment agencies. Various housing programs, infill infrastructure financing and affordable housing match grant programs will be funded from \$3 billion of the proceeds from the sale of the bonds. Farm, home, and mobile home purchase assistance for veterans would be funded from \$1 billion of the proceeds from the sale of the bonds. | <ul style="list-style-type: none"> - Affordable housing - Housing development - Funding for affordable-housing construction |
| Senate Bill 35 | Senate Bill 35 will address the state's housing-supply shortage. The bill requires the planning agency to include specific information on units of net new housing in its annual report. This bill would ensure access to affordable housing is a matter of statewide concern and provisions would apply to all cities and counties. It would tell local governments how many units they need to build to meet their share of regional demand. It targets cities that fall short, requiring them to approve more housing developments that fit the bill's criteria until they are back on track. | <ul style="list-style-type: none"> - Planning and Zoning: housing & land use - Housing unit quotas for cities to meet regional goals |
| Senate Bill 166 | Senate Bill 166 would prohibit a city or county from permitting or causing the inventory of identified sites to be insufficient in meeting the regional housing needs for low- and moderate-income households. This bill would require local governments to add additional sites to their housing plans if approved projects are at densities lower than what local elected officials had anticipated in their proposals. Local governments may only reduce residential density for a parcel if they are able to identify sufficient sites so there is not net loss of residential unit capacity. | <ul style="list-style-type: none"> - Affordable housing - Planning and Zoning: housing & land use - Requirement of city housing plans to add additional sites if project proposals are of lower density than expected |
| Senate Bill 167 | Senate Bill 167 prohibits local governments from approving or rejecting a housing development project that renders it infeasible for very low, low-, and moderate-income households unless they make findings based on substantial evidence. Local agencies that have failed to comply with the order or judgement compelling compliance for development would require a fine of \$10,000 per housing unit. | <ul style="list-style-type: none"> - Affordable housing - Planning and Zoning: housing & land use - City compliance of court order for housing unit development |

Table VIII.33.D
Anticipated Resources: State Programs (Continued)

Los Angeles Urban County
 2018 CDC Data

| Program | Description | Eligible Activities |
|-----------------|---|--|
| Senate Bill 540 | Senate Bill 540 authorizes a local agency to apply for a no-interest loan or grant to develop a specific plan and Environmental Impact Report within a Workforce Housing Opportunity Zone. Within these zones, local agencies are authorized to determine where housing needs to be built. Developers in the zone are required to reserve a certain percentage of homes for low- and middle-income households. Housing development approval and construction processes are sped up if they are located within the zone and consistent with the plan and meet specific criteria. | <ul style="list-style-type: none"> - Housing development - Affordable housing - Planning and Zoning: housing & land use - Speed up approval of housing development |

Table VIII.34.A
Local Resources Available for Housing and Community Development Activities

Los Angeles Urban County
 2018 CDC Data

| Program | Description | Eligible Activities |
|--|---|---|
| Affordable Housing Trust Funds | County General Funds have been made available to allow CDC to increase the availability of affordable housing and add resources to the critical regional need for housing and services for extremely low-income persons and households who are homeless or at risk of homelessness in the County. | <ul style="list-style-type: none"> - Predevelopment - Acquisition - New Construction - Rehabilitation - Operating Subsidies |
| Homeless and Housing Program (HHP) \$52 million in County General Funds | <p>\$20 million Revolving Loan Fund: Through an RFP process, proposals from lenders interested in receiving an allocation of funds which they will use to establish a Revolving Loan Fund for affordable housing. They will be required to incorporate their own funds, thereby leveraging the County's funds to increase the amount of low cost financing available to affordable housing developers. Priority will be given to capital development projects serving homeless and at risk of homeless for the development of emergency shelters, transitional housing and permanent rental housing.</p> <p>\$32 million City/Community Programs. This funding is one-time only funding to develop innovative programs to address the homeless crisis and fund current program that have shown success in moving people out of homelessness and also preventing homelessness. Through an RFP process modeled after the City of Industry RFP process, the CDC will allocate approximately \$32 million in General funds for both capital and service programs for homeless and at risk of homeless programs.</p> | <p>Revolving Loan Fund:</p> <ul style="list-style-type: none"> - Acquisition - Pre-development activities <p>City/Community Programs:</p> <ul style="list-style-type: none"> - Services: Service only funds may be used for the development and implementation of service delivery models that positively impact the lives of homeless individuals and families having the goal of moving them into permanent housing and achieving housing stability |
| County Economic Development Trust Fund | County General Funds have been made available for economic development initiatives and programs to promote the long-term economic growth and development of Los Angeles County. | <ul style="list-style-type: none"> - Manufacturing Revolving Loan - Community Business Revitalization - Catalytic Development |
| Continuum of Care (CoC) Program (Previously Supportive Housing Program, Shelter Plus Care, and Moderate Rehabilitation/Single Room Occupancy) | The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness. | <ul style="list-style-type: none"> - Permanent Housing (PH) including: <ul style="list-style-type: none"> - Permanent Supportive Housing (PSH) - Rapid Rehousing (RRH) - Rental Assistance - Supportive Services - Transitional Housing (TH) - Supportive Service Only (SSO) - Homeless Management Information System (HMIS) - Homelessness Prevention (HP) - CoC Planning Activities - Acquisition/rehabilitation, new construction, and leasing for PH or TH) |

Table VIII.34.B
Local Resources Available for Housing and Community Development Activities (Continued)

Los Angeles Urban County

2018 CDC Data

| Program | Description | Eligible Activities |
|--|--|---|
| Renovate Program | <p>Funded by the County of Los Angeles and established by the CDC, the program aims to revitalize older commercial corridors by providing grants and technical services to property owners and businesses to improve their storefront façades.</p> <p>The grant will cover costs from façade improvement work environmental, design and construction services. CDC reserves the right to determine the warranted scope of work CDC staff will help define a scope of work for the rehabilitation project, prepare a design and cost estimate, obtain bids from certified general contractors, and supervise construction.</p> | <ul style="list-style-type: none"> - Americans with Disabilities Act (ADA) requirements, restore, enhance, and beautify the appearance of exterior façades |
| Section 108 Loan Guarantee Program – CDBG Entitlement and State Grantees | <p>Countywide loan program allowing eligible participating cities to borrow additional funds against their grant funds to meet immediate community development needs. There is \$30 million in pre-approved pool of loan guarantee available to eligible participating cities in the Community Development Block Grant (CDBG) program.</p> <p>The CDC has used Section 108 loans to fund projects including rehabilitation of community centers, aquatics center construction, street and landscape improvements, senior facility construction, site acquisition for commercial development, and expanding industrial business parks.</p> | <ul style="list-style-type: none"> - Development of infrastructure and public facilities - Job creation activities - Relocation and environmental remediation assistance |
| SMART Funding | <p>Funded from CDBG, Home, and ESG. Flexible loan program customizable to small and medium-sized businesses located in Los Angeles County. This loan program offers loan amounts ranging from \$25,000 to \$1,500,000 million. Interest rates may vary and change without notice. The current rate is fixed, at five percent (5%).</p> <p>Eligible areas of economic development include manufacturing, clean technology, medical and health professional, and transportation-adjacent development.</p> <p>Applicants will be required to pledge collateral owned by the business or its principals to secure loan proceeds. Companies and principals must exhibit good credit and show evidence of repayment ability.</p> | <ul style="list-style-type: none"> - Purchase of equipment/machinery - Purchase inventory - Commercial property acquisition - Working capital - Leasehold improvements - Job creation and retention - Debt refinancing |
| Metro's Joint Development Program | <p>Metro's Joint Development Program will facilitate construction of affordable housing units on Metro's maintained and owned properties. Residents earning 60% or less of the Area Median Income (AMI) will be able to afford 35% of the total housing units in the program.</p> | <ul style="list-style-type: none"> - New construction - Housing development - Affordable housing |

Table VIII.34.C
Local Resources Available for Housing and Community Development Activities (Continued)

Los Angeles Urban County
2018 CDC Data

| Program | Description | Eligible Activities |
|--|---|--|
| Metro Affordable Transit Connected Housing (MATCH) program | <p>An affordable housing loan program for Los Angeles County with \$9 million in funding approved by the Metro Board of Directors. This program will be run by the Low Income Investment Fund with the additional \$9 million from the California Community Foundation, The California Endowment and the Weingart Foundation. This program will provide loans to preserve affordable housing and constructed near high-quality transit or within a half-mile of either a rail line or two bus lines with service every 15 minutes or less during peak hours. Loans will be available to qualified nonprofit affordable housing developers to purchase land or existing housing stock and result in a net increase of 1,800 affordable units. This program is to encourage community development with a mixture of housing, office, retail, and other commercial development with amenities in a walkable neighborhood within quality public transportation options.</p> <p>An agreement was executed between the Metro Board and the Community Development Commission of the County of Los Angeles (CDC) to develop and manage a \$1 million Transit Oriented Communities Small Business Loan Fund in 2018.</p> | <ul style="list-style-type: none"> - Affordable housing - Housing development |
| Rent Control Policy | <p>The County currently does not have a policy on rent control. However, cities that have such policies within the County are: Beverly Hills, Los Angeles, Santa Monica, and West Hollywood. Beverly Hills and West Hollywood are Los Angeles Urban County participating cities (they receive CDBG funding through the County). The County is studying the feasibility of enforcing rent control within mobile home parks</p> <p>Residents in rental units within the City of Los Angeles may be subject to the City's Rent Stabilization Ordinance (RSO) if the property was built on or before October 1, 1978. Newly constructed units that replaced demolished RSO rental units may also be covered under the RSO.</p> | <ul style="list-style-type: none"> - Rent stabilization |
| County of Los Angeles Measure H | <p>In March 2017, Los Angeles County voters approved Measure H, a ballot initiative expected to generate an estimated \$355 million annually for the next 10 years. This funding is to be used exclusively for combating homelessness through the implementation and coordination of The City and County Homeless Strategies. The City and County worked collaboratively with a 50-member revenue planning workgroup to achieve consensus on spending recommendations for the first three years of funding. The Board of Supervisors reviewed and approved the Measure H budget recommendations for year one on June 13, 2017. Services provided through Measure H will be leveraged in Permanent Supportive Housing projects developed under HHH creating a holistic approach to ending homelessness in the City and County of Los Angeles.</p> | <ul style="list-style-type: none"> Coordinated Entry System (CES) Subsidized Housing Homelessness Prevention Case Management and Services Increase Income Increase Affordable / Homeless Housing |

Table VIII.34.D
Local Resources Available for Housing and Community Development Activities (Continued)

Los Angeles Urban County
 2018 CDC Data

| Program | Description | Eligible Activities |
|-------------|--|--|
| Measure HHH | <p>City of Los Angeles will issue \$1.2 billion in obligation bonds to fund housing for homeless residents, chronically homeless residents, and those at risk of becoming homeless. Bond will also fund facilities that provide addiction treatment, mental health care, and other services.</p> <p>Homeless individuals and families will be served with supportive housing. Supportive housing includes health care, mental health and substance abuse treatment, education and job training. Homeless residents will also be provided temporary shelters and facilities including storage and showers.</p> <p>About 80% of funds will be directed towards permanent supportive housing. Up to 20% of the bond funds will be allocated towards affordable housing without services. This includes housing for veterans, individuals and families with low income.</p> <p>Bond will also fund infrastructure related to buying, building, and remodeling facilities</p> | <ul style="list-style-type: none"> - Fund supportive housing - Addiction treatment facilities - Mental Health Care - Homeless services |
| Measure JJJ | <p>Require qualified residential development projects with 10 or more units seeking General Plan amendments or certain zoning changes to include affordable housing units, and meet training, local hiring, and prevailing wage requirements. This law limits the City's ability to deny General Plan amendments for projects that satisfy certain criteria including locations near transit stops, comprise entirely of affordable housing units; meet training, local hiring, and prevailing wage requirements; and provide affordable housing.</p> <p>Requires the City to assess the impacts of Community Plan changes to not reduce the capacity for affordable units, access to local jobs, or undermine State or other affordable housing incentive programs.</p> <p>Create a new affordable housing incentive program for developments near major transit stops.</p> | <ul style="list-style-type: none"> - Create affordable housing near major transit stop - Provide affordable housing - Increase housing |

Table VIII.34.E
Local Resources Available for Housing and Community Development Activities (Continued)
 Los Angeles Urban County
 2018 CDC Data

| Program | Description | Eligible Activities |
|--|--|--|
| Los Angeles County Tenant Protections Policy Development Framework | <p>This Framework provides information about tenant protections to provide greater rental stability for at-risk tenants.</p> <p>CEO convene stakeholders to review Framework and assemble Tenant Protections Working Group (Working Group). Working group consists of two members appointed by each Supervisor and will make recommendations to the Board regarding tenant protection in unincorporated areas and countywide. CEO will also work with Los Angeles Economic Development Corporation (LAEDC) for input on progress and recommendations to Working Group. CEO will also work with Executive Office of Board for meetings of Working Group.</p> <p>This framework will review existing sources of information, and analyze private rental housing stock and commercial properties for lease; an inventory of rental property market stakeholders; State and federal laws that pertain to the County's ability to regulate the private rental market; and a review of the best tenant protection design practices implemented by other jurisdictions.</p> | <ul style="list-style-type: none"> - Framework for protection of renters and tenants - Retention of renters and tenants in dwelling unit |

PRIVATE SECTOR RESOURCES

The CDC also uses funds from a variety of private sources to complement its housing and community development funding from public sector sources, as shown in Table VIII.35.

| Table VII.35 Private Resources Available for Housing and Community Development Activities Los Angeles Urban County 2018 CDC Data | | |
|---|---|---|
| Program | Description | Eligible Activities |
| Federal National Mortgage Association (Fannie Mae) | <p>Loan Applicants apply to participating lenders for the following programs:</p> <p>Community Mortgage Improvement Program – mortgages that fund the purchase and rehabilitation of a home.</p> <p>Community Seconds Mortgage Loans – Second mortgage loans secured/subsidies provided in conjunction with a Fannie Mae Community Lending Product fixed-rate first mortgage.</p> <p>Fannie Neighbors – Second Mortgage secured/subsidized by a federal, state, or local government agency at no or very low interest.</p> <p>Fannie 97 – Low Down Payment Mortgages for Single-Family Home in underserved low-income and minority communities. 3% down payment mortgage loans for low-income home buyers. 3% loans for nonprofits, government agencies to pay for closing costs.</p> | <p>- Home Buyer Assistance and Rehabilitation</p> <p>- Homebuyer Assistance</p> |
| Private Lenders | The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low- and moderate-income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, such as first-time homebuyer, housing rehabilitation, or new construction. | - Varies, depending on individual program offered by bank |

LEVERAGING

The CDC leverages and links resources among various programs. For instance, the Workforce Investment Act (WIA) Program, County Community Service Block Grant (CSBG), and CDBG funds can be used to jointly fund projects. This allows the County to provide a wide range of public services to many low-income County residents. In the participating cities, CDBG funds are matched with other funds available to cities such as general funds and other local resources.

The CDC also uses various financial, administrative, and other funding mechanisms to leverage additional funds for development and preservation activities. For example:

Rental housing developers typically combine tax credits, State-administered funds, exercise processing fees, and property tax waivers.

- Development activities for homeowners typically utilize maximum subsidy limits below those permitted under federal regulations, thus requiring increased developer equity.
- For housing, the CDC leverages private funds from participating lenders with HOME and CDBG funds.
- Habitat for Humanity, which utilizes volunteer labor, discounted materials, and “sweat equity,” is used to develop many affordable units for homeownership where CDBG and HOME funds are used to acquire the site and complete public improvements.
- Local, non-federal dollars are used in combination with federal funds to construct developments located in the Urban County’s participating cities.
- Specialized client-based funding sources, funds provided through appropriate County departments, and local private contributions are used in conjunction with federal resources to construct service-enhanced developments.

MATCHING

The HOME and ESG programs require the CDC to provide matching funds.

HOME Program

HOME program regulations require a 25 percent non-federal match for every HOME dollar expended. Funds set aside for administration and for Community Housing Development Organization (CHDO) technical assistance and capacity building are exempt from this requirement. The match must be met by the end of the Federal Fiscal Year in which the expenditure occurred. This requirement is not project-specific but rather program-wide. The following non-federal sources are eligible as matches:

- Cash from a non-federal source
- The cost, not paid with Federal funds, of infrastructure improvements associated with HOME projects
- Donated site-preparation, construction materials and labor

- Value of forgone taxes, fees, or other charges
- Proceeds from affordable housing bonds issued by State or local government
- The cost of supportive services provided to families living in HOME units

ESG Program

ESG regulations require a dollar-for-dollar match. Funds provided through the County General Funds to LAHSA will provide 100 percent of the match requirement for ESG funds.

G. 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 CDC values its partners and affiliated agencies and recognizes their vital contributions to improving the health and wellbeing of the entire Los Angeles community.

The institutional structure comprises the private, public, and nonprofit organizations that help carry out the Consolidated Plan for the Urban County. The relationships and interaction of these organizations as they deliver programs and undertake activities is known as the County's housing and community development delivery system.

As part of the reporting requirements of the Consolidated Planning process, this section describes the institutional framework through which the CDC will carry out its Consolidated Plan. It first examines the CDC's housing and community development partners and affiliated agencies and how they cooperate with each other to administer policies, operate programs, implement projects, and provide services that enhance the lives of its residents. This section then presents the strengths and prospective weaknesses in this housing and community development institutional structure, the difference of which may be interpreted as gaps in the delivery system. It also describes the CDC's strategy to address these gaps.

COMMUNITY DEVELOPMENT COMMISSION

The Los Angeles County Board of Supervisors created the CDC in 1982 by combining the Community Development agency with the Housing Authority of the County of Los Angeles, which oversees the County's public housing and housing assistance programs. In bringing together these two (2) entities, the Board created a single agency to leverage resources that promote quality of life in Los Angeles County communities. The CDC's mission is to "Build better lives and better neighborhoods" by strengthening communities, empowering families, supporting local economies, and promoting individual achievement.

CDBG Program

The CDBG program was initiated by the Housing and Community Development Act of 1974. Although the Act has been amended in recent years, the primary objective continues to be the

development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income.

The Urban County CDBG program is designed to achieve this primary objective each year. Regulations governing the program also require that each activity undertaken with CDBG funds meet one (1) of three (3) broad national objectives as follows:

- Benefit low- and moderate-income persons,
- Aid in the prevention or elimination of slums and blight, or
- Meet other community development needs having particular urgency.

The CDC certifies that its Annual Action Plan has been designed to give maximum feasible priority to activities which meet the first and second objectives above. Additionally, the CDC certifies that no less than 70 percent of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons.

The CDC also supports capacity building activities with the CDBG program. These include technical assistance support to agencies to help them build capacity, carry out housing and community development activities, and coordinate with other agencies.

HOME Investment Partnerships Program

On November 28, 1990, the Cranston-Gonzalez National Affordable Housing Act was enacted. The HOME program was created as a result of this legislation. It affords states and local governments the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. This program provides federal funds for the development and rehabilitation of affordable rental and homeownership housing, replacing a series of programs previously funded by HUD. Funds are allocated by HUD to qualifying participating jurisdictions, such as the County of Los Angeles, based upon a variety of demographic and housing factors. With the exception of a waiver granted for disaster-related funding, HOME funds are subject to a 25 percent match of non-federal funds or in-kind contributions.

Following HUD's approval of the grant agreement with the CDC, HOME funds become available. The CDC follows a distribution method approved by the Board of Supervisors for HOME funding whereby funds become available for use in the County's unincorporated areas and participating cities. A portion of HOME funds and all American Dream Downpayment Initiative (ADDI-HOME) funds are allocated to the First-Time Homebuyer Program. Due to the extensive coverage and marketing of this program by lenders, brokers, and participating cities, its funds are offered on a first-come first-served basis, and are subject to equitable geographic distribution requirements.

Homeless Services Programs Including the ESG Program

The Emergency Shelter Grants program began in 1989 as part of the McKinney-Vento Homeless Assistance Act. The program was designed to improve the quality of existing emergency shelters,

make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted on May 20, 2009, made changes to the Emergency Shelter Grants program and renamed it the Emergency Solutions Grants (ESG) program. Under its new name, the ESG program's goals address assisting those recently facing homelessness to find permanent, stable housing.¹⁶¹ The program helps persons experiencing housing crisis or homelessness find housing through a rapid re-housing program, and supports homelessness prevention activities.

Los Angeles Homeless Services Authority

Since 1993, the County and City of Los Angeles have operated under a joint exercise of powers agreement which created the Los Angeles Homeless Services Authority (LAHSA) to provide coordinated homeless services. LAHSA is charged with planning the Continuum of Care for homeless services in the City and County of Los Angeles, a component of which includes distribution of the CDC's ESG funding to nonprofit agencies operating shelter programs. Programs initially assigned to LAHSA by the County and City of Los Angeles include the ESG Program and the Cold/Wet Weather Emergency Shelter Program, funded in part with CDBG funds, as well as other homeless services programs already being provided by the County and City.

In 1994, the County entered into a grant agreement with the City and HUD to implement the Los Angeles Area Homeless Initiative pursuant to the "HUD Demonstration Act of 1993." The County and City designated LAHSA to administer the Homeless Initiative. All of the County's homeless programs and funds are coordinated by LAHSA. Funds are apportioned in the County and City according to need and in keeping with the Continuum of Care, described in **Section V. Homeless Needs and Service**.

CEO of the County of Los Angeles coordinates the preparation of quarterly status reports. Homeless prevention and services programs are developed in cooperation with numerous County departments including the CEO; the departments of Public Social Services, Health Services, Public Health, Mental Health, and Children and Family Services; the Los Angeles County Sheriff; Los Angeles County Probation; and the CDC.

AVAILABILITY AND TARGETING OF SERVICES

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

Emergency Shelter Targeting Homeless on the Streets in Downtown Los Angeles: The objective of this project is to provide 64 emergency shelter beds and case management to encourage 200 chronically homeless persons living on the streets of Skid Row to connect with the CoC per year.

¹⁶¹ HEARTH: ESG Program and Consolidated Plan Conforming Amendments,
<http://www.hudhre.info/index.cfm?do=viewResource&ResourceID=4517>

Emergency Shelter Targeting Homeless on the Streets in Hollywood: The objective of this project is to provide 65 emergency shelter beds and case management to 100 chronically homeless persons living on the street or in encampments per year.

Homeless Shelter and Services: The goal of this project is to provide a variety of supportive services through emergency shelters, transitional housing, and permanent housing to 1,191 homeless persons annually.

Special Activities by Community Based Development Organizations (CBDO): Funds under this category are used to support three (3) different homeless providers in the Skid Row area of downtown Los Angeles and one (1) provider outside of the Skid Row area. Services provided included case management, counseling, benefits advocacy, money management, recovery services, educational and employment training, and employment placement.

Assistance for Skid Row Families: The goal of this project is to provide outreach, referral, case management, crisis intervention, hotel vouchers, and housing placement to 150 homeless families living on the streets of Skid Row in downtown Los Angeles.

Job Training and Placement Program: This program provides employment training through Chrysalis Street Works program cleaning streets in Central City East. The program assists homeless persons in finding permanent and temporary paid positions.

SHP-Funded Transitional Housing Programs: Transitional housing programs assist homeless individuals and families to save money for their permanent housing while working to increase and stabilize their income and build their independent living skills. Many transitional programs are designed for specific target populations and include services specific to the needs of the chronically homeless, families, veterans and transition age youth.

Family Solutions System (FSS) (Rapid Rehousing): The Family Solutions Centers of the FSS program focus on housing location/relocation and assist families to become permanently housed as rapidly as possible and then provide wrap-around supportive services to ensure that the family is stabilized and can retain their housing.

Table VIII.36 summarizes these programs by target population.

| Table VIII.36 Availability and Targeting of Services Los Angeles Urban County 2018 CDC Data | | |
|--|-----------------------------------|-----------------------------|
| Homelessness Prevention Service | Available in the Community | Targeted to Homeless |
| Homelessness Prevention Services | | |
| Counseling/Advocacy | X | |
| Legal Assistance | X | |
| Mortgage Assistance | X | |
| Rental Assistance | X | X |
| Utilities Assistance | X | X |
| Street Outreach Services | | |
| Law Enforcement | X | X |
| Mobile Clinics | X | X |
| Other Street Outreach Services | X | X |
| Supportive Services | | |
| Alcohol & Drug Abuse | X | X |
| Child Care | X | X |
| Education | X | X |
| Employment and Job Training | X | X |
| Healthcare | X | X |
| HIV/AIDS | X | X |
| Life Skills | X | X |
| Mental Health Counseling | X | X |
| Transportation | X | X |

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

The Housing Authority of the County of Los Angeles (HACoLA) is a public housing authority with jurisdiction throughout the unincorporated county and within the participating cities. Its purpose is to administer federal funds for public housing projects and government assisted housing units such as the Section 8 Rental Subsidy and Family Self-Sufficiency programs. HACoLA is staffed by the CDC, and is governed by the HACoLA Board of Commissioners.

The County Board of Supervisors serves as the Housing Board of Commissioners, with each of the five (5) members duly elected by Supervisorial District. Each member of the Housing Board of Commissioners in turn appoints a representative to the nine-member Housing Commission, with four (4) at-large members; two (2) selected from tenants of HACoLA developments and two (2) who are receiving Section 8 assistance through HACoLA. The Housing Commission serves as an advisory body to the Board of Commissioners on matters related to the HACoLA, including housing development, modernization, acquisition, management, maintenance, and administration.

The majority of HACoLA decisions, such as procurement, hiring and contracting, are independent of review and approval by the CDD Division of the CDC. The CDC maintains decentralized procedures by division, with all activities governed by the CDC's Purchasing, Policies, and Procedures Manual. The manual ensures that CDC activities are consistent with Office of Management and Budget regulations. The Central Services Division of the CDC is charged with providing final oversight of procurement and contracting to ensure compliance with adopted policies.

Because HACoLA is part of the overall CDC structure, there is good communication between HACoLA and other divisions of the CDC. Specifically, HACoLA communicates with the relevant divisions of the CDC regarding the public housing comprehensive plan, and proposed demolition or disposition of public housing projects or proposed development sites. The goals of the Public Housing Comprehensive Plan are coordinated with the Consolidated Plan and Annual Agency Plans that are submitted to the CDD Division for certification of consistency of the Consolidated Plan.

ADDITIONAL HOUSING AND COMMUNITY DEVELOPMENT AGENCIES

Other public agencies, for-profit entities, and nonprofit organizations all play a part in the provision of affordable housing and community services in the Urban County. The CDC strives to coordinate with these organizations in the development of the Consolidated Plan and in the delivery of the programs it covers.

Other County Departments

CDC 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. These departments include the departments of Children's Services, Community and Senior Service, County Sheriff, Health Services, Mental Health, Parks and Recreation, Public and Social Services, Public Works, and Regional Planning.

Nonprofit Organizations

Major players in the Urban County's institutional structure for housing and community development include nonprofit organizations. The CDC contracts directly with 85 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 CDC supplements its own efforts by entering into partnerships with private sector and nonprofit developers and housing development corporations.

STRENGTHS AND GAPS IN THE DELIVERY SYSTEM

The CDC 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, local municipalities, other agencies, and the private sector. Strengths and gaps regarding the institutional structure emerged from the focus groups, community meetings, forums, and other research.

Identified Strengths and Gaps

As noted previously, strengths and gaps in the institutional structure emerged from the focus groups, community meetings, forums, and other research. The primary gaps to be addressed over the five-year Consolidated Plan period are:

Gap #1: Lack of resources and coordination of available resources

Gap #2: Lack of supportive and affordable housing coordination

Gap #3: Lack of sufficient public and private partnerships

Gap #4: Insufficient coordination, technical assistance, and information sharing among housing and community development partners

STRATEGIES TO ADDRESS STRENGTHS AND GAPS IN THE DELIVERY SYSTEM

The identified strengths and gaps provide the basis for cooperative strategies to fill gaps in the Urban County's housing and community development delivery system. As the lead agency for the *2018–2023 Los Angeles Urban County Consolidated Plan for Housing and Community Development*, the CDC's focus on the institutional structure involves a broad strategy of coordination, empowerment, and communication with the public, private, and nonprofit sectors. This section discusses the CDC's five-year strategies to address relevant institutional structure gaps.

Gap #1: Lack of resources and coordination of available resources

Strategy #1: Leverage housing and economic development 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 CDC optimizes the coordination of a variety of resources brought to bear in the production of affordable housing. The CDC administers housing activities that range from the production of rental housing to the funding of a First-Time Homebuyer 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 produced through conventional financing.

Typically, the CDC lacks sufficient and flexible monetary resources to meet the demand generated for these activities. The County's fiscal crisis has severely affected its ability to provide basic services at previous levels. The shortage of resources means that fewer affordable housing units can be preserved or produced and, consequently, longer waiting lists for public housing result. Even with the availability of a variety of programs, resources for affordable housing, supportive services, and facilities for persons with special needs remain scarce. Like most jurisdictions, Los Angeles County has insufficient resources to meet these needs. The need for increased revenue for these items on the federal, state, and county levels competes with other legitimate public priorities, including education, transportation, healthcare, and welfare.

The CDC attempts to assemble a package of resources that can be applied, as appropriate, at every stage of the development process. Greater flexibility in the use of federal funds to "take-out" other federal monies and collateralize private financing would be useful.

Gap #2: Lack of supportive and affordable housing coordination

Strategy #2: Coordinate housing production and preservation activities for supportive and affordable housing

The CDC coordinates the development and rehabilitation of supportive housing by working with other County departments and nonprofit housing providers in those instances where the CDC has

access to land, capital funds, or specialized grants appropriate for such housing. The CDC's capabilities extend from writing funding applications through resource packaging and the production of housing.

Gap #3: Lack of sufficient public and private partnerships

Strategy #3: Create and strengthen public and private partnerships

The CDC works with local nonprofit organizations, including HOME program community housing development organizations (CHDOs). The CDC has established public-private partnerships in the production and rehabilitation of service-enhanced housing.

Gap #4: Insufficient coordination, technical assistance, and information sharing among housing and community development partners

Strategy #4: Improve communication with housing and community development partners through capacity building activities

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

Capacity Building and Technical Assistance

The CDC provides technical assistance to agencies to help them build capacity, carry out housing and community development activities, and coordinate with other agencies. The following are the tools that are implemented to increase effective information sharing and coordination with CDC partners:

Technical Assistance: The CDC makes technical assistance available to all agencies to help them carry out their activities.

CDBG Updates and Dialogue with Cities Meetings: In an effort to foster creative thought and policy development designed to enhance community development strategies and to further develop partnerships with the participating cities, the CDC hosts City Dialogues each quarter. The purpose of these meetings is to provide beneficial information and facilitate discussions of mutual interest, including those impacting community, economic, and housing development, that can assist city staff in the administration of its programs.

City Individual Meetings: The CDC also offers individualized meetings with participating cities to further acquaint city staff with programs offered by the CDC, and to discuss administrative issues relative to the CDBG Program. Through the one-on-one meetings, the CDC can provide specific responses to any questions city staff may have relative to eligible CDBG activities and other CDC programs, including the business loan programs, residential rehabilitation grants, and homeownership programs. These meetings provide an occasion to discuss administrative issues, including HUD regulations requiring grantees to have no more than 1.5 times its annual allocation

unused 60 days before the end of each fiscal year, and explore new ways to utilize a city's funds to meet this requirement.

Outreach to the Business Community: The CDC actively coordinates and shares information with businesses. Government and the community both provide proactive support for the local business community. The CDC allows participating cities to determine locally defined needs and solutions. Coordination occurs at the sub-regional, multi-jurisdictional levels.

H. ANTI-POVERTY STRATEGY

Many factors contribute to poverty, including a low level of education, a lack of job skills, a depressed regional economy, and a shortage of affordable childcare. The CDC's goals, programs, and policies for producing and preserving affordable housing and community development activities contribute to reducing the number of poverty level families. Over the five-year period, the CDC will continue to support its job training programs and economic development activities to expand employment opportunities. In addition, the CDC will fund social service activities such as parenting classes, teen programs which prevent illicit activities such as gangs 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.

The CDC 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 CDC consults with many public, private, and nonprofit organizations to ensure that its goals, programs, and policies for activities.

Defining Poverty

The extent of poverty in the Urban County is discussed in **Section III. D. Poverty and Food Insecurity**, where poverty thresholds are also reviewed. Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. The poverty thresholds were originally derived using U.S. Department of Agriculture food budgets designed for families under economic stress and data about the portion of their income families spent on food. The official poverty definition counts monetary income earned before taxes and does not include capital gains and non-cash benefits such as public housing, Medicaid, and food stamps.¹⁶²¹⁶³

The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index for All Urban Consumers; because of this, in areas such as California and New York, where cost of living is higher than the national average, the federal threshold may not include many people whose incomes are insufficient for the area in particular. If the federal

¹⁶² <https://www.census.gov/topics/income-poverty/poverty.html>

¹⁶³ The Orshansky poverty thresholds, developed in 1963 and 1964, were based on the expectation that a family should spend no more than one third (1/3) of its annual income, adjusted for inflation, on food, the only generally accepted standard of adequacy for essential living. However, since that time changes in consumption patterns and food prices have lowered the average portion of income spent on food, while medical and housing costs have increased dramatically. While poverty calculations have since been revised several times, they may not include many families considered to be poor by contemporary standards.—Fisher, Gordon M. *The Development of the Orshansky Poverty Thresholds and Their Subsequent History as the Official U.S. Poverty Measure*, 1992. <http://www.census.gov/hhes/povmeas/publications/orshansky.html>

definition of poverty were adjusted to take into account differences in housing costs between geographical areas, estimations of the poor and struggling populations could be far more accurate, making a much larger group of persons eligible for a variety of assistance programs and making more accurate formula funding allocations. Many organizations have recommended such a change, including the National Academy of Sciences (NAS) Panel on Poverty and Family Assistance, which created experimental poverty thresholds used by the Census Bureau in combination with HUD Fair Market Rent data. Median gross rent estimates from the ACS and Regional Price Parities estimated by the BEA could also be used.¹⁶⁴

Because the typical monthly housing cost in Los Angeles County is much higher than the typical monthly cost nationally and in more rural parts of the country, a regional poverty threshold based on housing in addition to food costs could more accurately describe poverty in the County. Under national standards, a family of three (3) in Los Angeles County earning, for example, 200 percent of the federal poverty threshold (\$20,420 in 2017, weighted average) is forced to pay a much larger *share* of its income on housing than a family of three (3) earning the same amount, living in a lower-cost county or state.

Despite the shortcomings of the federal poverty definition when applied in Los Angeles County, as measured in the 2002–2016 ACS, poverty was prevalent in the Los Angeles Urban County, at a rate of 13.5 percent. The Urban County experienced a higher poverty rate than the national average, which was 12.7 percent in 2016.¹⁶⁵

GOALS, PROGRAMS, AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

The CDC 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 CDC consults with many public, private, and nonprofit organizations to help ensure that its goals, programs, and policies for activities are effectively coordinated to best reduce the number of poverty level families. The CDC’s anti-poverty goals fall into several categories:

Affordable Housing: Providing low-income households with housing assistance allows them to live in safe, decent, attractive housing. It provides a base for them to maintain employment, provides a nurturing environment to raise children, and helps them become a part of the community where they work. The affordable housing projects funded by the CDC for low-income renters and homeowners directly support the anti-poverty strategy. Homeownership also helps families build individual wealth by building home equity.

Job Training: Education and training are important to help low-income persons to gain the skills needed to obtain and maintain employment. As part of welfare reform activities, the CDC will continue to implement the job training programs and activities to help families transition out of the public assistance dependency cycle. In addition, the CDC will make every effort to provide

¹⁶⁴ U.S. Census Bureau, *Alternative Geographic Adjustments of U.S. Poverty Thresholds: Impact on State Poverty Rates*, August 2009, <http://www.census.gov/hhes/povmeas/publications/povthres/Geo-Adj-Pov-Thld8.pdf>

¹⁶⁵ U.S. Census Bureau, 2006–2010 ACS Five-Year Estimates, American Fact Finder, <http://factfinder2.Census.gov/faces/nav/jsf/pages/index.xhtml>

additional opportunities through the federal Section 3 program. This program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- and moderate- income residents in connection with projects and activities in their neighborhoods.

Supportive Services: Such service enables people to prepare for, find, and keep jobs. Families moving from welfare to working need a variety of services to help them find and keep employment and successfully transition off of assistance. Over the five-year planning period, many of the CDBG-funded public services help with this goal.

Safe, Affordable Child Care: Childcare facilities and services are necessary if families are to move from the welfare rolls to the job rolls. As part of welfare reform activities, the CDC will continue to implement childcare programs and activities to assist families to transition out of the public assistance dependency cycle.

Transportation: Lack of transportation is one of the most common barriers to employment. The most frequently authorized transportation services are bus passes to enable lower-income people to travel to job locations and schools. Annual Action Plans describe activities that will provide bus tokens and vouchers for persons that are homeless so that they are able to receive job training, education assistance, and access to gainful employment. Transportation will also be provided to teenage parents to allow them to attend education classes and receive other training to develop marketable skills to enter the workforce.

Other: In addition, the following programs also serve to assist persons to meet their basic needs and/or to become self-sufficient:

- Family Self-Sufficiency program, which helps residents set and achieve personal, educational, and career objectives as well as transition to market rate rental housing or homeownership.
- Computer learning centers, which offer literacy and other remedial education, English as a Second Language, GED (General Equivalency Degree) preparation, and computer classes.
- The Living Wage Program, which requires applicable contractors and their subcontractors to pay their full-time employees providing services to the CDC no less than a living wage.

COORDINATION OF PROGRAMS AND SERVICES WITH ANTI-POVERTY EFFORTS

The CDC integrates housing services and social services by working closely with several County departments. These departments include the departments of:

- Regional Planning,
- Community and Senior Services,
- Mental Health Services,
- Public Works,
- Public Social Services,
- Sheriff,
- Parks and Recreation,

- Children Services, and
- Health Services.

Many programs are jointly funded, and staff from the various departments work together to provide housing services in concert with social services to improve the lives of low- and moderate-income residents, including the homeless and those with special needs.

The CDC is deeply involved in planning for the implementation of welfare reform both in its role as the County's community and economic development arm and as the Housing Authority of the County of Los Angeles (HACoLA). Linkages have been strengthened between the CDC and other County departments and agencies active in this area.

ANTI-POVERTY ROLE OF THE CDC AND PARTICIPATING CITIES

CDBG, HOME, and ESG-Funded Activities

Congress designed the CDBG, HOME and ESG programs to serve lower-income people, some of whom may meet the federal poverty definition, and at least 51 percent of whom are low- and moderate-income individuals and families.

CDBG: At least 70 percent of all CDBG funds must be used for activities that are considered under program rules to benefit low- to moderate-income persons. Additionally, every CDBG activity must meet one (1) of three (3) national objectives:

- Benefit low- and moderate-income persons (at least 51 percent of beneficiaries of low- to moderate-income);
- Address slums or blight; or
- Meet a particularly urgent community development need.¹⁶⁶

HOME: Under the HOME Investment Partnerships Program (HOME), households must earn no more than 80 percent of the Area Median Income (AMI), adjusted for household size, to be eligible for assistance. Furthermore, 90 percent of HOME participating jurisdictions' (PJs') annual HOME allocations invested in affordable rental housing must go to assist households earning no more than 60 percent AMI (the "90/60" rule).

ESG: The Emergency Solutions Grants (ESG) program provides homeless persons with basic shelter and essential supportive services. The program helps persons experiencing housing crisis or homelessness find permanent, stable housing through a rapid re-housing program, and supports homelessness prevention activities. It also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

The County's ESG program is administered through the Los Angeles Homeless Service Authority (LAHSA), a joint powers authority created by the City and County of Los Angeles. LAHSA supports, creates, and sustains solutions to homelessness in Los Angeles County by providing leadership,

¹⁶⁶ HUD, http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/entitlement

advocacy, planning, and management of program funding. LAHSA provides funding and guidance for a vast network of local, non-profit agencies with missions to help people overcome homelessness permanently. These agencies are dedicated to providing as much assistance as possible, including emergency shelter, to help homeless persons with housing, case management, counseling, advocacy, substance abuse programs, and other specialized services.

STATEWIDE PROGRAMS

A variety of related programs and services exist within the State of California.

Welfare Programs

The CDC's anti-poverty strategy and activities support the overall efforts of the State to move low-income families to economic self-sufficiency. The California Department of Social Services is the nexus of the State's Welfare-to-Work program and is thus the lead anti-poverty agency in the State.

California's welfare reform plan, known as the California Work Opportunity and Responsibility to Kids (CalWORKs), serves all 58 counties in the State and is operated locally by county welfare departments. CalWORKs gives cash aid and services to eligible needy California families. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, it may be eligible to receive immediate short-term help. Homeless assistance is included in the CalWORKs program, divided into the Temporary and Permanent homeless assistance programs.

Welfare-to-Work requirements encourage more families to gain employment and move off assistance. The combination of mandating work-focused activities and increasing incentives to work will reduce the amount needed for monthly benefits. Reductions in the number of families receiving assistance and for monthly benefits received will result in savings that can be reinvested to assist more families to become self-sufficient.

I. DISASTER RESPONSE AND RECOVERY

In the event of a declared disaster impacting the County, the CDC may redirect funds to address emergent needs. In an effort to make disaster response and recover a priority in the County's planning process, the CDC will make every effort to aid in recovery efforts in the event of a disaster.

In order to expedite the delivery of funds to address disaster recovery, the CDC may redirect funds without following the standard 30-day public review process, at the CDC's discretion. These activities must be in response to a declared disaster, and must meet the established guidelines of each program.

Eligible Activities

CPD funds may be redirected in the event of a declared disaster in Los Angeles County. The CDC may elect to use CPD 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 undertaken by federal or local sources. Eligible use of funds may be used to alleviate emergency condition and may include:

- 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, and
- Relocation assistance for people moved out of floodways.

The following narrative describes type of program funds that can be used in the event of a disaster in Los Angeles County.

CDBG Funds for Post-Disaster Community Needs

The CDC may elect to use their CDBG funds for emergency, short term assistance when such activities are not fully funded by FEMA, SBA, or other sources. Typical activities that may not be fully covered by FEMA and SBA, such as debris removal or an immediate repair to publicly-owned utilities, would often qualify as an interim assistance activity under the CDBG program. Interim assistance activities under §570.201(f)(2) can be undertaken to alleviate emergency conditions. The chief executive officer must determine that emergency conditions exist that threaten the public health and safety and require immediate resolution.

CDBG funds can also be used to pay for the deductible amount of a homeowner's hazard insurance after a storm as a public service activity. Under 570.207(b)(4), emergency grant payments may be made directly to the insurance provider on behalf of an income-eligible individual or family. If there

is no duplication of benefit, this assistance is likely to be a one-time payment and grantees should be aware this activity would be subject to the public services cap as set forth at §570.201(e).

CDBG funds can also be used for other public service activities that would assist those impacted by the disaster. While the general rule is that CDBG funds may not be used for income payments, such as rent and security deposits, food, and utilities, CDBG funds may be used as emergency grant payments over a period of up to three consecutive months to the provider of such items or services on behalf of an individual or family.

CDBG funds may also be used under the urgent need national objective to alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community. In the absence of substantial evidence to the contrary, under §570.208(c) and §570.483(d), the CDC must document that the existing conditions are of recent origin or which recently became urgent, that the CDC is unable to finance the activity on its own, and that other sources of funding are not available. A condition will generally be of recent origin if it developed or became critical within 18 months preceding the certification by the CDC.

HOME Funds for Disaster Relief

HOME funds are a potential financing source for long-term housing recovery efforts. Unlike CDBG, HOME funds cannot be used to assist in immediate clean up or restoration of services in the aftermath of a disaster. HOME funds can be used to repair, rehabilitate or rebuild properties damaged by a disaster or to construct new housing to meet post-disaster housing needs. If appropriate, a HOME grantee may opt to provide direct homeownership assistance to households affected by a disaster to enable them to purchase a new home. While provision of tenant based rental assistance (TBRA) to households displaced by a disaster is an eligible HOME activity, this should only be considered for households that cannot receive FEMA assistance. HOME TBRA can only be used to rent housing units. It may not be used for hotels or other temporary shelter that does not constitute housing.

ESG Funds for Disaster Relief

The Emergency Solutions Grant (ESG) Program may be used for assistance to both homeless persons and persons at risk of homelessness after a disaster. A person is considered homeless if they meet the definition of homeless at 24 CFR 576.2. This definition would include persons who:

- have left their home or are afraid to go home because a violent storm or disaster has made their home dangerous or life-threatening;
- have no other residence; and,
- lack the resources or support networks (e.g. family, friends, faith-based or other social networks) to obtain other permanent housing.

If an individual or family who is displaced was receiving homeless assistance or rapid re-housing assistance under the ESG or the Continuum of Care Program when the disaster occurred, the individual or family would not need to re-qualify as homeless to receive ESG assistance in the aftermath of the disaster.

Duplication of benefit requirements apply to the ESG Program as well. ESG funds may be used to address many short-term disaster response needs. Eligible ESG program components include street outreach, emergency shelter, homelessness prevention, and rapid re-housing. Under the rapid re-housing and homelessness prevention components of §576.103-§576.106 of the ESG Interim Rule, an eligible household may receive short-term or medium-term rental assistance; financial assistance for costs such as rental application fees, security deposits, last month's rent, utility deposits, utility payments, moving costs; and services costs such as housing search and placement, housing stability case management, mediation, and legal services. ESG rapid re-housing and homelessness prevention funds cannot be used to purchase clothing or to purchase furnishings for program participants.

For long term recovery efforts, ESG funds may be used to rehabilitate an emergency shelter damaged during the disaster. Often insurance will cover necessary repairs and rehabilitation. However, if the shelter does not have insurance or there is a gap in funding to repair the shelter, ESG funds may be used in accordance with the requirements at §576.102. All other resources available to repair the facility, including FEMA or other HUD assistance, must be exhausted prior to the use of ESG funding. Documentation that other available resources were applied for must be maintained.

IX. MONITORING

A. INTRODUCTION

As the lead agency for the *2018–2023 Los Angeles Urban County Consolidated Plan for Housing and Community Development*, the CDC has the responsibility to ensure that the Urban County’s CDBG, HOME, and ESG programs follow applicable laws and regulations. Therefore, the CDC continually hones its monitoring procedures. It views monitoring as an opportunity to provide ongoing technical assistance and support to help its grantees and participating cities reach project goals, achieve Consolidated Plan goals, expend funds, and improve service.

Monitoring by the CDC is not just a regulatory process or a fact-finding mission. Instead, it involves effective communication and cooperative, problem-solving relationships between the CDC and its partners. This section describes how the CDC monitors all projects funded by CDBG, HOME, and ESG funds. It also describes the monitoring procedures the CDC uses to ensure progress on Consolidated Plan strategies and activities.

PRINCIPLE OBJECTIVE

It is the principal objective of the CDC, as the grantee, to develop a standard approach to monitoring which ensures that federal funds received from HUD are used only for approved activities and that they are administered according to 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 CDC promotes efficient and effective grantee performance.

B. MONITORING TECHNIQUES

To achieve the stated objective, the CDC maintains a 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 all funded activities receive an appropriate level of review. Currently, the following four (4) types of monitoring techniques are incorporated into the CDC’s comprehensive monitoring approach.

Individual Project Monitoring

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

Team Monitoring

A supplementary technique used by the CDC allows staff the opportunity to schedule monitoring reviews in groups of two (2) or three (3) persons. The tool is effective for conducting in-depth financial and construction compliance reviews. These teams may comprise generalists and specialists including general program managers, accountants, and a construction contract compliance officer. Finally, this technique is utilized to provide ongoing training opportunities for new and inexperienced monitoring staff.

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 CDC's online grants management system to report beneficiary information, quarterly accomplishments, and expenditures. CDC 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 CDC's project files.

Comprehensive Technical Assistance Visits

Comprehensive Technical Assistance (CTA) visits assist agencies with ongoing projects. If an agency is encountering project implementation problems, CDC staff will visit the agency and conduct a comprehensive review of programmatic and financial records. CDC staff also conducts 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 letter may be sent to the agency. The issues addressed during the CTA visit are maintained in the CDC's project files and the information is used as reference material during future monitoring visits.

IN-PROGRESS MONITORING PROTOCOL

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

- Individual meetings with each subrecipient 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 subrecipients through the CDBG system, supplemented with the sampling of records that support funding of eligible activities.

- Annual field visits to provide tailored technical assistance, review the subrecipient's recordkeeping system, interview beneficiaries, discuss any client complaints, and review any additional relevant records that cannot be submitted electronically (e.g. voluminous or 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.

C. MONITORING STRATEGY

The CDC'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 CDC 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 for 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; and
- Prior Year monitoring.

Our 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. Our Annual Monitoring Plan is developed based on this risk assessment and includes two (2) different approaches for agency and project monitoring generally described as follows:

Full Monitoring Reviews

Agencies and projects selected for full monitoring review by a team of CDC staff to ensure compliance with all programmatic and financial requirements and primarily focus on the following:

Programmatic Monitoring

- Compliance with meeting the CDBG National Objective (i.e. 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.

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 *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 testing a representative sampling of documentation specific to the identified projects. Considering agency resources and type 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 the following:

Programmatic Review – The Quarterly Performance Report (QPR) are 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 in 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, self-certification forms.

Financial Review – The *CDBG Funding Requests* 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 *CDBG Online 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 CDBG Online System to support the selected *CDBG Funding Request*:

- Support for personnel costs include 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; and
- Support for Non-Personnel, Capital Outlays, and Indirect Costs including invoices, purchase orders and receipts, procurement and contracts, travel mileage reports, a cost allocation plan for charging allocated costs to CDBG, and an agency's general ledger; and

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 CDC provides to our 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, and useful forms to administer the requirements, and requests to review steps taken and results to ensure the activities are properly documented. Staff may be more frequently in contact with agencies who they have reason to think may need hands-on assistance in order to identify 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 CDC 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 (HQSs). A site visit is made to each development and multifamily rehabilitation project in order 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 HQSs.

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, first time homeowner units 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.

CONCLUSION

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

APPENDIX A: ADDITIONAL PLAN DATA

| Table A.1 Total Disabilities Tallied: Aged 5 and Older Los Angeles County 2016 Five-Year ACS | | | | | | |
|---|--------------------|-------------------|----------------------|-----------------------|----------------------|-------------------------------|
| Place | Disability | | | | | |
| | Hearing Disability | Vision Disability | Cognitive Disability | Ambulatory Disability | Self-Care Disability | Independent Living Difficulty |
| Agoura Hills | 332 | 214 | 581 | 886 | 304 | 634 |
| Arcadia | 1,440 | 748 | 1,565 | 2,564 | 1,425 | 2,246 |
| Avalon | 80 | 69 | 106 | 129 | 83 | 104 |
| Azusa | 873 | 742 | 1,558 | 1,734 | 768 | 1,387 |
| Bell | 514 | 457 | 1,282 | 1,705 | 859 | 1,290 |
| Bell Gardens | 606 | 494 | 1,175 | 1,448 | 831 | 1,100 |
| Beverly Hills | 1,094 | 521 | 1,241 | 1,945 | 1,112 | 1,471 |
| Calabasas | 253 | 178 | 634 | 1,054 | 652 | 742 |
| Cerritos | 1,378 | 684 | 1,496 | 2,307 | 1,058 | 1,961 |
| Claremont | 962 | 373 | 1,337 | 1,387 | 446 | 981 |
| Commerce | 360 | 295 | 629 | 929 | 443 | 695 |
| Covina | 1,277 | 745 | 1,675 | 2,347 | 1,077 | 1,849 |
| Cudahy | 340 | 388 | 849 | 1,085 | 545 | 718 |
| Culver City | 726 | 668 | 1,308 | 1,841 | 883 | 1,369 |
| Diamond Bar | 1,214 | 639 | 1,788 | 2,331 | 1,147 | 2,082 |
| Duarte | 700 | 423 | 779 | 1,500 | 903 | 1,293 |
| El Segundo | 297 | 104 | 302 | 417 | 105 | 258 |
| Hawaiian Gardens | 325 | 347 | 689 | 781 | 344 | 613 |
| Hermosa Beach | 442 | 232 | 600 | 442 | 205 | 508 |
| Irwindale | 37 | 41 | 26 | 100 | 44 | 51 |
| La Canada Flintridge | 408 | 226 | 429 | 651 | 330 | 552 |
| La Habra Heights | 268 | 13 | 56 | 292 | 117 | 104 |
| La Mirada | 1,008 | 694 | 1,557 | 2,551 | 945 | 1,914 |
| La Puente | 1,050 | 790 | 1,386 | 2,314 | 1,040 | 1,945 |
| La Verne | 1,479 | 821 | 1,505 | 2,126 | 976 | 1,692 |
| Lawndale | 651 | 986 | 1,049 | 1,826 | 988 | 1,240 |
| Lomita | 571 | 370 | 844 | 1,141 | 547 | 951 |
| Malibu | 429 | 130 | 433 | 424 | 217 | 428 |
| Manhattan Beach | 570 | 248 | 653 | 883 | 487 | 807 |
| Maywood | 355 | 506 | 605 | 1,083 | 539 | 771 |
| Monrovia | 812 | 483 | 781 | 1,689 | 845 | 1,259 |
| Rancho Palos Verdes | 1,491 | 580 | 1,644 | 2,124 | 1,069 | 1,759 |
| Rolling Hills Estates | 200 | 205 | 234 | 323 | 135 | 291 |
| San Dimas | 1,063 | 572 | 1,305 | 1,956 | 793 | 1,629 |
| San Fernando | 702 | 763 | 829 | 972 | 449 | 581 |
| San Gabriel | 1,043 | 618 | 1,047 | 1,445 | 759 | 1,377 |
| San Marino | 225 | 145 | 175 | 398 | 227 | 458 |
| Santa Fe Springs | 522 | 335 | 780 | 1,100 | 587 | 912 |
| Sierra Madre | 352 | 201 | 242 | 376 | 119 | 330 |
| Signal Hill | 125 | 159 | 456 | 451 | 170 | 342 |
| South El Monte | 630 | 388 | 790 | 1,375 | 553 | 968 |
| South Pasadena | 560 | 181 | 584 | 1,030 | 489 | 774 |
| Temple City | 813 | 462 | 1,124 | 1,703 | 976 | 1,517 |
| Torrance | 4,861 | 2,377 | 5,069 | 7,805 | 3,324 | 6,157 |
| Walnut | 735 | 269 | 694 | 1,168 | 579 | 1,113 |
| West Hollywood | 1,012 | 1,089 | 1,708 | 2,957 | 1,642 | 2,325 |
| Westlake Village | 294 | 68 | 250 | 352 | 134 | 297 |
| Incorporated Cities | 35,479 | 22,041 | 45,849 | 67,447 | 32,270 | 53,845 |
| Unincorporated Areas | 26,085 | 18,580 | 39,478 | 58,799 | 28,309 | 44,549 |
| Urban County | 61,564 | 40,621 | 85,327 | 126,246 | 60,579 | 98,394 |
| Remainder of County | 185,877 | 151,482 | 294,620 | 417,369 | 206,618 | 322,771 |
| Los Angeles County | 247,441 | 192,103 | 379,947 | 543,615 | 267,197 | 421,165 |

Table A.2
Total Disabilities Tallied Percentages: Aged 5 and Older
 Los Angeles County
 2016 Five-Year ACS

| Place | Disability Percentage | | | | | |
|-----------------------|-----------------------|-------------------|----------------------|-----------------------|----------------------|-------------------------------|
| | Hearing Disability | Vision Disability | Cognitive Disability | Ambulatory Disability | Self-Care Disability | Independent Living Difficulty |
| Agoura Hills | 1.6 | 1.0 | 3.0 | 4.5 | 1.5 | 4.0 |
| Arcadia | 2.5 | 1.3 | 2.8 | 4.7 | 2.6 | 5.0 |
| Avalon | 2.1 | 1.8 | 3.1 | 3.7 | 2.4 | 4.0 |
| Azusa | 1.8 | 1.5 | 3.4 | 3.8 | 1.7 | 3.7 |
| Bell | 1.4 | 1.3 | 3.9 | 5.2 | 2.6 | 5.1 |
| Bell Gardens | 1.4 | 1.2 | 3.0 | 3.8 | 2.2 | 3.9 |
| Beverly Hills | 3.2 | 1.5 | 3.7 | 5.8 | 3.3 | 5.3 |
| Calabasas | 1.1 | 0.7 | 2.7 | 4.5 | 2.8 | 4.1 |
| Cerritos | 2.8 | 1.4 | 3.1 | 4.8 | 2.2 | 4.9 |
| Claremont | 2.7 | 1.0 | 3.9 | 4.0 | 1.3 | 3.4 |
| Commerce | 2.8 | 2.3 | 5.3 | 7.8 | 3.7 | 7.3 |
| Covina | 2.6 | 1.5 | 3.8 | 5.3 | 2.4 | 5.1 |
| Cudahy | 1.4 | 1.6 | 3.9 | 4.9 | 2.5 | 4.4 |
| Culver City | 1.9 | 1.7 | 3.5 | 5.0 | 2.4 | 4.3 |
| Diamond Bar | 2.2 | 1.1 | 3.3 | 4.3 | 2.1 | 4.6 |
| Duarte | 3.3 | 2.0 | 3.8 | 7.4 | 4.4 | 7.7 |
| El Segundo | 1.8 | 0.6 | 1.9 | 2.7 | 0.7 | 2.0 |
| Hawaiian Gardens | 2.2 | 2.4 | 5.2 | 5.9 | 2.6 | 6.0 |
| Hermosa Beach | 2.2 | 1.2 | 3.2 | 2.4 | 1.1 | 3.2 |
| Irwindale | 2.8 | 3.1 | 2.1 | 8.0 | 3.5 | 5.2 |
| La Canada Flintridge | 2.0 | 1.1 | 2.2 | 3.4 | 1.7 | 3.6 |
| La Habra Heights | 5.0 | 0.2 | 1.1 | 5.6 | 2.2 | 2.3 |
| La Mirada | 2.1 | 1.4 | 3.4 | 5.5 | 2.0 | 4.9 |
| La Puente | 2.6 | 2.0 | 3.7 | 6.2 | 2.8 | 6.5 |
| La Verne | 4.6 | 2.6 | 5.0 | 7.1 | 3.3 | 6.8 |
| Lawndale | 2.0 | 3.0 | 3.4 | 5.9 | 3.2 | 4.9 |
| Lomita | 2.8 | 1.8 | 4.4 | 5.9 | 2.8 | 5.8 |
| Malibu | 3.3 | 1.0 | 3.5 | 3.4 | 1.7 | 3.9 |
| Manhattan Beach | 1.6 | 0.7 | 2.0 | 2.6 | 1.5 | 3.0 |
| Maywood | 1.3 | 1.8 | 2.4 | 4.3 | 2.2 | 4.0 |
| Monrovia | 2.2 | 1.3 | 2.3 | 4.9 | 2.4 | 4.4 |
| Rancho Palos Verdes | 3.5 | 1.4 | 4.0 | 5.2 | 2.6 | 5.3 |
| Rolling Hills Estates | 2.4 | 2.5 | 3.0 | 4.1 | 1.7 | 4.6 |
| San Dimas | 3.1 | 1.7 | 4.1 | 6.1 | 2.5 | 6.0 |
| San Fernando | 2.9 | 3.1 | 3.7 | 4.3 | 2.0 | 3.3 |
| San Gabriel | 2.6 | 1.6 | 2.8 | 3.8 | 2.0 | 4.3 |
| San Marino | 1.7 | 1.1 | 1.4 | 3.1 | 1.8 | 4.6 |
| Santa Fe Springs | 3.0 | 1.9 | 4.8 | 6.8 | 3.6 | 7.0 |
| Sierra Madre | 3.2 | 1.8 | 2.3 | 3.6 | 1.1 | 3.8 |
| Signal Hill | 1.1 | 1.4 | 4.4 | 4.3 | 1.6 | 4.0 |
| South El Monte | 3.1 | 1.9 | 4.1 | 7.2 | 2.9 | 6.3 |
| South Pasadena | 2.2 | 0.7 | 2.4 | 4.2 | 2.0 | 4.0 |
| Temple City | 2.3 | 1.3 | 3.3 | 5.0 | 2.9 | 5.4 |
| Torrance | 3.3 | 1.6 | 3.7 | 5.6 | 2.4 | 5.3 |
| Walnut | 2.4 | 0.9 | 2.4 | 4.1 | 2.0 | 4.6 |
| West Hollywood | 2.8 | 3.1 | 4.9 | 8.4 | 4.7 | 6.8 |
| Westlake Village | 3.5 | 0.8 | 3.1 | 4.3 | 1.6 | 4.4 |
| Incorporated Cities | 3.6 | 1.2 | 2.6 | 4.7 | 2.6 | 5.5 |
| Unincorporated Areas | 2.7 | 1.0 | 2.2 | 4.1 | 2.2 | 4.5 |
| Urban County | 2.5 | 1.6 | 3.6 | 5.4 | 2.6 | 5.1 |
| Remainder of County | 18.9 | 8.0 | 16.4 | 29.2 | 16.4 | 32.8 |

| Table A.3 Disposition of Vacant Housing Unit Percentages Los Angeles County 2010 Census | | | | | | | |
|--|-------------|-------------|---------------------|-------------------|---|---------------------|--------------|
| Vacant Housing Units Percentage | | | | | | | |
| Place | For Rent | For Sale | Rented Not Occupied | Sold Not Occupied | For Seasonal, Recreational, or Occasional Use | For Migrant Workers | Other Vacant |
| Agoura Hills | 45.7 | 11.2 | 2.7 | 4.3 | 14.0 | 0.0 | 22.1 |
| Arcadia | 47.4 | 12.6 | 2.4 | 4.4 | 9.4 | 0.0 | 23.8 |
| Avalon | 16.8 | 2.4 | 2.0 | 0.5 | 74.0 | 0.3 | 4.0 |
| Azusa | 62.8 | 14.6 | 1.6 | 4.6 | 2.5 | 0.0 | 13.7 |
| Bell | 61.7 | 12.4 | 2.9 | 1.4 | 3.5 | 0.0 | 18.2 |
| Bell Gardens | 58.3 | 14.8 | 3.6 | 1.5 | 6.0 | 0.0 | 15.7 |
| Beverly Hills | 47.6 | 9.6 | 2.1 | 4.3 | 21.4 | 0.1 | 14.8 |
| Calabasas | 37.0 | 22.4 | 0.3 | 6.3 | 16.7 | 0.0 | 17.3 |
| Cerritos | 27.0 | 25.2 | 2.4 | 8.1 | 10.5 | 0.0 | 26.7 |
| Claremont | 41.8 | 13.3 | 2.6 | 6.4 | 9.7 | 0.0 | 26.3 |
| Commerce | 37.5 | 18.2 | 4.5 | 3.4 | 12.5 | 0.0 | 23.9 |
| Covina | 62.4 | 13.7 | 2.6 | 3.3 | 2.8 | 0.0 | 15.1 |
| Cudahy | 65.0 | 8.0 | 5.5 | 9.8 | 2.5 | 0.0 | 9.2 |
| Culver City | 46.8 | 9.1 | 4.4 | 3.2 | 8.7 | 0.0 | 27.8 |
| Diamond Bar | 32.3 | 23.8 | 2.6 | 6.3 | 12.3 | 0.2 | 22.4 |
| Duarte | 44.0 | 22.0 | 2.9 | 5.8 | 5.0 | 0.0 | 20.3 |
| El Segundo | 53.5 | 4.0 | 4.3 | 5.2 | 16.3 | 0.0 | 16.6 |
| Hawaiian Gardens | 63.1 | 19.1 | 0.7 | 3.5 | 0.7 | 0.0 | 12.8 |
| Hermosa Beach | 40.4 | 7.4 | 2.6 | 2.8 | 34.6 | 0.0 | 12.3 |
| Irwindale | 18.8 | 12.5 | 0.0 | 6.2 | 0.0 | 0.0 | 62.5 |
| La Canada Flintridge | 17.5 | 21.7 | 2.5 | 15.0 | 10.8 | 0.0 | 32.5 |
| La Habra Heights | 9.3 | 12.0 | 1.3 | 10.7 | 32.0 | 0.0 | 34.7 |
| La Mirada | 31.6 | 22.4 | 2.9 | 8.8 | 7.3 | 0.0 | 27.0 |
| La Puente | 49.0 | 18.7 | 3.2 | 2.6 | 1.0 | 0.0 | 25.5 |
| La Verne | 38.4 | 33.2 | 2.1 | 3.1 | 4.9 | 0.0 | 18.4 |
| Lawndale | 53.0 | 12.6 | 4.3 | 1.9 | 4.3 | 0.0 | 24.0 |
| Lomita | 44.5 | 7.6 | 4.1 | 4.7 | 9.0 | 0.0 | 30.2 |
| Malibu | 13.3 | 6.9 | 0.9 | 2.4 | 62.0 | 0.0 | 14.5 |
| Manhattan Beach | 29.0 | 8.6 | 2.5 | 6.2 | 34.0 | 0.0 | 19.8 |
| Maywood | 58.9 | 11.6 | 6.3 | 1.9 | 1.4 | 1.0 | 18.8 |
| Monrovia | 50.4 | 12.4 | 3.4 | 1.7 | 6.9 | 0.0 | 25.3 |
| Rancho Palos Verdes | 34.0 | 12.5 | 2.4 | 5.8 | 21.0 | 0.0 | 24.3 |
| Rolling Hills Estates | 9.6 | 37.0 | 0.7 | 7.4 | 9.6 | 0.0 | 35.6 |
| San Dimas | 40.5 | 20.4 | 1.3 | 5.9 | 10.1 | 0.0 | 21.8 |
| San Fernando | 34.0 | 11.7 | 5.2 | 4.6 | 3.7 | 0.0 | 40.7 |
| San Gabriel | 55.7 | 9.2 | 1.4 | 3.9 | 5.3 | 0.0 | 24.5 |
| San Marino | 17.7 | 14.3 | 2.0 | 20.4 | 23.1 | 0.0 | 22.4 |
| Santa Fe Springs | 47.6 | 27.1 | 3.5 | 0.9 | 1.7 | 0.0 | 19.2 |
| Sierra Madre | 35.1 | 10.5 | 4.7 | 4.0 | 13.8 | 0.0 | 31.9 |
| Signal Hill | 53.0 | 18.1 | 3.4 | 8.2 | 6.0 | 0.0 | 11.2 |
| South El Monte | 60.6 | 11.3 | 4.2 | 0.0 | 7.0 | 0.0 | 16.9 |
| South Pasadena | 56.5 | 8.0 | 2.3 | 2.2 | 10.0 | 0.0 | 21.0 |
| Temple City | 44.4 | 11.0 | 0.6 | 5.7 | 6.5 | 0.0 | 31.9 |
| Torrance | 57.8 | 10.6 | 3.4 | 4.7 | 7.7 | 0.0 | 15.7 |
| Walnut | 20.9 | 26.4 | 0.5 | 15.0 | 10.0 | 0.0 | 27.3 |
| West Hollywood | 53.4 | 8.9 | 3.5 | 1.4 | 16.9 | 0.0 | 15.8 |
| Westlake Village | 19.7 | 23.0 | 4.9 | 8.2 | 26.2 | 0.0 | 18.0 |
| Incorporated Cities | 43.8 | 12.5 | 2.7 | 4.2 | 17.0 | 0.0 | 19.7 |
| Unincorporated Areas | 37.7 | 16.9 | 2.0 | 4.4 | 12.1 | 0.3 | 26.5 |
| Urban County | 41.3 | 14.3 | 2.4 | 4.3 | 15.0 | 0.1 | 22.5 |
| Los Angeles County | 51.5 | 13.1 | 2.4 | 3.3 | 9.4 | 0.1 | 20.2 |

| Table A.4 Hispanic Population Los Angeles County 2010 Census | | | | | | | | |
|---|-----------------------|--------------|-----------------|--------------|--------------------------------------|----------------|-------------------|------------------|
| Place | Races and Ethnicities | | | | | | | Total |
| | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islander | Other | Two or More Races | |
| Agoura Hills | 1,176 | 11 | 25 | 18 | 2 | 539 | 165 | 1,936 |
| Arcadia | 3,724 | 53 | 113 | 129 | 1 | 2,262 | 517 | 6,799 |
| Avalon | 781 | 10 | 16 | 5 | 3 | 1,133 | 131 | 2,079 |
| Azusa | 17,760 | 206 | 448 | 158 | 20 | 11,208 | 1,528 | 31,328 |
| Bell | 17,370 | 123 | 251 | 30 | 6 | 13,830 | 1,418 | 33,028 |
| Bell Gardens | 19,691 | 176 | 379 | 35 | 9 | 18,731 | 1,250 | 40,271 |
| Beverly Hills | 1,318 | 21 | 19 | 23 | 2 | 398 | 160 | 1,941 |
| Calabasas | 1,009 | 19 | 18 | 16 | 2 | 300 | 117 | 1,481 |
| Cerritos | 3,200 | 105 | 80 | 200 | 19 | 1,739 | 540 | 5,883 |
| Claremont | 4,098 | 91 | 92 | 64 | 3 | 1,944 | 627 | 6,919 |
| Commerce | 6,528 | 30 | 113 | 6 | 2 | 4,862 | 573 | 12,114 |
| Covina | 13,649 | 207 | 404 | 192 | 19 | 9,157 | 1,402 | 25,030 |
| Cudahy | 11,203 | 140 | 200 | 27 | 16 | 10,298 | 966 | 22,850 |
| Culver City | 4,801 | 107 | 126 | 86 | 11 | 3,144 | 750 | 9,025 |
| Diamond Bar | 6,622 | 94 | 111 | 261 | 14 | 3,144 | 892 | 11,138 |
| Duarte | 5,347 | 101 | 116 | 74 | 2 | 4,048 | 502 | 10,190 |
| El Segundo | 1,482 | 16 | 28 | 31 | 8 | 743 | 301 | 2,609 |
| Hawaiian Gardens | 5,433 | 64 | 132 | 22 | 8 | 4,915 | 436 | 11,010 |
| Hermosa Beach | 1,148 | 13 | 21 | 14 | 3 | 273 | 160 | 1,632 |
| Irwindale | 746 | 7 | 27 | 6 | 7 | 446 | 49 | 1,288 |
| La Canada Flintridge | 865 | 8 | 20 | 33 | 1 | 195 | 145 | 1,267 |
| La Habra Heights | 809 | 2 | 21 | 6 | 0 | 329 | 87 | 1,254 |
| La Mirada | 11,044 | 89 | 256 | 120 | 28 | 6,568 | 1,167 | 19,272 |
| La Puente | 17,823 | 107 | 355 | 86 | 11 | 14,269 | 1,245 | 33,896 |
| La Verne | 5,860 | 73 | 167 | 71 | 7 | 2,764 | 693 | 9,635 |
| Lawndale | 8,963 | 266 | 206 | 127 | 24 | 9,235 | 1,181 | 20,002 |
| Lomita | 3,190 | 111 | 98 | 73 | 28 | 2,620 | 532 | 6,652 |
| Malibu | 519 | 11 | 3 | 5 | 0 | 164 | 67 | 769 |
| Manhattan Beach | 1,813 | 8 | 15 | 31 | 5 | 325 | 243 | 2,440 |
| Maywood | 13,746 | 117 | 184 | 26 | 6 | 11,467 | 1,150 | 26,696 |
| Monrovia | 6,909 | 154 | 190 | 110 | 7 | 5,725 | 948 | 14,043 |
| Rancho Palos Verdes | 2,375 | 27 | 26 | 79 | 2 | 656 | 391 | 3,556 |
| Rolling Hills Estates | 329 | 2 | 7 | 12 | 0 | 101 | 48 | 499 |
| San Dimas | 6,590 | 69 | 156 | 115 | 12 | 2,767 | 782 | 10,491 |
| San Fernando | 10,809 | 76 | 248 | 56 | 14 | 9,863 | 801 | 21,867 |
| San Gabriel | 5,537 | 51 | 165 | 97 | 17 | 3,718 | 604 | 10,189 |
| San Marino | 562 | 2 | 4 | 29 | 0 | 173 | 85 | 855 |
| Santa Fe Springs | 7,587 | 66 | 168 | 53 | 11 | 4,686 | 566 | 13,137 |
| Sierra Madre | 1,076 | 10 | 14 | 20 | 1 | 351 | 156 | 1,628 |
| Signal Hill | 1,310 | 75 | 56 | 34 | 23 | 1,742 | 232 | 3,472 |
| South El Monte | 9,453 | 74 | 226 | 32 | 2 | 6,682 | 610 | 17,079 |
| South Pasadena | 2,743 | 35 | 81 | 69 | 3 | 1,341 | 495 | 4,767 |
| Temple City | 3,846 | 27 | 115 | 121 | 6 | 2,280 | 458 | 6,853 |
| Torrance | 12,742 | 215 | 250 | 533 | 57 | 7,303 | 2,340 | 23,440 |
| Walnut | 3,268 | 38 | 40 | 122 | 0 | 1,706 | 401 | 5,575 |
| West Hollywood | 2,186 | 63 | 57 | 48 | 4 | 959 | 296 | 3,613 |
| Westlake Village | 386 | 1 | 3 | 5 | 2 | 93 | 43 | 533 |
| Incorporated Cities | 269,426 | 3,371 | 5,850 | 3,510 | 428 | 191,196 | 28,250 | 502,031 |
| Unincorporated Areas | 292,822 | 4,303 | 6,705 | 2,194 | 381 | 269,406 | 26,229 | 602,040 |
| Urban County | 562,248 | 7,674 | 12,555 | 5,704 | 809 | 460,602 | 54,479 | 1,104,071 |
| Remainder of County | 1,646,030 | 34,114 | 41,387 | 15,490 | 2,821 | 1,654,663 | 189,313 | 3,583,818 |

| Table A.5 Hispanic Population Percentages Los Angeles County 2010 Census | | | | | | | |
|---|-------------------------------|------------|-----------------|------------|--------------------------------------|-------------|-------------------|
| Place | Race and Ethnicity Percentage | | | | | | |
| | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islander | Other | Two or More Races |
| Agoura Hills | 60.7 | 0.6 | 1.3 | 0.9 | 0.1 | 27.8 | 8.5 |
| Arcadia | 54.8 | 0.8 | 1.7 | 1.9 | 0.0 | 33.3 | 7.6 |
| Avalon | 37.6 | 0.5 | 0.8 | 0.2 | 0.1 | 54.5 | 6.3 |
| Azusa | 56.7 | 0.7 | 1.4 | 0.5 | 0.1 | 35.8 | 4.9 |
| Bell | 52.6 | 0.4 | 0.8 | 0.1 | 0.0 | 41.9 | 4.3 |
| Bell Gardens | 48.9 | 0.4 | 0.9 | 0.1 | 0.0 | 46.5 | 3.1 |
| Beverly Hills | 67.9 | 1.1 | 1.0 | 1.2 | 0.1 | 20.5 | 8.2 |
| Calabasas | 68.1 | 1.3 | 1.2 | 1.1 | 0.1 | 20.3 | 7.9 |
| Cerritos | 54.4 | 1.8 | 1.4 | 3.4 | 0.3 | 29.6 | 9.2 |
| Claremont | 59.2 | 1.3 | 1.3 | 0.9 | 0.0 | 28.1 | 9.1 |
| Commerce | 53.9 | 0.2 | 0.9 | 0.0 | 0.0 | 40.1 | 4.7 |
| Covina | 54.5 | 0.8 | 1.6 | 0.8 | 0.1 | 36.6 | 5.6 |
| Cudahy | 49.0 | 0.6 | 0.9 | 0.1 | 0.1 | 45.1 | 4.2 |
| Culver City | 53.2 | 1.2 | 1.4 | 1.0 | 0.1 | 34.8 | 8.3 |
| Diamond Bar | 59.5 | 0.8 | 1.0 | 2.3 | 0.1 | 28.2 | 8.0 |
| Duarte | 52.5 | 1.0 | 1.1 | 0.7 | 0.0 | 39.7 | 4.9 |
| El Segundo | 56.8 | 0.6 | 1.1 | 1.2 | 0.3 | 28.5 | 11.5 |
| Hawaiian Gardens | 49.3 | 0.6 | 1.2 | 0.2 | 0.1 | 44.6 | 4.0 |
| Hermosa Beach | 70.3 | 0.8 | 1.3 | 0.9 | 0.2 | 16.7 | 9.8 |
| Irwindale | 57.9 | 0.5 | 2.1 | 0.5 | 0.5 | 34.6 | 3.8 |
| La Canada Flintridge | 68.3 | 0.6 | 1.6 | 2.6 | 0.1 | 15.4 | 11.4 |
| La Habra Heights | 64.5 | 0.2 | 1.7 | 0.5 | 0.0 | 26.2 | 6.9 |
| La Mirada | 57.3 | 0.5 | 1.3 | 0.6 | 0.1 | 34.1 | 6.1 |
| La Puente | 52.6 | 0.3 | 1.0 | 0.3 | 0.0 | 42.1 | 3.7 |
| La Verne | 60.8 | 0.8 | 1.7 | 0.7 | 0.1 | 28.7 | 7.2 |
| Lawndale | 44.8 | 1.3 | 1.0 | 0.6 | 0.1 | 46.2 | 5.9 |
| Lomita | 48.0 | 1.7 | 1.5 | 1.1 | 0.4 | 39.4 | 8.0 |
| Malibu | 67.5 | 1.4 | 0.4 | 0.7 | 0.0 | 21.3 | 8.7 |
| Manhattan Beach | 74.3 | 0.3 | 0.6 | 1.3 | 0.2 | 13.3 | 10.0 |
| Maywood | 51.5 | 0.4 | 0.7 | 0.1 | 0.0 | 43.0 | 4.3 |
| Monrovia | 49.2 | 1.1 | 1.4 | 0.8 | 0.0 | 40.8 | 6.8 |
| Rancho Palos Verdes | 66.8 | 0.8 | 0.7 | 2.2 | 0.1 | 18.4 | 11.0 |
| Rolling Hills Estates | 65.9 | 0.4 | 1.4 | 2.4 | 0.0 | 20.2 | 9.6 |
| San Dimas | 62.8 | 0.7 | 1.5 | 1.1 | 0.1 | 26.4 | 7.5 |
| San Fernando | 49.4 | 0.3 | 1.1 | 0.3 | 0.1 | 45.1 | 3.7 |
| San Gabriel | 54.3 | 0.5 | 1.6 | 1.0 | 0.2 | 36.5 | 5.9 |
| San Marino | 65.7 | 0.2 | 0.5 | 3.4 | 0.0 | 20.2 | 9.9 |
| Santa Fe Springs | 57.8 | 0.5 | 1.3 | 0.4 | 0.1 | 35.7 | 4.3 |
| Sierra Madre | 66.1 | 0.6 | 0.9 | 1.2 | 0.1 | 21.6 | 9.6 |
| Signal Hill | 37.7 | 2.2 | 1.6 | 1.0 | 0.7 | 50.2 | 6.7 |
| South El Monte | 55.3 | 0.4 | 1.3 | 0.2 | 0.0 | 39.1 | 3.6 |
| South Pasadena | 57.5 | 0.7 | 1.7 | 1.4 | 0.1 | 28.1 | 10.4 |
| Temple City | 56.1 | 0.4 | 1.7 | 1.8 | 0.1 | 33.3 | 6.7 |
| Torrance | 54.4 | 0.9 | 1.1 | 2.3 | 0.2 | 31.2 | 10.0 |
| Walnut | 58.6 | 0.7 | 0.7 | 2.2 | 0.0 | 30.6 | 7.2 |
| West Hollywood | 60.5 | 1.7 | 1.6 | 1.3 | 0.1 | 26.5 | 8.2 |
| Westlake Village | 72.4 | 0.2 | 0.6 | 0.9 | 0.4 | 17.4 | 8.1 |
| Incorporated Cities | 53.7 | 0.7 | 1.2 | 0.7 | 0.1 | 38.1 | 5.6 |
| Unincorporated Areas | 48.6 | 0.7 | 1.1 | 0.4 | 0.1 | 44.7 | 4.4 |
| Urban County | 50.9 | 0.7 | 1.1 | 0.5 | 0.1 | 41.7 | 4.9 |

| Table A.6 Disability by Age Los Angeles County 2016 Five-Year ACS Data | | | | | | | |
|---|----------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Place | Disability Age | | | | | | Total |
| | Under 5 | 5 to 17 | 18 to 34 | 35 to 64 | 65 to 74 | 75 or Older | |
| Agoura Hills | 0 | 124 | 113 | 634 | 340 | 412 | 1,623 |
| Arcadia | 9 | 216 | 277 | 952 | 781 | 2,177 | 4,412 |
| Avalon | 0 | 41 | 17 | 68 | 68 | 59 | 253 |
| Azusa | 12 | 339 | 643 | 1,284 | 443 | 885 | 3,606 |
| Bell | 0 | 377 | 346 | 1,198 | 467 | 557 | 2,945 |
| Bell Gardens | 0 | 338 | 446 | 1,026 | 441 | 499 | 2,750 |
| Beverly Hills | 0 | 208 | 283 | 740 | 569 | 1,620 | 3,420 |
| Calabasas | 0 | 89 | 232 | 547 | 428 | 385 | 1,681 |
| Cerritos | 0 | 200 | 308 | 1,177 | 841 | 1,760 | 4,286 |
| Claremont | 11 | 174 | 550 | 759 | 494 | 1,119 | 3,107 |
| Commerce | 12 | 91 | 161 | 579 | 323 | 382 | 1,548 |
| Covina | 42 | 169 | 324 | 2,037 | 728 | 1,304 | 4,604 |
| Cudahy | 25 | 229 | 362 | 747 | 283 | 305 | 1,951 |
| Culver City | 7 | 236 | 335 | 785 | 704 | 1,456 | 3,523 |
| Diamond Bar | 0 | 263 | 325 | 1,431 | 788 | 1,583 | 4,390 |
| Duarte | 0 | 93 | 139 | 784 | 555 | 948 | 2,519 |
| El Segundo | 0 | 119 | 72 | 344 | 111 | 368 | 1,014 |
| Hawaiian Gardens | 0 | 100 | 331 | 469 | 277 | 327 | 1,504 |
| Hermosa Beach | 0 | 74 | 166 | 386 | 234 | 397 | 1,257 |
| Irwindale | 0 | 17 | 17 | 58 | 26 | 33 | 151 |
| La Canada Flintridge | 0 | 103 | 66 | 320 | 200 | 655 | 1,344 |
| La Habra Heights | 0 | 0 | 12 | 118 | 64 | 342 | 536 |
| La Mirada | 0 | 215 | 561 | 1,452 | 750 | 1,654 | 4,632 |
| La Puente | 78 | 281 | 494 | 1,418 | 831 | 1,043 | 4,145 |
| La Verne | 46 | 366 | 451 | 1,623 | 602 | 1,314 | 4,402 |
| Lawndale | 0 | 234 | 338 | 1,352 | 544 | 738 | 3,206 |
| Lomita | 13 | 56 | 234 | 944 | 283 | 582 | 2,112 |
| Malibu | 0 | 26 | 94 | 359 | 218 | 412 | 1,109 |
| Manhattan Beach | 20 | 257 | 113 | 508 | 214 | 844 | 1,956 |
| Maywood | 0 | 184 | 184 | 752 | 295 | 410 | 1,825 |
| Monrovia | 55 | 82 | 274 | 1,117 | 497 | 942 | 2,967 |
| Rancho Palos Verdes | 0 | 237 | 205 | 821 | 927 | 2,187 | 4,377 |
| Rolling Hills Estates | 0 | 60 | 58 | 235 | 141 | 290 | 784 |
| San Dimas | 0 | 282 | 333 | 1,147 | 601 | 1,441 | 3,804 |
| San Fernando | 40 | 229 | 287 | 874 | 404 | 454 | 2,288 |
| San Gabriel | 0 | 109 | 275 | 792 | 581 | 1,264 | 3,021 |
| San Marino | 0 | 6 | 0 | 179 | 168 | 480 | 833 |
| Santa Fe Springs | 0 | 164 | 196 | 718 | 256 | 702 | 2,036 |
| Sierra Madre | 26 | 11 | 55 | 226 | 232 | 356 | 906 |
| Signal Hill | 0 | 100 | 91 | 346 | 126 | 155 | 818 |
| South El Monte | 0 | 131 | 103 | 869 | 369 | 773 | 2,245 |
| South Pasadena | 0 | 115 | 100 | 576 | 421 | 700 | 1,912 |
| Temple City | 9 | 97 | 286 | 989 | 581 | 1,159 | 3,121 |
| Torrance | 0 | 928 | 904 | 4,446 | 2,172 | 5,904 | 14,354 |
| Walnut | 0 | 124 | 195 | 482 | 388 | 1,049 | 2,238 |
| West Hollywood | 0 | 14 | 211 | 1,479 | 487 | 1,972 | 4,163 |
| Westlake Village | 0 | 32 | 60 | 174 | 158 | 311 | 735 |
| Incorporated Cities | 405 | 7,940 | 11,627 | 40,321 | 21,411 | 44,709 | 126,413 |
| Unincorporated Areas | 350 | 7,195 | 11,367 | 39,844 | 17,992 | 27,399 | 104,147 |
| Urban County | 755 | 15,135 | 22,994 | 80,165 | 39,403 | 72,108 | 230,560 |
| Remainder of County | 2,772 | 47,878 | 82,673 | 288,224 | 128,027 | 204,582 | 754,156 |

| Table A.7 Disability Percentages by Age Los Angeles County 2016 Five-Year ACS Data | | | | | | | |
|---|---------------------------|---------|----------|----------|----------|-------------|-------|
| Place | Disability Age Percentage | | | | | | Total |
| | Under 5 | 5 to 17 | 18 to 34 | 35 to 64 | 65 to 74 | 75 or Older | |
| Agoura Hills | 0.0 | 3.1 | 3.8 | 6.3 | 17.2 | 56.2 | 100.0 |
| Arcadia | 0.4 | 2.2 | 2.8 | 3.7 | 15.1 | 47.6 | 100.0 |
| Avalon | 0.0 | 4.7 | 2.0 | 4.8 | 37.8 | 36.6 | 100.0 |
| Azusa | 0.4 | 4.3 | 3.7 | 8.0 | 16.8 | 56.9 | 100.0 |
| Bell | 0.0 | 5.1 | 3.5 | 9.5 | 27.7 | 51.8 | 100.0 |
| Bell Gardens | 0.0 | 3.3 | 3.8 | 7.3 | 24.9 | 62.8 | 100.0 |
| Beverly Hills | 0.0 | 3.7 | 4.0 | 5.3 | 17.2 | 47.3 | 100.0 |
| Calabasas | 0.0 | 1.8 | 5.6 | 5.2 | 17.4 | 33.0 | 100.0 |
| Cerritos | 0.0 | 2.6 | 3.4 | 5.7 | 14.1 | 40.7 | 100.0 |
| Claremont | 0.8 | 3.3 | 5.7 | 5.9 | 14.1 | 37.7 | 100.0 |
| Commerce | 1.3 | 3.8 | 5.0 | 12.3 | 34.1 | 53.6 | 100.0 |
| Covina | 1.2 | 2.0 | 2.8 | 11.0 | 21.6 | 52.0 | 100.0 |
| Cudahy | 1.2 | 4.0 | 5.3 | 9.3 | 34.2 | 57.5 | 100.0 |
| Culver City | 0.3 | 4.9 | 3.7 | 4.6 | 21.5 | 54.8 | 100.0 |
| Diamond Bar | 0.0 | 3.0 | 2.5 | 5.9 | 15.1 | 54.2 | 100.0 |
| Duarte | 0.0 | 2.6 | 2.7 | 9.6 | 29.8 | 56.9 | 100.0 |
| El Segundo | 0.0 | 4.3 | 2.2 | 4.4 | 11.7 | 47.6 | 100.0 |
| Hawaiian Gardens | 0.0 | 3.3 | 8.5 | 9.4 | 34.2 | 53.4 | 100.0 |
| Hermosa Beach | 0.0 | 2.8 | 3.6 | 4.2 | 17.2 | 50.8 | 100.0 |
| Irwindale | 0.0 | 6.4 | 6.1 | 10.9 | 24.1 | 51.6 | 100.0 |
| La Canada Flintridge | 0.0 | 2.6 | 2.1 | 3.7 | 9.1 | 47.0 | 100.0 |
| La Habra Heights | 0.0 | 0.0 | 1.9 | 5.2 | 7.6 | 46.9 | 100.0 |
| La Mirada | 0.0 | 3.1 | 4.3 | 7.8 | 18.5 | 44.1 | 100.0 |
| La Puente | 2.7 | 3.7 | 4.6 | 9.7 | 32.4 | 55.7 | 100.0 |
| La Verne | 2.5 | 7.3 | 7.1 | 12.7 | 18.2 | 51.7 | 100.0 |
| Lawndale | 0.0 | 4.1 | 3.9 | 9.9 | 32.2 | 61.7 | 100.0 |
| Lomita | 1.1 | 1.9 | 5.1 | 10.0 | 25.0 | 49.5 | 100.0 |
| Malibu | 0.0 | 1.6 | 5.7 | 5.9 | 11.6 | 34.0 | 100.0 |
| Manhattan Beach | 0.9 | 3.9 | 2.4 | 3.1 | 6.4 | 36.3 | 100.0 |
| Maywood | 0.0 | 3.1 | 2.2 | 8.2 | 29.1 | 54.4 | 100.0 |
| Monrovia | 2.3 | 1.4 | 3.3 | 7.0 | 18.8 | 48.8 | 100.0 |
| Rancho Palos Verdes | 0.0 | 3.0 | 4.4 | 4.6 | 18.1 | 39.5 | 100.0 |
| Rolling Hills Estates | 0.0 | 3.9 | 7.3 | 6.7 | 13.4 | 28.7 | 100.0 |
| San Dimas | 0.0 | 5.6 | 4.5 | 8.5 | 16.4 | 59.7 | 100.0 |
| San Fernando | 2.4 | 4.5 | 4.3 | 9.9 | 31.2 | 61.4 | 100.0 |
| San Gabriel | 0.0 | 2.0 | 3.2 | 4.5 | 17.6 | 46.5 | 100.0 |
| San Marino | 0.0 | 0.2 | 0.0 | 3.0 | 11.7 | 41.7 | 100.0 |
| Santa Fe Springs | 0.0 | 5.2 | 5.0 | 10.6 | 22.0 | 60.0 | 100.0 |
| Sierra Madre | 3.9 | 0.7 | 3.2 | 4.6 | 19.1 | 42.4 | 100.0 |
| Signal Hill | 0.0 | 5.3 | 2.9 | 7.7 | 19.2 | 72.4 | 100.0 |
| South El Monte | 0.0 | 3.5 | 1.9 | 11.4 | 32.4 | 61.6 | 100.0 |
| South Pasadena | 0.0 | 2.4 | 2.0 | 5.2 | 20.4 | 50.4 | 100.0 |
| Temple City | 0.5 | 1.7 | 4.3 | 6.3 | 18.8 | 43.2 | 100.0 |
| Torrance | 0.0 | 4.1 | 3.1 | 7.1 | 18.0 | 51.0 | 100.0 |
| Walnut | 0.0 | 2.8 | 3.1 | 3.7 | 12.5 | 59.1 | 100.0 |
| West Hollywood | 0.0 | 1.6 | 1.6 | 9.4 | 19.4 | 74.2 | 100.0 |
| Westlake Village | 0.0 | 2.4 | 6.0 | 4.7 | 14.1 | 31.8 | 100.0 |
| Incorporated Cities | 0.3 | 6.3 | 9.2 | 31.9 | 16.9 | 35.4 | 100.0 |
| Unincorporated Areas | 0.3 | 6.9 | 10.9 | 38.3 | 17.3 | 26.3 | 100.0 |
| Urban County | 0.5 | 3.5 | 4.0 | 8.0 | 20.7 | 49.7 | 100.0 |
| Remainder of County | 0.4 | 6.3 | 11.0 | 38.2 | 17.0 | 27.1 | 100.0 |
| Los Angeles County | 0.6 | 3.8 | 4.1 | 9.4 | 24.7 | 53.0 | 100.0 |

Table A.8
Population by Race and Ethnicity
 Los Angeles County
 2010 Census

| Place | Races and Ethnicities | | | | | | | Total |
|-----------------------|-----------------------|----------------|-----------------|----------------|----------------------------------|--------------|-------------------|------------------|
| | White | Black | American Indian | Asian | Native Hawaiian/Pacific Islander | Other | Two or More Races | |
| Agoura Hills | 15,971 | 256 | 26 | 1,503 | 22 | 51 | 565 | 18,394 |
| Arcadia | 14,467 | 628 | 73 | 33,224 | 15 | 90 | 1,068 | 49,565 |
| Avalon | 1,532 | 10 | 6 | 44 | 10 | 4 | 43 | 1,649 |
| Azusa | 8,955 | 1,293 | 114 | 3,896 | 67 | 62 | 646 | 15,033 |
| Bell | 1,728 | 214 | 64 | 229 | 2 | 69 | 143 | 2,449 |
| Bell Gardens | 1,133 | 201 | 97 | 226 | 28 | 56 | 60 | 1,801 |
| Beverly Hills | 26,794 | 725 | 29 | 3,009 | 10 | 87 | 1,514 | 32,168 |
| Calabasas | 18,332 | 356 | 30 | 1,977 | 6 | 68 | 808 | 21,577 |
| Cerritos | 8,141 | 3,283 | 51 | 30,163 | 119 | 83 | 1,318 | 43,158 |
| Claremont | 20,568 | 1,560 | 80 | 4,500 | 35 | 71 | 1,193 | 28,007 |
| Commerce | 402 | 66 | 48 | 134 | 7 | 24 | 28 | 709 |
| Covina | 14,288 | 1,806 | 128 | 5,492 | 85 | 73 | 894 | 22,766 |
| Cudahy | 505 | 193 | 46 | 110 | 8 | 41 | 52 | 955 |
| Culver City | 18,649 | 3,587 | 65 | 5,656 | 70 | 220 | 1,611 | 29,858 |
| Diamond Bar | 11,812 | 2,194 | 67 | 28,883 | 92 | 93 | 1,265 | 44,406 |
| Duarte | 5,729 | 1,486 | 63 | 3,287 | 24 | 60 | 482 | 11,131 |
| El Segundo | 11,515 | 321 | 40 | 1,427 | 30 | 56 | 656 | 14,045 |
| Hawaiian Gardens | 1,044 | 482 | 46 | 1,491 | 49 | 14 | 118 | 3,244 |
| Hermosa Beach | 15,780 | 216 | 28 | 1,097 | 43 | 52 | 658 | 17,874 |
| Irwindale | 87 | 5 | 2 | 28 | 1 | 2 | 9 | 134 |
| La Canada Flintridge | 13,094 | 101 | 4 | 5,181 | 4 | 50 | 545 | 18,979 |
| La Habra Heights | 3,046 | 45 | 5 | 835 | 6 | 4 | 130 | 4,071 |
| La Mirada | 18,418 | 1,010 | 138 | 8,530 | 114 | 102 | 943 | 29,255 |
| La Puente | 1,835 | 451 | 75 | 3,270 | 31 | 47 | 211 | 5,920 |
| La Verne | 17,197 | 992 | 98 | 2,310 | 54 | 58 | 719 | 21,428 |
| Lawndale | 5,311 | 3,054 | 95 | 3,142 | 343 | 139 | 683 | 12,767 |
| Lomita | 8,797 | 964 | 76 | 2,850 | 112 | 60 | 745 | 13,604 |
| Malibu | 11,046 | 137 | 17 | 323 | 15 | 18 | 320 | 11,876 |
| Manhattan Beach | 27,873 | 282 | 44 | 2,992 | 44 | 84 | 1,376 | 32,695 |
| Maywood | 498 | 49 | 24 | 61 | 14 | 28 | 25 | 699 |
| Monrovia | 15,023 | 2,346 | 89 | 3,997 | 69 | 93 | 930 | 22,547 |
| Rancho Palos Verdes | 23,323 | 988 | 54 | 11,998 | 39 | 92 | 1,593 | 38,087 |
| Rolling Hills Estates | 5,134 | 107 | 12 | 1,995 | 8 | 19 | 293 | 7,568 |
| San Dimas | 17,448 | 1,015 | 77 | 3,381 | 36 | 61 | 862 | 22,880 |
| San Fernando | 1,259 | 146 | 66 | 192 | 19 | 14 | 82 | 1,778 |
| San Gabriel | 4,539 | 337 | 55 | 23,994 | 26 | 44 | 534 | 29,529 |
| San Marino | 4,872 | 53 | 1 | 7,010 | 2 | 25 | 329 | 12,292 |
| Santa Fe Springs | 1,927 | 305 | 65 | 624 | 20 | 26 | 119 | 3,086 |
| Sierra Madre | 7,891 | 191 | 30 | 815 | 8 | 39 | 315 | 9,289 |
| Signal Hill | 3,340 | 1,427 | 27 | 2,211 | 112 | 36 | 391 | 7,544 |
| South El Monte | 683 | 33 | 24 | 2,179 | 10 | 36 | 72 | 3,037 |
| South Pasadena | 11,179 | 736 | 26 | 7,904 | 6 | 81 | 920 | 20,852 |
| Temple City | 8,095 | 256 | 35 | 19,682 | 25 | 36 | 576 | 28,705 |
| Torrance | 61,591 | 3,740 | 304 | 49,707 | 473 | 505 | 5,678 | 121,998 |
| Walnut | 3,645 | 786 | 29 | 18,445 | 28 | 44 | 620 | 23,597 |
| West Hollywood | 26,793 | 1,052 | 46 | 1,826 | 30 | 90 | 949 | 30,786 |
| Westlake Village | 6,940 | 97 | 9 | 485 | 11 | 21 | 174 | 7,737 |
| Incorporated Cities | 508,229 | 39,582 | 2,628 | 312,315 | 2,382 | 3,128 | 33,265 | 901,529 |
| Unincorporated Areas | 219,662 | 92,093 | 2,141 | 121,966 | 1,656 | 2,123 | 15,745 | 455,386 |
| Urban County | 727,891 | 131,675 | 4,769 | 434,281 | 4,038 | 5,251 | 49,010 | 1,356,915 |
| Remainder of County | 2,000,430 | 683,411 | 14,117 | 891,390 | 18,426 | 20,116 | 145,911 | 3,773,801 |
| Los Angeles County | 2,728,321 | 815,086 | 18,886 | 1,325,671 | 22,464 | 25,367 | 194,921 | 5,130,716 |

| Table A.9 Population by Race and Ethnicity Percentages Los Angeles County 2010 Census | | | | | | | |
|--|-------------------------------|-------|-----------------|-------|----------------------------------|-------|-------------------|
| Place | Race and Ethnicity Percentage | | | | | | |
| | White | Black | American Indian | Asian | Native Hawaiian/Pacific Islander | Other | Two or More Races |
| Agoura Hills | 86.8 | 1.4 | 0.1 | 8.2 | 0.1 | 0.3 | 3.1 |
| Arcadia | 29.2 | 1.3 | 0.1 | 67.0 | 0.0 | 0.2 | 2.2 |
| Avalon | 92.9 | 0.6 | 0.4 | 2.7 | 0.6 | 0.2 | 2.6 |
| Azusa | 59.6 | 8.6 | 0.8 | 25.9 | 0.4 | 0.4 | 4.3 |
| Bell | 70.6 | 8.7 | 2.6 | 9.4 | 0.1 | 2.8 | 5.8 |
| Bell Gardens | 62.9 | 11.2 | 5.4 | 12.5 | 1.6 | 3.1 | 3.3 |
| Beverly Hills | 83.3 | 2.3 | 0.1 | 9.4 | 0.0 | 0.3 | 4.7 |
| Calabasas | 85.0 | 1.6 | 0.1 | 9.2 | 0.0 | 0.3 | 3.7 |
| Cerritos | 18.9 | 7.6 | 0.1 | 69.9 | 0.3 | 0.2 | 3.1 |
| Claremont | 73.4 | 5.6 | 0.3 | 16.1 | 0.1 | 0.3 | 4.3 |
| Commerce | 56.7 | 9.3 | 6.8 | 18.9 | 1.0 | 3.4 | 3.9 |
| Covina | 62.8 | 7.9 | 0.6 | 24.1 | 0.4 | 0.3 | 3.9 |
| Cudahy | 52.9 | 20.2 | 4.8 | 11.5 | 0.8 | 4.3 | 5.4 |
| Culver City | 62.5 | 12.0 | 0.2 | 18.9 | 0.2 | 0.7 | 5.4 |
| Diamond Bar | 26.6 | 4.9 | 0.2 | 65.0 | 0.2 | 0.2 | 2.8 |
| Duarte | 51.5 | 13.4 | 0.6 | 29.5 | 0.2 | 0.5 | 4.3 |
| El Segundo | 82.0 | 2.3 | 0.3 | 10.2 | 0.2 | 0.4 | 4.7 |
| Hawaiian Gardens | 32.2 | 14.9 | 1.4 | 46.0 | 1.5 | 0.4 | 3.6 |
| Hermosa Beach | 88.3 | 1.2 | 0.2 | 6.1 | 0.2 | 0.3 | 3.7 |
| Irwindale | 64.9 | 3.7 | 1.5 | 20.9 | 0.7 | 1.5 | 6.7 |
| La Canada Flintridge | 69.0 | 0.5 | 0.0 | 27.3 | 0.0 | 0.3 | 2.9 |
| La Habra Heights | 74.8 | 1.1 | 0.1 | 20.5 | 0.1 | 0.1 | 3.2 |
| La Mirada | 63.0 | 3.5 | 0.5 | 29.2 | 0.4 | 0.3 | 3.2 |
| La Puente | 31.0 | 7.6 | 1.3 | 55.2 | 0.5 | 0.8 | 3.6 |
| La Verne | 80.3 | 4.6 | 0.5 | 10.8 | 0.3 | 0.3 | 3.4 |
| Lawndale | 41.6 | 23.9 | 0.7 | 24.6 | 2.7 | 1.1 | 5.3 |
| Lomita | 64.7 | 7.1 | 0.6 | 20.9 | 0.8 | 0.4 | 5.5 |
| Malibu | 93.0 | 1.2 | 0.1 | 2.7 | 0.1 | 0.2 | 2.7 |
| Manhattan Beach | 85.3 | 0.9 | 0.1 | 9.2 | 0.1 | 0.3 | 4.2 |
| Maywood | 71.2 | 7.0 | 3.4 | 8.7 | 2.0 | 4.0 | 3.6 |
| Monrovia | 66.6 | 10.4 | 0.4 | 17.7 | 0.3 | 0.4 | 4.1 |
| Rancho Palos Verdes | 61.2 | 2.6 | 0.1 | 31.5 | 0.1 | 0.2 | 4.2 |
| Rolling Hills Estates | 67.8 | 1.4 | 0.2 | 26.4 | 0.1 | 0.3 | 3.9 |
| San Dimas | 76.3 | 4.4 | 0.3 | 14.8 | 0.2 | 0.3 | 3.8 |
| San Fernando | 70.8 | 8.2 | 3.7 | 10.8 | 1.1 | 0.8 | 4.6 |
| San Gabriel | 15.4 | 1.1 | 0.2 | 81.3 | 0.1 | 0.1 | 1.8 |
| San Marino | 39.6 | 0.4 | 0.0 | 57.0 | 0.0 | 0.2 | 2.7 |
| Santa Fe Springs | 62.4 | 9.9 | 2.1 | 20.2 | 0.6 | 0.8 | 3.9 |
| Sierra Madre | 84.9 | 2.1 | 0.3 | 8.8 | 0.1 | 0.4 | 3.4 |
| Signal Hill | 44.3 | 18.9 | 0.4 | 29.3 | 1.5 | 0.5 | 5.2 |
| South El Monte | 22.5 | 1.1 | 0.8 | 71.7 | 0.3 | 1.2 | 2.4 |
| South Pasadena | 53.6 | 3.5 | 0.1 | 37.9 | 0.0 | 0.4 | 4.4 |
| Temple City | 28.2 | 0.9 | 0.1 | 68.6 | 0.1 | 0.1 | 2.0 |
| Torrance | 50.5 | 3.1 | 0.2 | 40.7 | 0.4 | 0.4 | 4.7 |
| Walnut | 15.4 | 3.3 | 0.1 | 78.2 | 0.1 | 0.2 | 2.6 |
| West Hollywood | 87.0 | 3.4 | 0.1 | 5.9 | 0.1 | 0.3 | 3.1 |
| Westlake Village | 89.7 | 1.3 | 0.1 | 6.3 | 0.1 | 0.3 | 2.2 |
| Incorporated Cities | 56.4 | 4.4 | 0.3 | 34.6 | 0.3 | 0.3 | 3.7 |
| Unincorporated Areas | 48.2 | 20.2 | 0.5 | 26.8 | 0.4 | 0.5 | 3.5 |
| Urban County | 53.6 | 9.7 | 0.4 | 32.0 | 0.3 | 0.4 | 3.6 |
| Remainder of County | 53.0 | 18.1 | 0.4 | 23.6 | 0.5 | 0.5 | 3.9 |
| Los Angeles County | 53.2 | 15.9 | 0.4 | 25.8 | 0.4 | 0.5 | 3.8 |

| Table A.10 Educational Attainment Los Angeles County 2016 Five-Year ACS Data | | | | | | |
|---|-----------------------|---------------------------|---------------------------------|------------------|-----------------|------------------|
| Place | Education Level | | | | | Total |
| | Less Than High School | High School or Equivalent | Some College/ Associates Degree | Bachelors Degree | Graduate Degree | |
| Agoura Hills | 886 | 2,403 | 4,474 | 5,019 | 3,024 | 15,806 |
| Arcadia | 3,599 | 7,504 | 11,999 | 14,279 | 7,956 | 45,337 |
| Avalon | 449 | 875 | 740 | 299 | 234 | 2,597 |
| Azusa | 6,505 | 10,483 | 14,822 | 4,192 | 1,747 | 37,749 |
| Bell | 11,810 | 5,797 | 6,276 | 1,407 | 184 | 25,474 |
| Bell Gardens | 13,996 | 7,679 | 5,613 | 1,135 | 190 | 28,613 |
| Beverly Hills | 1,218 | 3,332 | 6,963 | 8,840 | 7,387 | 27,740 |
| Calabasas | 479 | 2,393 | 4,369 | 5,778 | 5,218 | 18,237 |
| Cerritos | 2,918 | 5,925 | 12,313 | 12,293 | 6,555 | 40,004 |
| Claremont | 1,677 | 3,648 | 10,271 | 6,035 | 7,533 | 29,164 |
| Commerce | 3,900 | 2,604 | 2,491 | 410 | 195 | 9,600 |
| Covina | 4,782 | 8,682 | 13,810 | 6,798 | 2,284 | 36,356 |
| Cudahy | 7,799 | 4,034 | 3,584 | 595 | 267 | 16,279 |
| Culver City | 2,536 | 3,946 | 8,854 | 9,739 | 7,242 | 32,317 |
| Diamond Bar | 3,347 | 6,942 | 13,592 | 14,306 | 7,013 | 45,200 |
| Duarte | 3,114 | 4,056 | 5,240 | 2,851 | 1,843 | 17,104 |
| El Segundo | 710 | 1,787 | 4,115 | 4,061 | 2,244 | 12,917 |
| Hawaiian Gardens | 3,459 | 3,070 | 2,786 | 791 | 178 | 10,284 |
| Hermosa Beach | 190 | 1,320 | 2,866 | 7,528 | 3,999 | 15,903 |
| Irwindale | 209 | 352 | 361 | 58 | 2 | 982 |
| La Canada Flintridge | 529 | 845 | 3,112 | 5,894 | 4,946 | 15,326 |
| La Habra Heights | 310 | 784 | 1,310 | 1,181 | 883 | 4,468 |
| La Mirada | 3,697 | 8,971 | 16,745 | 6,662 | 3,617 | 39,692 |
| La Puente | 10,581 | 8,932 | 7,709 | 2,273 | 499 | 29,994 |
| La Verne | 2,166 | 4,342 | 9,788 | 5,428 | 3,410 | 25,134 |
| Lawndale | 6,455 | 6,239 | 8,594 | 2,886 | 1,092 | 25,266 |
| Lomita | 2,028 | 4,407 | 5,650 | 3,073 | 1,372 | 16,530 |
| Malibu | 332 | 1,147 | 2,976 | 3,496 | 2,887 | 10,838 |
| Manhattan Beach | 648 | 1,841 | 4,908 | 10,991 | 8,450 | 26,838 |
| Maywood | 9,827 | 4,774 | 3,588 | 850 | 155 | 19,194 |
| Monrovia | 3,063 | 5,944 | 10,100 | 6,481 | 3,431 | 29,019 |
| Rancho Palos Verdes | 1,206 | 3,492 | 7,809 | 10,918 | 9,684 | 33,109 |
| Rolling Hills Estates | 164 | 659 | 1,476 | 2,235 | 1,809 | 6,343 |
| San Dimas | 1,986 | 5,193 | 10,887 | 5,953 | 3,192 | 27,211 |
| San Fernando | 6,211 | 5,164 | 4,433 | 1,426 | 422 | 17,656 |
| San Gabriel | 6,703 | 8,356 | 8,075 | 7,414 | 2,158 | 32,706 |
| San Marino | 469 | 762 | 1,775 | 3,289 | 3,674 | 9,969 |
| Santa Fe Springs | 2,563 | 4,364 | 4,383 | 1,239 | 614 | 13,163 |
| Sierra Madre | 121 | 1,147 | 2,120 | 3,093 | 2,249 | 8,730 |
| Signal Hill | 1,251 | 1,363 | 3,192 | 1,791 | 1,018 | 8,615 |
| South El Monte | 6,632 | 4,536 | 3,202 | 715 | 285 | 15,370 |
| South Pasadena | 837 | 2,241 | 5,178 | 6,128 | 5,302 | 19,686 |
| Temple City | 4,165 | 6,338 | 8,105 | 7,234 | 2,735 | 28,577 |
| Torrance | 7,664 | 20,820 | 37,436 | 34,161 | 16,629 | 116,710 |
| Walnut | 1,668 | 3,609 | 7,402 | 8,492 | 3,139 | 24,310 |
| West Hollywood | 1,130 | 2,846 | 8,455 | 16,139 | 5,719 | 34,289 |
| Westlake Village | 192 | 684 | 1,627 | 2,390 | 1,900 | 6,793 |
| Incorporated Cities | 156,181 | 206,632 | 325,574 | 268,246 | 156,566 | 1,113,199 |
| Unincorporated Areas | 200,517 | 197,940 | 244,845 | 116,222 | 54,835 | 814,359 |
| Urban County | 356,698 | 404,572 | 570,419 | 384,468 | 211,401 | 1,927,558 |
| Remainder of County | 1,289,144 | 1,266,338 | 1,703,172 | 1,061,782 | 512,376 | 5,832,812 |
| Los Angeles County | 1,645,842 | 1,670,910 | 2,273,591 | 1,446,250 | 723,777 | 7,760,370 |

| Table A.11 Educational Attainment Percentages Los Angeles County 2016 Five-Year ACS Data | | | | | |
|---|----------------------------|---------------------------|---------------------------------|-----------------|-----------------|
| Place | Education Level Percentage | | | | |
| | Less Than High School | High School or Equivalent | Some College/ Associates Degree | Bachelor Degree | Graduate Degree |
| Agoura Hills | 5.6 | 15.2 | 28.3 | 31.8 | 19.1 |
| Arcadia | 7.9 | 16.6 | 26.5 | 31.5 | 17.5 |
| Avalon | 17.3 | 33.7 | 28.5 | 11.5 | 9.0 |
| Azusa | 17.2 | 27.8 | 39.3 | 11.1 | 4.6 |
| Bell | 46.4 | 22.8 | 24.6 | 5.5 | 0.7 |
| Bell Gardens | 48.9 | 26.8 | 19.6 | 4.0 | 0.7 |
| Beverly Hills | 4.4 | 12.0 | 25.1 | 31.9 | 26.6 |
| Calabasas | 2.6 | 13.1 | 24.0 | 31.7 | 28.6 |
| Cerritos | 7.3 | 14.8 | 30.8 | 30.7 | 16.4 |
| Claremont | 5.8 | 12.5 | 35.2 | 20.7 | 25.8 |
| Commerce | 40.6 | 27.1 | 25.9 | 4.3 | 2.0 |
| Covina | 13.2 | 23.9 | 38.0 | 18.7 | 6.3 |
| Cudahy | 47.9 | 24.8 | 22.0 | 3.7 | 1.6 |
| Culver City | 7.8 | 12.2 | 27.4 | 30.1 | 22.4 |
| Diamond Bar | 7.4 | 15.4 | 30.1 | 31.7 | 15.5 |
| Duarte | 18.2 | 23.7 | 30.6 | 16.7 | 10.8 |
| El Segundo | 5.5 | 13.8 | 31.9 | 31.4 | 17.4 |
| Hawaiian Gardens | 33.6 | 29.9 | 27.1 | 7.7 | 1.7 |
| Hermosa Beach | 1.2 | 8.3 | 18.0 | 47.3 | 25.1 |
| Irwindale | 21.3 | 35.8 | 36.8 | 5.9 | 0.2 |
| La Canada Flintridge | 3.5 | 5.5 | 20.3 | 38.5 | 32.3 |
| La Habra Heights | 6.9 | 17.5 | 29.3 | 26.4 | 19.8 |
| La Mirada | 9.3 | 22.6 | 42.2 | 16.8 | 9.1 |
| La Puente | 35.3 | 29.8 | 25.7 | 7.6 | 1.7 |
| La Verne | 8.6 | 17.3 | 38.9 | 21.6 | 13.6 |
| Lawndale | 25.5 | 24.7 | 34.0 | 11.4 | 4.3 |
| Lomita | 12.3 | 26.7 | 34.2 | 18.6 | 8.3 |
| Malibu | 3.1 | 10.6 | 27.5 | 32.3 | 26.6 |
| Manhattan Beach | 2.4 | 6.9 | 18.3 | 41.0 | 31.5 |
| Maywood | 51.2 | 24.9 | 18.7 | 4.4 | 0.8 |
| Monrovia | 10.6 | 20.5 | 34.8 | 22.3 | 11.8 |
| Rancho Palos Verdes | 3.6 | 10.5 | 23.6 | 33.0 | 29.2 |
| Rolling Hills Estates | 2.6 | 10.4 | 23.3 | 35.2 | 28.5 |
| San Dimas | 7.3 | 19.1 | 40.0 | 21.9 | 11.7 |
| San Fernando | 35.2 | 29.2 | 25.1 | 8.1 | 2.4 |
| San Gabriel | 20.5 | 25.5 | 24.7 | 22.7 | 6.6 |
| San Marino | 4.7 | 7.6 | 17.8 | 33.0 | 36.9 |
| Santa Fe Springs | 19.5 | 33.2 | 33.3 | 9.4 | 4.7 |
| Sierra Madre | 1.4 | 13.1 | 24.3 | 35.4 | 25.8 |
| Signal Hill | 14.5 | 15.8 | 37.1 | 20.8 | 11.8 |
| South El Monte | 43.1 | 29.5 | 20.8 | 4.7 | 1.9 |
| South Pasadena | 4.3 | 11.4 | 26.3 | 31.1 | 26.9 |
| Temple City | 14.6 | 22.2 | 28.4 | 25.3 | 9.6 |
| Torrance | 6.6 | 17.8 | 32.1 | 29.3 | 14.2 |
| Walnut | 6.9 | 14.8 | 30.4 | 34.9 | 12.9 |
| West Hollywood | 3.3 | 8.3 | 24.7 | 47.1 | 16.7 |
| Westlake Village | 2.8 | 10.1 | 24.0 | 35.2 | 28.0 |
| Incorporated Cities | 14.0 | 18.6 | 29.2 | 24.1 | 14.1 |
| Unincorporated Areas | 24.6 | 24.3 | 30.1 | 14.3 | 6.7 |
| Urban County | 18.5 | 21.0 | 29.6 | 19.9 | 11.0 |
| Los Angeles County | 21.2 | 21.5 | 29.3 | 18.6 | 9.3 |

Table A. 12
Duplex Building Permits
 Los Angeles Urban County
 2006 - 2016

| Area | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Agoura Hills city | . | . | . | . | . | . | . | . | . | . | . |
| Arcadia city | . | . | . | . | . | . | . | . | . | . | . |
| Avalon city | . | . | . | . | . | . | . | . | . | 2 | . |
| Azusa city | . | 8 | . | . | . | . | . | . | . | 2 | . |
| Bell city | . | . | . | . | . | . | . | . | . | . | . |
| Bell Gardens city | 16 | 2 | 2 | 4 | . | . | . | . | 2 | . | . |
| Beverly Hills city | . | . | . | . | . | . | . | . | . | . | . |
| Calabasas city | . | . | . | . | . | . | . | . | . | . | . |
| Cerritos city | . | . | . | . | . | . | . | . | . | . | . |
| Claremont city | . | . | . | . | . | . | . | . | . | . | . |
| Commerce city | . | . | . | . | . | . | . | . | . | . | . |
| Covina city | . | . | . | . | . | 2 | . | 4 | . | . | . |
| Cudahy city | . | . | . | . | . | . | . | . | . | . | . |
| Culver City city | . | . | . | . | . | . | . | . | . | . | . |
| Diamond Bar city | . | . | . | . | . | . | . | . | . | . | . |
| Duarte city | 20 | 20 | 14 | 8 | . | 2 | . | . | . | . | . |
| El Segundo city | . | . | . | . | . | 8 | . | 6 | . | . | . |
| Hawaiian Gardens city | . | . | . | . | . | . | . | . | . | . | 2 |
| Hermosa Beach city | . | . | . | . | . | . | . | . | . | . | . |
| Irwindale city | . | . | . | . | . | . | . | . | . | . | . |
| La Canada Flintridge city | . | . | . | . | . | . | . | . | . | . | . |
| La Habra Heights city | . | . | . | . | . | . | . | . | . | . | . |
| La Mirada city | . | . | . | . | . | . | . | . | . | . | . |
| La Puente city | . | . | . | 2 | 2 | . | 2 | 2 | . | . | . |
| La Verne city | . | . | . | . | . | . | . | . | . | . | . |
| Lawndale city | . | . | . | . | . | . | . | . | . | . | . |
| Lomita city | . | . | . | . | . | . | . | . | . | . | . |
| Malibu city | . | . | . | . | . | . | . | . | . | . | . |
| Manhattan Beach city | . | . | . | 2 | . | 2 | 4 | 2 | 2 | 2 | . |
| Maywood city | 6 | 4 | 4 | . | . | . | . | . | . | . | . |
| Monrovia city | . | . | . | . | . | . | . | 2 | . | . | . |
| Rancho Palos Verdes city | . | . | . | . | . | . | . | . | . | . | . |
| Rolling Hills Estates city | . | . | . | . | . | . | . | . | . | . | . |
| San Dimas city | . | . | . | . | . | . | . | . | . | . | . |
| San Fernando city | . | 2 | . | . | . | . | . | . | . | . | . |
| San Gabriel city | . | . | . | . | . | . | . | . | . | . | . |
| San Marino city | . | . | . | . | . | . | . | . | . | . | 2 |
| Santa Fe Springs city | . | . | . | . | . | . | . | . | . | . | . |
| Sierra Madre city | . | . | . | . | . | . | . | . | . | . | . |
| Signal Hill city | . | . | 2 | . | . | . | . | . | . | 2 | . |
| South El Monte city | 2 | . | . | . | . | . | . | . | . | . | . |
| South Pasadena city | . | . | . | . | . | . | . | . | . | . | . |
| Temple City city | 10 | 8 | . | . | . | . | . | . | . | . | . |
| Torrance city | 14 | 28 | 4 | 2 | . | . | . | 8 | . | . | 2 |
| Walnut city | . | . | . | . | . | . | . | . | . | . | . |
| West Hollywood city | . | 4 | . | . | . | . | . | . | . | . | . |
| Westlake Village city | . | . | . | . | . | . | . | . | . | . | . |
| Unincorporated Areas Total | 68 | 10 | 24 | 44 | 30 | 38 | 22 | 46 | 34 | 66 | 56 |
| Urban County | 136 | 86 | 50 | 62 | 32 | 52 | 28 | 70 | 38 | 74 | 62 |
| Los Angeles County | 644 | 640 | 504 | 382 | 286 | 300 | 328 | 454 | 480 | 672 | 760 |

Table A.13
Tri-plex and Four-plex Building Permits
 Los Angeles Urban County
 2006 - 2016

| Area | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|------------|------------|------------|------------|-----------|-----------|------------|-----------|-----------|-----------|------------|
| Agoura Hills city | . | . | . | . | . | . | . | . | . | . | . |
| Arcadia city | . | . | . | . | . | . | . | . | . | . | . |
| Avalon city | . | . | . | . | . | . | . | 3 | . | . | . |
| Azusa city | . | 3 | . | . | . | . | . | . | . | . | . |
| Bell city | . | . | . | . | . | . | . | . | . | . | . |
| Bell Gardens city | . | 7 | . | . | . | . | . | . | . | . | . |
| Beverly Hills city | 3 | . | . | . | . | 4 | . | . | . | . | . |
| Calabasas city | . | . | . | . | . | . | . | . | . | . | . |
| Cerritos city | . | . | . | . | . | . | . | . | . | . | . |
| Claremont city | . | . | . | . | . | . | . | . | . | . | . |
| Commerce city | . | . | . | . | . | . | . | . | . | . | . |
| Covina city | . | . | . | . | . | . | 4 | . | . | . | . |
| Cudahy city | . | . | . | . | . | . | . | . | . | . | . |
| Culver City city | . | . | 4 | . | . | . | . | . | . | . | 3 |
| Diamond Bar city | . | . | . | . | . | . | . | . | . | . | . |
| Duarte city | . | . | . | . | . | . | . | . | . | . | . |
| El Segundo city | . | . | 4 | . | . | . | . | 3 | . | . | . |
| Hawaiian Gardens city | . | . | . | . | . | . | . | . | 3 | . | . |
| Hermosa Beach city | . | . | . | . | . | . | . | . | . | . | 3 |
| Irwindale city | . | . | . | . | . | . | . | . | . | . | . |
| La Canada Flintridge city | . | . | . | . | . | . | . | . | . | . | . |
| La Habra Heights city | . | . | . | . | . | . | . | . | . | . | . |
| La Mirada city | 35 | 32 | 9 | . | . | . | . | . | . | . | . |
| La Puente city | . | . | . | . | . | . | 3 | . | . | . | . |
| La Verne city | . | . | . | . | . | . | . | . | . | . | . |
| Lawndale city | . | . | . | . | . | . | . | . | . | . | . |
| Lomita city | . | . | . | . | . | . | . | . | . | . | . |
| Malibu city | . | . | . | . | . | . | . | . | . | . | . |
| Manhattan Beach city | . | . | . | . | . | . | . | . | . | 4 | . |
| Maywood city | . | . | 3 | . | . | . | . | . | . | . | . |
| Monrovia city | . | . | . | . | . | . | . | . | . | . | . |
| Rancho Palos Verdes city | . | . | . | . | . | . | . | . | . | . | . |
| Rolling Hills Estates city | . | . | . | . | . | . | . | . | . | . | . |
| San Dimas city | . | . | . | . | . | . | . | . | . | . | . |
| San Fernando city | . | 13 | . | . | . | . | . | . | . | . | 8 |
| San Gabriel city | 11 | 8 | . | . | . | . | . | . | . | . | . |
| San Marino city | . | . | . | . | . | . | . | . | . | . | . |
| Santa Fe Springs city | . | . | . | . | . | . | . | . | . | . | . |
| Sierra Madre city | . | . | . | . | . | . | . | 4 | 3 | . | . |
| Signal Hill city | . | . | . | . | . | 4 | . | . | . | . | . |
| South El Monte city | . | . | . | . | . | . | . | . | . | . | . |
| South Pasadena city | . | 3 | . | . | . | . | . | . | . | . | . |
| Temple City city | 73 | 61 | . | . | . | . | . | . | . | . | . |
| Torrance city | 23 | 6 | 13 | 3 | . | . | 3 | 13 | . | 3 | . |
| Walnut city | . | . | . | . | . | . | . | . | . | . | . |
| West Hollywood city | . | 4 | . | 3 | . | 3 | . | 3 | . | . | . |
| Westlake Village city | . | . | . | . | . | . | . | . | . | . | . |
| Unincorporated Areas Total | 119 | 193 | 4 | 0 | 7 | 9 | 52 | 3 | 19 | 13 | 34 |
| Urban County | 264 | 330 | 37 | 6 | 7 | 20 | 62 | 29 | 25 | 20 | 48 |
| Los Angeles County | 489 | 473 | 186 | 114 | 61 | 73 | 111 | 71 | 60 | 75 | 267 |

Table A.14
Multi-Unit Building Permits
 Los Angeles Urban County
 2006 - 2016

| Area | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|
| Agoura Hills city | . | . | . | . | . | . | . | 5 | . | . | . |
| Arcadia city | 66 | 70 | 63 | 40 | 60 | 81 | 122 | 140 | 156 | 172 | 192 |
| Avalon city | . | . | . | . | . | . | . | . | . | . | . |
| Azusa city | . | . | . | . | . | . | . | . | . | . | 43 |
| Bell city | . | . | . | . | . | . | . | . | . | . | . |
| Bell Gardens city | . | . | . | . | . | 65 | . | . | . | 10 | . |
| Beverly Hills city | 33 | 22 | . | 50 | . | 34 | . | 10 | . | 45 | . |
| Calabasas city | . | . | . | . | 75 | . | 60 | . | 12 | 20 | 30 |
| Cerritos city | . | . | . | . | . | . | . | . | . | 330 | 197 |
| Claremont city | . | 230 | . | 33 | 75 | . | . | . | . | . | . |
| Commerce city | . | . | . | . | . | . | . | . | . | . | . |
| Covina city | . | 10 | . | . | . | 30 | . | . | . | . | . |
| Cudahy city | . | . | . | . | . | . | . | . | . | . | . |
| Culver City city | . | . | . | . | . | 28 | . | . | . | . | . |
| Diamond Bar city | . | . | . | . | . | . | . | . | . | 12 | . |
| Duarte city | . | . | . | . | . | . | . | 43 | . | . | . |
| El Segundo city | . | . | . | . | . | . | . | . | . | . | . |
| Hawaiian Gardens city | . | . | . | . | . | . | . | . | . | . | . |
| Hermosa Beach city | . | . | . | . | . | . | . | . | . | . | . |
| Irwindale city | . | . | . | . | . | . | . | . | . | . | . |
| La Canada Flintridge city | . | . | . | . | . | . | . | . | . | . | . |
| La Habra Heights city | . | . | . | . | . | . | . | . | . | . | . |
| La Mirada city | 83 | 80 | 53 | 10 | . | . | . | . | . | . | . |
| La Puente city | . | . | . | . | . | . | . | . | . | . | . |
| La Verne city | 55 | 57 | 101 | . | . | . | . | 164 | 36 | . | . |
| Lawndale city | . | . | . | . | . | . | . | . | . | . | . |
| Lomita city | . | . | . | . | . | . | . | . | . | . | 13 |
| Malibu city | . | . | . | . | . | . | . | . | . | . | . |
| Manhattan Beach city | . | . | . | . | . | . | . | . | . | . | . |
| Maywood city | . | . | . | . | . | . | . | . | . | . | . |
| Monrovia city | 5 | 68 | . | . | . | . | . | . | . | . | . |
| Rancho Palos Verdes city | . | . | . | . | 68 | . | . | . | . | . | . |
| Rolling Hills Estates city | . | . | . | . | . | . | . | . | . | . | . |
| San Dimas city | . | . | . | . | . | . | . | 156 | . | . | . |
| San Fernando city | . | 22 | . | . | . | . | 82 | 80 | 82 | . | . |
| San Gabriel city | . | 19 | . | . | . | . | . | . | . | 44 | 11 |
| San Marino city | . | . | . | . | . | . | . | . | . | . | . |
| Santa Fe Springs city | 61 | 66 | . | . | . | . | . | . | 150 | . | . |
| Sierra Madre city | 20 | . | . | . | . | . | . | . | . | . | . |
| Signal Hill city | . | . | . | . | . | 7 | 24 | 5 | . | 72 | . |
| South El Monte city | . | . | 72 | . | . | . | . | . | . | . | . |
| South Pasadena city | 15 | 16 | . | . | . | . | . | . | . | . | . |
| Temple City city | 131 | 120 | . | . | . | . | . | . | . | . | . |
| Torrance city | 209 | 48 | 6 | . | 6 | 5 | . | . | . | . | 6 |
| Walnut city | . | . | . | . | . | . | . | . | . | . | . |
| West Hollywood city | 65 | 99 | 44 | 20 | 5 | 12 | 288 | 272 | 281 | 573 | 378 |
| Westlake Village city | . | . | . | . | . | . | . | . | . | . | . |
| Unincorporated Areas Total | 522 | 206 | 383 | 57 | 195 | 683 | 397 | 487 | 351 | 907 | 67 |
| Urban County | 1,265 | 1,133 | 722 | 210 | 484 | 945 | 973 | 1,362 | 1,068 | 2,185 | 937 |
| Los Angeles County | 14,127 | 11,029 | 7,871 | 2,374 | 4,529 | 7,247 | 8,251 | 10,412 | 12,533 | 17,878 | 14,542 |

Table A.15
Total Building Permits
 Los Angeles Urban County
 2006 - 2016

| Area | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|---------------|---------------|---------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|
| Agoura Hills city | 5 | 7 | 2 | 2 | 24 | 2 | 0 | 18 | 33 | 2 | 3 |
| Arcadia city | 205 | 163 | 110 | 74 | 93 | 110 | 164 | 200 | 215 | 240 | 267 |
| Avalon city | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 3 | 0 | 2 | 2 |
| Azusa city | 53 | 170 | 4 | 2 | 35 | 153 | 136 | 208 | 297 | 113 | 106 |
| Bell city | 16 | 18 | 4 | 12 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bell Gardens city | 46 | 37 | 15 | 5 | 0 | 68 | 1 | 6 | 12 | 23 | 3 |
| Beverly Hills city | 63 | 51 | 22 | 63 | 29 | 58 | 16 | 43 | 30 | 75 | 39 |
| Calabasas city | 63 | 8 | 1 | 2 | 75 | 2 | 61 | 2 | 15 | 23 | 38 |
| Cerritos city | 8 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 330 | 197 |
| Claremont city | 93 | 273 | 5 | 39 | 78 | 3 | 3 | 24 | 104 | 23 | 42 |
| Commerce city | 31 | 21 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 |
| Covina city | 33 | 10 | 0 | 0 | 0 | 32 | 5 | 56 | 2 | 3 | 3 |
| Cudahy city | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 4 | 1 |
| Culver City city | 6 | 5 | 13 | 1 | 3 | 28 | 5 | 1 | 16 | 8 | 6 |
| Diamond Bar city | 123 | 70 | 34 | 26 | 21 | 20 | 4 | 6 | 44 | 126 | 9 |
| Duarte city | 22 | 21 | 14 | 32 | 0 | 37 | 0 | 52 | 0 | 0 | 0 |
| El Segundo city | 20 | 23 | 21 | 4 | 3 | 11 | 14 | 22 | 0 | 5 | 0 |
| Hawaiian Gardens city | 19 | 15 | 10 | 3 | 0 | 0 | 1 | 0 | 6 | 4 | 3 |
| Hermosa Beach city | 80 | 39 | 51 | 7 | 10 | 27 | 22 | 32 | 57 | 59 | 61 |
| Irwindale city | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 3 | 11 |
| La Canada Flintridge city | 29 | 20 | 9 | 9 | 13 | 9 | 11 | 7 | 7 | 18 | 13 |
| La Habra Heights city | 11 | 5 | 1 | 7 | 4 | 5 | 1 | 2 | 4 | 2 | 3 |
| La Mirada city | 120 | 113 | 63 | 10 | 0 | 0 | 0 | 0 | 35 | 37 | 0 |
| La Puente city | 1 | 1 | 0 | 11 | 11 | 2 | 10 | 10 | 8 | 0 | 6 |
| La Verne city | 99 | 87 | 103 | 6 | 2 | 2 | 1 | 219 | 78 | 5 | 15 |
| Lawndale city | 3 | 0 | 0 | 9 | 3 | 3 | 6 | 5 | 4 | 2 | 3 |
| Lomita city | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 16 | 20 | 19 |
| Malibu city | 24 | 31 | 30 | 19 | 12 | 20 | 18 | 12 | 11 | 18 | 8 |
| Manhattan Beach city | 176 | 146 | 80 | 31 | 45 | 54 | 60 | 93 | 98 | 106 | 116 |
| Maywood city | 20 | 12 | 13 | 1 | 3 | 0 | 1 | 0 | 0 | 2 | 1 |
| Monrovia city | 56 | 123 | 18 | 4 | 8 | 0 | 18 | 26 | 34 | 5 | 17 |
| Rancho Palos Verdes city | 12 | 19 | 12 | 9 | 73 | 15 | 9 | 9 | 8 | 28 | 15 |
| Rolling Hills Estates city | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 6 | 10 | 5 |
| San Dimas city | 9 | 5 | 27 | 3 | 1 | 6 | 8 | 211 | 2 | 7 | 17 |
| San Fernando city | 13 | 49 | 4 | 5 | 3 | 2 | 83 | 80 | 82 | 5 | 13 |
| San Gabriel city | 54 | 44 | 10 | 9 | 11 | 9 | 12 | 16 | 24 | 120 | 84 |
| San Marino city | 5 | 2 | 7 | 2 | 3 | 4 | 9 | 8 | 15 | 12 | 13 |
| Santa Fe Springs city | 61 | 66 | 0 | 44 | 57 | 52 | 72 | 115 | 156 | 51 | 0 |
| Sierra Madre city | 27 | 19 | 0 | 0 | 1 | 0 | 1 | 14 | 10 | 0 | 0 |
| Signal Hill city | 25 | 12 | 4 | 0 | 0 | 19 | 48 | 51 | 18 | 74 | 3 |
| South El Monte city | 52 | 5 | 75 | 1 | 3 | 1 | 6 | 2 | 80 | 48 | 31 |
| South Pasadena city | 26 | 26 | 5 | 3 | 1 | 7 | 6 | 6 | 5 | 6 | 7 |
| Temple City city | 248 | 212 | 38 | 33 | 38 | 32 | 24 | 58 | 104 | 117 | 84 |
| Torrance city | 361 | 163 | 45 | 20 | 47 | 13 | 27 | 34 | 27 | 15 | 40 |
| Walnut city | 13 | 9 | 4 | 34 | 49 | 85 | 3 | 2 | 14 | 16 | 73 |
| West Hollywood city | 77 | 109 | 46 | 25 | 11 | 19 | 294 | 282 | 292 | 584 | 390 |
| Westlake Village city | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| Unincorporated Areas Total | 2,198 | 1,628 | 886 | 396 | 527 | 1,081 | 928 | 1,130 | 877 | 1,367 | 638 |
| Urban County | 4,606 | 3,846 | 1,798 | 964 | 1,304 | 1,992 | 2,088 | 3,075 | 2,854 | 3,721 | 2,407 |
| Los Angeles County | 25,202 | 19,244 | 11,810 | 5,138 | 7,260 | 9,895 | 11,365 | 14,776 | 17,659 | 23,263 | 20,591 |

Table A.16
Value of Single Family Building Permits
 Los Angeles Urban County
 2006 - 2016

| Area | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Agoura Hills city | 352,247 | 406,318 | 0 | 331,244 | 279,958 | 348,820 | 513,333 |
| Arcadia city | 336,937 | 330,140 | 324,160 | 449,620 | 441,700 | 437,001 | 431,320 |
| Avalon city | 0 | 53,937 | 0 | 0 | 0 | 0 | 574,150 |
| Azusa city | 371,941 | 411,943 | 402,494 | 342,023 | 349,742 | 460,306 | 552,468 |
| Bell city | 169,548 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bell Gardens city | 0 | 249,164 | 85,415 | 264,304 | 268,955 | 416,938 | 145,485 |
| Beverly Hills city | 2,060,778 | 2,391,208 | 1,846,335 | 2,203,196 | 2,164,389 | 1,735,900 | 2,336,569 |
| Calabasas city | 0 | 563,829 | 247,026 | 511,292 | 531,821 | 1,654,196 | 740,110 |
| Cerritos city | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Claremont city | 781,615 | 241,892 | 441,648 | 276,867 | 253,160 | 352,174 | 269,885 |
| Commerce city | 0 | 0 | 0 | 0 | 0 | 160,250 | 158,570 |
| Covina city | 0 | 0 | 158,881 | 201,410 | 327,701 | 285,377 | 281,667 |
| Cudahy city | 0 | 0 | 0 | 0 | 113,501 | 154,002 | 217,000 |
| Culver City city | 335,425 | 0 | 325,177 | 204,316 | 378,456 | 380,066 | 291,042 |
| Diamond Bar city | 267,195 | 261,106 | 1,736,667 | 1,627,054 | 308,854 | 271,323 | 511,683 |
| Duarte city | 0 | 292,425 | 0 | 553,725 | 0 | 0 | 0 |
| El Segundo city | 654,514 | 467,458 | 306,672 | 304,710 | 0 | 390,248 | 0 |
| Hawaiian Gardens city | 0 | 0 | 63,553 | 0 | 158,980 | 222,492 | 52,000 |
| Hermosa Beach city | 515,539 | 422,717 | 570,210 | 516,530 | 561,188 | 531,701 | 518,072 |
| Irwindale city | 0 | 0 | 0 | 235,588 | 348,182 | 355,048 | 235,000 |
| La Canada Flintridge city | 1,093,535 | 1,157,974 | 1,015,241 | 911,342 | 1,230,064 | 955,530 | 1,196,980 |
| La Habra Heights city | 1,020,867 | 1,095,326 | 1,204,673 | 666,898 | 925,477 | 893,767 | 1,020,043 |
| La Mirada city | 0 | 0 | 0 | 0 | 257,271 | 254,586 | 0 |
| La Puente city | 164,676 | 160,123 | 167,174 | 192,351 | 194,062 | 0 | 161,629 |
| La Verne city | 444,236 | 266,451 | 483,000 | 368,090 | 337,771 | 421,582 | 537,933 |
| Lawndale city | 287,565 | 217,433 | 234,428 | 230,713 | 172,638 | 170,801 | 168,581 |
| Lomita city | 0 | 0 | 0 | 507,364 | 207,338 | 318,777 | 408,846 |
| Malibu city | 1,654,152 | 1,326,985 | 1,053,338 | 1,159,914 | 1,220,407 | 966,284 | 2,066,413 |
| Manhattan Beach city | 609,521 | 734,660 | 687,208 | 676,489 | 655,696 | 696,097 | 688,664 |
| Maywood city | 229,426 | 0 | 111,262 | 0 | 0 | 211,502 | 254,000 |
| Monrovia city | 207,865 | 0 | 305,208 | 284,907 | 216,572 | 413,434 | 228,967 |
| Rancho Palos Verdes city | 246,391 | 226,445 | 257,700 | 469,999 | 410,893 | 223,541 | 139,758 |
| Rolling Hills Estates city | 0 | 0 | 0 | 472,741 | 679,297 | 929,311 | 584,020 |
| San Dimas city | 207,206 | 386,858 | 379,852 | 294,637 | 328,776 | 307,752 | 297,328 |
| San Fernando city | 130,280 | 80,906 | 105,921 | 0 | 0 | 55,724 | 80,000 |
| San Gabriel city | 367,006 | 359,145 | 352,752 | 347,142 | 322,305 | 311,973 | 361,248 |
| San Marino city | 749,883 | 950,574 | 748,626 | 949,412 | 684,512 | 695,027 | 685,662 |
| Santa Fe Springs city | 271,290 | 267,695 | 262,462 | 259,568 | 199,223 | 277,318 | 0 |
| Sierra Madre city | 495,431 | 0 | 256,589 | 251,032 | 246,610 | 0 | 0 |
| Signal Hill city | 0 | 261,037 | 286,104 | 265,858 | 279,035 | 0 | 496,363 |
| South El Monte city | 118,467 | 114,326 | 158,097 | 288,714 | 210,337 | 200,366 | 205,673 |
| South Pasadena city | 489,926 | 299,430 | 244,846 | 409,326 | 393,378 | 392,075 | 297,565 |
| Temple City city | 392,177 | 425,836 | 462,718 | 323,542 | 365,175 | 354,281 | 360,175 |
| Torrance city | 232,183 | 314,010 | 270,856 | 284,171 | 279,801 | 358,122 | 233,732 |
| Walnut city | 536,906 | 544,997 | 702,799 | 572,763 | 448,351 | 334,766 | 250,006 |
| West Hollywood city | 631,816 | 395,277 | 459,483 | 442,169 | 392,069 | 443,043 | 396,953 |
| Westlake Village city | 0 | 0 | 0 | 0 | 1,024,066 | 0 | 2,000,000 |
| Urban County | 500,518 | 521,690 | 468,847 | 475,798 | 458,492 | 455,146 | 502,332 |
| Los Angeles County | 400,363 | 442,419 | 398,585 | 412,366 | 397,773 | 423,052 | 418,648 |

Table A.17
Value of Duplex Building Permits
 Los Angeles Urban County
 2006 - 2016

| Area | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Agoura Hills city | . | . | . | . | . | . | . |
| Arcadia city | . | . | . | . | . | . | . |
| Avalon city | . | . | . | . | . | 483,536 | . |
| Azusa city | . | . | . | . | . | 198,494 | . |
| Bell city | . | . | . | . | . | . | . |
| Bell Gardens city | . | . | . | . | 236,038 | . | . |
| Beverly Hills city | . | . | . | . | . | . | . |
| Calabasas city | . | . | . | . | . | . | . |
| Cerritos city | . | . | . | . | . | . | . |
| Claremont city | . | . | . | . | . | . | . |
| Commerce city | . | . | . | . | . | . | . |
| Covina city | . | 242,718 | . | 182,425 | . | . | . |
| Cudahy city | . | . | . | . | . | . | . |
| Culver City city | . | . | . | . | . | . | . |
| Diamond Bar city | . | . | . | . | . | . | . |
| Duarte city | . | 348,900 | . | . | . | . | . |
| El Segundo city | . | 386,537 | . | 130,095 | . | . | . |
| Hawaiian Gardens city | . | . | . | . | . | . | 176,976 |
| Hermosa Beach city | . | . | . | . | . | . | . |
| Irwindale city | . | . | . | . | . | . | . |
| La Canada Flintridge city | . | . | . | . | . | . | . |
| La Habra Heights city | . | . | . | . | . | . | . |
| La Mirada city | . | . | . | . | . | . | . |
| La Puente city | 99,591 | . | 160,160 | 121,783 | . | . | . |
| La Verne city | . | . | . | . | . | . | . |
| Lawndale city | . | . | . | . | . | . | . |
| Lomita city | . | . | . | . | . | . | . |
| Malibu city | . | . | . | . | . | . | . |
| Manhattan Beach city | . | 402,935 | 485,469 | 715,707 | 391,107 | 373,898 | . |
| Maywood city | . | . | . | . | . | . | . |
| Monrovia city | . | . | . | 162,358 | . | . | . |
| Rancho Palos Verdes city | . | . | . | . | . | . | . |
| Rolling Hills Estates city | . | . | . | . | . | . | . |
| San Dimas city | . | . | . | . | . | . | . |
| San Fernando city | . | . | . | . | . | . | . |
| San Gabriel city | . | . | . | . | . | . | . |
| San Marino city | . | . | . | . | . | . | 310,921 |
| Santa Fe Springs city | . | . | . | . | . | . | . |
| Sierra Madre city | . | . | . | . | . | . | . |
| Signal Hill city | . | . | . | . | . | 141,204 | . |
| South El Monte city | . | . | . | . | . | . | . |
| South Pasadena city | . | . | . | . | . | . | . |
| Temple City city | . | . | . | . | . | . | . |
| Torrance city | . | . | . | 165,937 | . | . | 255,158 |
| Walnut city | . | . | . | . | . | . | . |
| West Hollywood city | . | . | . | . | . | . | . |
| Westlake Village city | . | . | . | . | . | . | . |
| Urban County | 144,965 | 225,243 | 262,419 | 206,980 | 227,748 | 200,536 | 233,210 |
| Los Angeles County | 195,100 | 233,253 | 188,759 | 197,821 | 190,910 | 180,647 | 187,094 |

Table A.18
Value of Tri-plex and Four-plex Building Permits
 Los Angeles Urban County
 2006 - 2016

| Area | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Agoura Hills city | . | . | . | . | . | . | . |
| Arcadia city | . | . | . | . | . | . | . |
| Avalon city | . | . | . | 132,041 | . | . | . |
| Azusa city | . | . | . | . | . | . | . |
| Bell city | . | . | . | . | . | . | . |
| Bell Gardens city | . | . | . | . | . | . | . |
| Beverly Hills city | . | 539,374 | . | . | . | . | . |
| Calabasas city | . | . | . | . | . | . | . |
| Cerritos city | . | . | . | . | . | . | . |
| Claremont city | . | . | . | . | . | . | . |
| Commerce city | . | . | . | . | . | . | . |
| Covina city | . | . | 260,636 | . | . | . | . |
| Cudahy city | . | . | . | . | . | . | . |
| Culver City city | . | . | . | . | . | . | 233,333 |
| Diamond Bar city | . | . | . | . | . | . | . |
| Duarte city | . | . | . | . | . | . | . |
| El Segundo city | . | . | . | 127,323 | . | . | . |
| Hawaiian Gardens city | . | . | . | . | 214,371 | . | . |
| Hermosa Beach city | . | . | . | . | . | . | 231,620 |
| Irwindale city | . | . | . | . | . | . | . |
| La Canada Flintridge city | . | . | . | . | . | . | . |
| La Habra Heights city | . | . | . | . | . | . | . |
| La Mirada city | . | . | . | . | . | . | . |
| La Puente city | . | . | 165,828 | . | . | . | . |
| La Verne city | . | . | . | . | . | . | . |
| Lawndale city | . | . | . | . | . | . | . |
| Lomita city | . | . | . | . | . | . | . |
| Malibu city | . | . | . | . | . | . | . |
| Manhattan Beach city | . | . | . | . | . | 332,755 | . |
| Maywood city | . | . | . | . | . | . | . |
| Monrovia city | . | . | . | . | . | . | . |
| Rancho Palos Verdes city | . | . | . | . | . | . | . |
| Rolling Hills Estates city | . | . | . | . | . | . | . |
| San Dimas city | . | . | . | . | . | . | . |
| San Fernando city | . | . | . | . | . | . | 25,000 |
| San Gabriel city | . | . | . | . | . | . | . |
| San Marino city | . | . | . | . | . | . | . |
| Santa Fe Springs city | . | . | . | . | . | . | . |
| Sierra Madre city | . | . | . | 171,127 | 168,113 | . | . |
| Signal Hill city | . | 261,194 | . | . | . | . | . |
| South El Monte city | . | . | . | . | . | . | . |
| South Pasadena city | . | . | . | . | . | . | . |
| Temple City city | . | . | . | . | . | . | . |
| Torrance city | . | . | 150,064 | 178,931 | . | 43,634 | . |
| Walnut city | . | . | . | . | . | . | . |
| West Hollywood city | . | 137,364 | . | 132,739 | . | . | . |
| Westlake Village city | . | . | . | . | . | . | . |
| Urban County | 495,728 | 245,929 | 296,988 | 158,395 | 224,948 | 187,382 | 174,349 |
| Los Angeles County | 276,034 | 250,922 | 251,250 | 185,440 | 252,675 | 199,446 | 224,827 |

Table A.19
Per Unit Value of Multi-unit Building Permits
 Los Angeles Urban County
 2006 - 2016

| Area | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Agoura Hills city | . | . | . | 166,458 | . | . | . |
| Arcadia city | 96,671 | 94,721 | 93,005 | 91,532 | 89,920 | 88,963 | 87,806 |
| Avalon city | . | . | . | . | . | . | . |
| Azusa city | . | . | . | . | . | . | 277,642 |
| Bell city | . | . | . | . | . | . | . |
| Bell Gardens city | . | 74,683 | . | . | . | 162,193 | . |
| Beverly Hills city | . | 79,320 | . | 500,365 | . | 133,968 | . |
| Calabasas city | 183,493 | . | 182,799 | . | 583,743 | 368,020 | 444,557 |
| Cerritos city | . | . | . | . | . | 115,653 | 98,372 |
| Claremont city | 103,835 | . | . | . | . | . | . |
| Commerce city | . | . | . | . | . | . | . |
| Covina city | . | 92,772 | . | . | . | . | . |
| Cudahy city | . | . | . | . | . | . | . |
| Culver City city | . | 269,679 | . | . | . | . | . |
| Diamond Bar city | . | . | . | . | . | 187,101 | . |
| Duarte city | . | . | . | 121,212 | . | . | . |
| El Segundo city | . | . | . | . | . | . | . |
| Hawaiian Gardens city | . | . | . | . | . | . | . |
| Hermosa Beach city | . | . | . | . | . | . | . |
| Irwindale city | . | . | . | . | . | . | . |
| La Canada Flintridge city | . | . | . | . | . | . | . |
| La Habra Heights city | . | . | . | . | . | . | . |
| La Mirada city | . | . | . | . | . | . | . |
| La Puente city | . | . | . | . | . | . | . |
| La Verne city | . | . | . | 101,700 | 110,628 | . | . |
| Lawndale city | . | . | . | . | . | . | . |
| Lomita city | . | . | . | . | . | . | 106,731 |
| Malibu city | . | . | . | . | . | . | . |
| Manhattan Beach city | . | . | . | . | . | . | . |
| Maywood city | . | . | . | . | . | . | . |
| Monrovia city | . | . | . | . | . | . | . |
| Rancho Palos Verdes city | 252,119 | . | . | . | . | . | . |
| Rolling Hills Estates city | . | . | . | . | . | . | . |
| San Dimas city | . | . | . | 141,349 | . | . | . |
| San Fernando city | . | . | 130,464 | 128,396 | 126,135 | . | . |
| San Gabriel city | . | . | . | . | . | 254,739 | 251,427 |
| San Marino city | . | . | . | . | . | . | . |
| Santa Fe Springs city | . | . | . | . | 140,728 | . | . |
| Sierra Madre city | . | . | . | . | . | . | . |
| Signal Hill city | . | 298,797 | 252,910 | 378,175 | . | 130,084 | . |
| South El Monte city | . | . | . | . | . | . | . |
| South Pasadena city | . | . | . | . | . | . | . |
| Temple City city | . | . | . | . | . | . | . |
| Torrance city | 233,384 | 229,035 | . | . | . | . | 250,000 |
| Walnut city | . | . | . | . | . | . | . |
| West Hollywood city | 238,807 | 181,636 | 198,102 | 194,963 | 230,338 | 194,158 | 199,554 |
| Westlake Village city | . | . | . | . | . | . | . |
| Urban County | 183,399 | 180,020 | 187,181 | 150,717 | 219,230 | 160,174 | 161,287 |
| Los Angeles County | 183,957 | 172,993 | 183,506 | 163,580 | 177,589 | 172,787 | 179,196 |

Table A.20
Value of Total Building Permits
 Los Angeles Urban County
 2010 - 2016

| Area | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Agoura Hills city | 352,247 | 406,318 | . | 285,470 | 279,958 | 348,820 | 513,333 |
| Arcadia city | 181,927 | 156,786 | 152,204 | 198,958 | 186,455 | 187,574 | 184,299 |
| Avalon city | . | 53,937 | . | 132,041 | . | 483,536 | 574,150 |
| Azusa city | 371,941 | 411,943 | 402,494 | 342,023 | 349,742 | 455,672 | 440,982 |
| Bell city | 169,548 | . | . | . | . | . | . |
| Bell Gardens city | . | 82,380 | 85,415 | 264,304 | 263,469 | 306,179 | 145,485 |
| Beverly Hills city | 2,060,778 | 908,251 | 1,846,335 | 1,807,188 | 2,164,389 | 774,741 | 2,336,569 |
| Calabasas city | 183,493 | 563,829 | 183,852 | 511,292 | 573,359 | 535,782 | 506,779 |
| Cerritos city | . | . | . | . | . | 115,653 | 98,372 |
| Claremont city | 129,904 | 241,892 | 441,648 | 276,867 | 253,160 | 352,174 | 269,885 |
| Commerce city | . | . | . | . | . | 160,250 | 158,570 |
| Covina city | . | 102,144 | 240,285 | 200,053 | 327,701 | 285,377 | 281,667 |
| Cudahy city | . | . | . | . | 113,501 | 154,002 | 217,000 |
| Culver City city | 335,425 | 269,679 | 325,177 | 204,316 | 378,456 | 380,066 | 262,188 |
| Diamond Bar city | 267,195 | 261,106 | 1,736,667 | 1,627,054 | 308,854 | 263,302 | 511,683 |
| Duarte city | . | 295,478 | . | 196,070 | . | . | . |
| El Segundo city | 654,514 | 408,606 | 306,672 | 232,898 | . | 390,248 | . |
| Hawaiian Gardens city | . | . | 63,553 | . | 186,676 | 222,492 | 135,317 |
| Hermosa Beach city | 515,539 | 422,717 | 570,210 | 516,530 | 561,188 | 531,701 | 503,985 |
| Irwindale city | . | . | . | 235,588 | 348,182 | 355,048 | 235,000 |
| La Canada Flintridge city | 1,093,535 | 1,157,974 | 1,015,241 | 911,342 | 1,230,064 | 955,530 | 1,196,980 |
| La Habra Heights city | 1,020,867 | 1,095,326 | 1,204,673 | 666,898 | 925,477 | 893,767 | 1,020,043 |
| La Mirada city | . | . | . | . | 257,271 | 254,586 | . |
| La Puente city | 152,843 | 160,123 | 165,367 | 178,237 | 194,062 | . | 161,629 |
| La Verne city | 444,236 | 266,451 | 483,000 | 168,602 | 232,936 | 421,582 | 537,933 |
| Lawndale city | 287,565 | 217,433 | 234,428 | 230,713 | 172,638 | 170,801 | 168,581 |
| Lomita city | . | . | . | 507,364 | 207,338 | 318,777 | 202,135 |
| Malibu city | 1,654,152 | 1,326,985 | 1,053,338 | 1,159,914 | 1,220,407 | 966,284 | 2,066,413 |
| Manhattan Beach city | 609,521 | 722,374 | 673,759 | 677,332 | 650,297 | 676,307 | 688,664 |
| Maywood city | 229,426 | . | 111,262 | . | . | 211,502 | 254,000 |
| Monrovia city | 207,865 | . | 305,208 | 275,480 | 216,572 | 413,434 | 228,967 |
| Rancho Palos Verdes city | 251,727 | 226,445 | 257,700 | 469,999 | 410,893 | 223,541 | 139,758 |
| Rolling Hills Estates city | . | . | . | 472,741 | 679,297 | 929,311 | 584,020 |
| San Dimas city | 207,206 | 386,858 | 379,852 | 181,306 | 328,776 | 307,752 | 297,328 |
| San Fernando city | 130,280 | 80,906 | 130,168 | 128,396 | 126,135 | 55,724 | 46,154 |
| San Gabriel city | 367,006 | 359,145 | 352,752 | 347,142 | 322,305 | 290,987 | 346,867 |
| San Marino city | 749,883 | 950,574 | 748,626 | 949,412 | 684,512 | 695,027 | 628,009 |
| Santa Fe Springs city | 271,290 | 267,695 | 262,462 | 259,568 | 142,978 | 277,318 | . |
| Sierra Madre city | 495,431 | . | 256,589 | 228,202 | 223,061 | . | . |
| Signal Hill city | . | 274,982 | 269,507 | 276,869 | 279,035 | 130,384 | 496,363 |
| South El Monte city | 118,467 | 114,326 | 158,097 | 288,714 | 210,337 | 200,366 | 205,673 |
| South Pasadena city | 489,926 | 299,430 | 244,846 | 409,326 | 393,378 | 392,075 | 297,565 |
| Temple City city | 392,177 | 425,836 | 462,718 | 323,542 | 365,175 | 354,281 | 360,175 |
| Torrance city | 232,336 | 281,327 | 257,434 | 216,112 | 279,801 | 295,225 | 237,244 |
| Walnut city | 536,906 | 544,997 | 702,799 | 572,763 | 448,351 | 334,766 | 250,006 |
| West Hollywood city | 453,176 | 219,623 | 203,436 | 200,438 | 236,431 | 198,846 | 205,628 |
| Westlake Village city | . | . | . | . | 1,024,066 | . | 2,000,000 |
| Urban County | 374,064 | 349,095 | 329,720 | 322,698 | 363,840 | 275,434 | 356,097 |
| Los Angeles County | 256,232 | 237,339 | 234,943 | 229,375 | 235,388 | 222,996 | 238,480 |

APPENDIX B: PUBLIC INPUT DATA

LOS ANGELES URBAN COUNTY - FAIR HOUSING IN YOUR NEIGHBORHOOD:

Table B.1
Which of the following best describes the type of housing you currently live in?

Los Angeles Urban County
Fair Housing Survey

| Housing | Responses |
|---|--------------|
| Single-family home (detached) | 1,176 |
| Twin-home or duplex | 95 |
| Condo/Townhouse | 78 |
| Apartment building with 1-4 stories | 398 |
| Apartment building with 5 or more stories | 22 |
| Something else, please specify | 106 |
| Missing | 147 |
| Total | 2,022 |

Table B.2
If you live in a subsidized/assisted housing, please indicate what type:

Los Angeles Urban County
Fair Housing Survey

| Type | Responses |
|-------------------------|--------------|
| Multi-family Section 8 | 51 |
| Tenant based Section 8 | 165 |
| Project based Section 8 | 33 |
| Public Housing | 170 |
| Don't know | 127 |
| Does not apply | 961 |
| Other | 7 |
| Missing | 508 |
| Total | 2,022 |

Table B.3
How long have you lived in your neighborhood?
 Los Angeles Urban County
 Fair Housing Survey

| Time | Responses |
|--------------------|--------------|
| Less than 1 year | 102 |
| 1-5 years | 414 |
| 6-10 years | 321 |
| 11-20 years | 372 |
| 21-30 years | 278 |
| More than 30 years | 364 |
| Missing | 171 |
| Total | 2,022 |

Table B.4
Which of the following were the most important reasons you decided to live in your neighborhood? (Check all that apply)
 Los Angeles Urban County
 Fair Housing Survey

| Reason | Responses |
|--|-----------|
| To live near family and friends | 631 |
| To be close to work | 410 |
| Accessibility of goods and services, such as neighborhood centers and stores | 389 |
| To be near public transportation | 242 |
| Physical accessibility of the building | 100 |
| Nearby schools for my children/grandchildren | 410 |
| Access to job opportunities | 94 |
| Safety in the neighborhood | 583 |
| Affordability of housing | 781 |
| I grew up here | 244 |
| No choice/ Nowhere else to go | 201 |

Table B.5
Perceptions of Safety
 Los Angeles Urban County
 Fair Housing Survey

| Response | Not safe | Somewhat Safe | Safe | Very Safe | Does Not Apply | Missing | Total |
|---|----------|---------------|------|-----------|----------------|---------|-------|
| How safe would you say you felt walking in your neighborhood during the day time? | 131 | 403 | 660 | 683 | . | 145 | 2,022 |
| How safe would you say you feel walking in your neighborhood at night? | 414 | 634 | 500 | 313 | . | 161 | 2,022 |
| How safe would you say you feel walking in your public housing development during the day time? | 101 | 174 | 294 | 272 | 837. | 344 | 2,022 |
| How safe would you say you feel walking in your public housing development at night? | 197 | 213 | 229 | 160 | 856. | 367 | 2,022 |

Table B.6
If you had a choice would you
continue to live in your city or
neighborhood?

Los Angeles Urban County
Fair Housing Survey

| Yes/No | Responses |
|--------------|--------------|
| Yes | 1,184 |
| No | 408 |
| Not Sure | 268 |
| Missing | 162 |
| Total | 2,022 |

Table B.7
How would you rate each of the following aspects of your neighborhood/housing development?

Los Angeles Urban County
Fair Housing Survey

| Aspects | Excellent | Very Good | Good | Fair | Poor | Don't Know | Missing | Total |
|--|-----------|-----------|------|------|------|------------|---------|-------|
| Cleanliness | 176 | 862 | 322 | 176 | 24 | 2 | 460 | 2,022 |
| Condition of the buildings (including homes) | 162 | 1,053 | 394 | 186 | 26 | 2 | 199 | 2,022 |
| Condition of streets and sidewalks | 114 | 832 | 485 | 369 | 36 | 2 | 184 | 2,022 |
| Condition of the public spaces | 223 | 1,109 | 285 | 154 | 72 | 7 | 172 | 2,022 |
| Schools in the neighborhood | 196 | 923 | 286 | 162 | 247 | 15 | 193 | 2,022 |
| Access to public transportation | 247 | 955 | 309 | 202 | 133 | 3 | 173 | 2,022 |
| Availability of quality public housing | 103 | 314 | 188 | 306 | 806 | 40 | 265 | 2,022 |
| Availability of job opportunities | 56 | 369 | 318 | 423 | 574 | 31 | 251 | 2,022 |

Table B.8
Please indicate how easy it would be for you to get to each of the following places?

Los Angeles Urban County
Fair Housing Survey

| Place | Easy | Moderately Difficult | Difficult | Don't Know | Missing | Total |
|--|-------|----------------------|-----------|------------|---------|-------|
| Parks, playgrounds or other green spaces | 1,475 | 207 | 84 | 64 | 188 | 2,022 |
| Public Libraries | 1,451 | 220 | 72 | 75 | 198 | 2,022 |
| Supermarkets or grocery stores | 1,475 | 243 | 110 | 16 | 177 | 2,022 |
| Pharmacies | 1,447 | 249 | 111 | 31 | 182 | 2,022 |
| Banks and credit unions | 1,361 | 294 | 139 | 26 | 198 | 2,022 |
| Churches, mosques, synagogues , or other religious or cultural centers | 1,375 | 241 | 88 | 117 | 191 | 2,022 |
| Community center or recreational facilities | 1,141 | 320 | 136 | 205 | 204 | 2,022 |
| Places with jobs that I/my household would want to have | 491 | 389 | 378 | 513 | 231 | 2,022 |
| If household with a disability, ease of getting around your neighborhood/housing complex | 532 | 304 | 195 | 640 | 318 | 2,022 |

CURRENT HOUSING

Table B.9
Do you currently rent you home, own your home or something else?

Los Angeles Urban County
Fair Housing Survey

| Own/Rent | Responses |
|---------------------------------|--------------|
| Rent from the Housing Authority | 406 |
| Rent from a private landlord | 385 |
| Rent a room | 41 |
| Renter: share a room | 6 |
| Own | 924 |
| Owner: share a room | 16 |
| Something else | 57 |
| Missing | 187 |
| Total | 2,022 |

Table B.10
How Satisfied would you say you are with the quality of the housing you currently live in?

Los Angeles Urban County
Fair Housing Survey

| Satisfaction | Responses |
|-----------------------|--------------|
| Satisfied | 1,088 |
| Somewhat satisfied | 446 |
| Somewhat dissatisfied | 166 |
| Dissatisfied | 113 |
| Don't know | 24 |
| Missing | 185 |
| Total | 2,022 |

Table B.11
In the past five years has your rent been paid by a rental assistance program?

Los Angeles Urban County
Fair Housing Survey

| Own/Rent | Responses |
|--------------|--------------|
| Yes | 312 |
| No | 1,241 |
| Don't know | 151 |
| Missing | 318 |
| Total | 2,022 |

Table B.12
If you answered “Yes” to the above
question have you had difficulty
using that Section 8 voucher?

Los Angeles Urban County
 Fair Housing Survey

| Own/Rent | Responses |
|--------------|--------------|
| Yes | 78 |
| No | 323 |
| Don't know | 221 |
| Missing | 1,400 |
| Total | 2,022 |

Table B.13
During the past three years, how have the
overall housing costs for your current
home changed?

Los Angeles Urban County
 Fair Housing Survey

| Change in housing cost | Responses |
|------------------------|--------------|
| Increased a lot | 313 |
| Increased some | 653 |
| Stayed about the same | 431 |
| Decreased some | 85 |
| Decreased a lot | 19 |
| Not applicable | 277 |
| Missing | 244 |
| Total | 2,022 |

Table B.14
Have you been displaced from your
housing within the last 10 years?

Los Angeles Urban County
 Fair Housing Survey

| Displaced | Responses |
|------------------|--------------|
| Yes, as a renter | 133 |
| No, as a renter | 675 |
| Yes, as an owner | 45 |
| No, as an owner | 802 |
| Don't remember | 80 |
| Missing | 287 |
| Total | 2,022 |

Table B.15
If you answered “Yes” to the above
question was this the result of the
property being:

Los Angeles Urban County
Fair Housing Survey

| Reason | Responses |
|--------------------|--------------|
| Purchased | 40 |
| Demolished | 7 |
| Improved/renovated | 33 |
| Foreclosed | 35 |
| Other | 97 |
| Missing | 1,810 |
| Total | 2,022 |

Table B.16
During the past five years, have you
looked for a new place to live?

Los Angeles Urban County
Fair Housing Survey

| Yes/No | Responses |
|--------------------------------|--------------|
| Yes, looked for a home to rent | 336 |
| Yes, looked for a home to buy | 298 |
| No | 1,175 |
| Don't remember | 7 |
| Missing | 206 |
| Total | 2,022 |

Table B.17
If you answered “Yes” to the above question
did you have trouble finding safe, quality
housing that you could afford in a
neighborhood you would like to live in?

Los Angeles Urban County
Fair Housing Survey

| Property | Responses |
|--------------------------------|--------------|
| Yes, looked for a home to rent | 470 |
| No | 260 |
| Don't remember | 97 |
| Missing | 1,195 |
| Total | 2,022 |

Table B.18
If you could not find safe, affordable, quality
housing do you think it was because (Check all
that apply):

Los Angeles Urban County
Fair Housing Survey

| Category | Responses |
|-----------------------------|-----------|
| Race/ethnicity | 79 |
| Religion | 9 |
| Disability | 42 |
| Sexual Orientation | 11 |
| Pregnant or having children | 21 |
| Sex/Gender | 12 |
| Age | 38 |
| Marital Status | 15 |
| National Origin | 6 |
| Ancestry | 6 |
| Familial Status | 37 |
| Criminal History/Record | 36 |
| Source of income | 221 |

Table B.19
Do you believe that you have been
discriminated against in your housing because
of any of the following (Check all that apply):

Los Angeles Urban County
Fair Housing Survey

| Category | Responses |
|-----------------------------|-----------|
| Race/ethnicity | 87 |
| Religion | 11 |
| Disability | 30 |
| Sexual Orientation | 10 |
| Pregnant or having children | 8 |
| Sex/Gender | 17 |
| Age | 29 |
| Marital Status | 17 |
| National Origin | 13 |
| Ancestry | 4 |
| Familial Status | 20 |
| Criminal History/Record | 15 |
| Source of income | 70 |

Table B.20
Fair Housing Complaints

Los Angeles Urban County
Fair Housing Survey

| Complaints | Yes | No | Don't Know | Does Not Apply | Missing | Total |
|---|-----|-----|------------|----------------|---------|-------|
| If you have ever been discriminated by your landlord, did you complain? | 67 | 420 | 27 | 960 | 548 | 2,022 |
| Were you satisfied with the outcome? | 71 | 106 | 40 | 973 | 832 | 2,022 |

Table B.21
If you ever filed a fair housing complaint with an agency which one (Check all that apply):

Los Angeles Urban County
Fair Housing Survey

| Complaint Agency | Responses |
|--|-----------|
| Housing Rights Center | 18 |
| California Department. Of Fair Employment & Housing | 15 |
| U.S. Department of Housing and Urban Development (HUD) | 25 |

Table B.22
Home loan Applications

Los Angeles Urban County
Fair Housing Survey

| Applications | Yes | No | Don't Know | Does Not Apply | Other | Missing | Total |
|---|-----|-----|------------|----------------|-------|---------|-------|
| During the past five years have you applied for a loan to purchase a home, to refinance your mortgage, or take equity out of your home? | 402 | 984 | 16 | 341 | . | 279 | 2,022 |
| Was the application you made during the past five years approved? | 347 | 125 | 22 | 813 | 43 | 672 | 2,022 |

Table B.23
If you have ever applied for a home loan and your application was NOT approved, which of the following reasons were you given? (Check all that apply):

Los Angeles Urban County
Fair Housing Survey

| Reason | Responses |
|--|-----------|
| My/our income level | 150 |
| The amount I/we had for a down payment | 51 |
| How much savings I/we had | 38 |
| The value of my property | 30 |
| My/our credit history or credit score(s) | 100 |

Table B.24
Which of the following issues, if any, limited the housing options you were able to consider (Check all that apply):

Los Angeles Urban County
Fair Housing Survey

| Issue | Responses |
|--|-----------|
| What I/we could afford to pay our rent or mortgage | 614 |
| Units that accommodate my/our disability | 67 |
| Housing large enough for my/our household | 136 |
| My/our credit history or credit score | 190 |
| The amount of money I/we had for deposit | 288 |
| Not being shown housing in the neighborhood(s) I wanted to move into | 60 |
| Concern that I/we would not be welcome in a particular neighborhood(s) | 47 |

ABOUT YOU AND YOUR HOUSEHOLD

Table B.25
What is your age?

Los Angeles Urban County
Fair Housing Survey

| Age | Responses |
|--------------|--------------|
| Under 18 | 1 |
| 18-24 | 22 |
| 25-34 | 143 |
| 35-45 | 270 |
| 46-54 | 306 |
| 55-61 | 315 |
| 62 and older | 756 |
| Missing | 209 |
| Total | 2,022 |

Table B.26
Disability and Accommodation

Los Angeles Urban County
Fair Housing Survey

| Disability & Accommodation Question | Yes | No | Don't Know | Missing | Total |
|---|-----|-------|------------|---------|-------|
| Are you, or someone else in your household, living with a disability? | 614 | 1,132 | 47 | 229 | 2,022 |
| Are there any problems within your home that create any physical/accessibility issues for yourself or a family member? | 137 | 1,561 | 94 | 230 | 2,022 |
| Are you aware of your right to request from your landlord , a change in rules or policies and your right to request a physical change to your housing to make your home more accessible if necessary due to a disability? | 550 | 460 | 363 | 649 | 2,022 |
| Have you made a request for reasonable accommodation? | 139 | 1,050 | 152 | 681 | 2,022 |

Table B.27
If you made a request for a reasonable accommodation, what type of accommodation did you request?

Los Angeles Urban County
Fair Housing Survey

| Accommodation | Responses |
|-------------------------------|--------------|
| Assistance animal | 8 |
| Live in attendant | 10 |
| Modification of unit | 27 |
| Size of unit | 16 |
| Accessibility of unit | 10 |
| Change in rent due data | 9 |
| Transfer to another unit | 20 |
| Parking/parking space related | 21 |
| Other | 85 |
| Missing | 1,816 |
| Total | 2,022 |

Table B.28
Where you satisfied with the outcome of your accommodation and/or modification request?

Los Angeles Urban County
Fair Housing Survey

| Yes/No | Responses |
|--------------|--------------|
| Yes | 105 |
| No | 100 |
| Don't know | 122 |
| Missing | 1,695 |
| Total | 2,022 |

Table B.29
If you are a homeowner or developer, are you aware of your right to request a reasonable accommodation involving land use zoning?

Los Angeles Urban County
Fair Housing Survey

| Yes/No | Responses |
|----------------|--------------|
| Yes | 185 |
| No | 338 |
| Don't know | 263 |
| Does not apply | 522 |
| Missing | 714 |
| Total | 2,022 |

Table B.30
What is the highest level of school that you have completed?

Los Angeles Urban County
 Fair Housing Survey

| Education | Responses |
|---------------------------------------|--------------|
| Grade school or some high school | 323 |
| High school degree or equivalent | 280 |
| Completed vocational/technical school | 121 |
| Some college but no degree | 469 |
| Bachelor's degree | 283 |
| Master's degree or higher | 162 |
| Missing | 384 |
| Total | 2,022 |

Table B.31
Which of the following describes your current status?

Los Angeles Urban County
 Fair Housing Survey

| Employment | Responses |
|-------------------------------------|--------------|
| Employed full-time | 573 |
| Employed part-time | 130 |
| Unemployed and looking for work | 80 |
| Unemployed and not looking for work | 14 |
| Unable to work due to a disability | 222 |
| Stay-at-home caregiver or parent | 57 |
| Retired | 503 |
| Student | 22 |
| Other | 48 |
| Missing | 373 |
| Total | 2,022 |

Table B.32
Have you ever been homeless?

Los Angeles Urban County
 Fair Housing Survey

| Yes/No | Responses |
|----------------|--------------|
| Yes | 229 |
| No | 1,365 |
| Don't know | 5 |
| Does not apply | 64 |
| Missing | 359 |
| Total | 2,022 |

Table B.33
If you have been homeless, what led to your homelessness?

Los Angeles Urban County
 Fair Housing Survey

| Reason | Responses |
|-------------------------|--------------|
| Loss of your job | 64 |
| Illness/hospitalization | 24 |
| Eviction | 24 |
| Jail/prison | 6 |
| Substance abuse issue | 10 |
| Other | 124 |
| Missing | 1,770 |
| Total | 2,022 |

Table B.34
What is the primary language you use at home?

Los Angeles Urban County
 Fair Housing Survey

| Language | Responses |
|--------------|--------------|
| English | 1,304 |
| Spanish | 395 |
| Korean | 2 |
| Chinese | 40 |
| Russian | 5 |
| Other | 66 |
| Missing | 210 |
| Total | 2,022 |

Table B.35
If you requested your lease agreement or other important documents in your primary language we they provided?

Los Angeles Urban County
 Fair Housing Survey

| Yes/No | Responses |
|-----------------|--------------|
| Yes | 590 |
| No | 123 |
| Did not request | 712 |
| Missing | 597 |
| Total | 2,022 |

Table B.36
Have you been able to communicate with your landlord?

Los Angeles Urban County
 Fair Housing Survey

| Yes/No | Responses |
|-----------------|--------------|
| Yes | 808 |
| No | 131 |
| Did not request | 139 |
| Missing | 944 |
| Total | 2,022 |

Table B.37
Do you consider yourself Hispanic, Latino, Latina or of Spanish origin?

Los Angeles Urban County
 Fair Housing Survey

| Yes/No | Responses |
|---|--------------|
| Yes, Hispanic/Latino/Latina, or of Spanish origin | 828 |
| No, not of Hispanic/Latino/Latina, or of Spanish | 832 |
| Missing | 362 |
| Total | 2,022 |

Table B.38
What is your race? (Check all that apply)

Los Angeles Urban County
 Fair Housing Survey

| Race | Responses |
|-------------------------------------|-----------|
| American Indian or Native Alaskan | 50 |
| Asian | 121 |
| Black or African American | 296 |
| Native Hawaiian or Pacific Islander | 8 |
| White | 847 |

Table B.39
What is your Gender?

Los Angeles Urban County
 Fair Housing Survey

| Gender | Responses |
|----------------------|--------------|
| Male | 653 |
| Female | 1,094 |
| Transgender | 2 |
| Other | 3 |
| Prefer not to answer | 33 |
| Missing | 237 |
| Total | 2,022 |

Table B.40
What was your household income in 2016
 Los Angeles Urban County
 Fair Housing Survey

| Income | Responses |
|------------------------|--------------|
| Less than \$10,000 | 129 |
| \$10,001 to \$20,000 | 280 |
| \$20,001 to \$30,000 | 132 |
| \$30,001 to \$50,000 | 210 |
| \$30,001 to \$50,000 | 299 |
| \$50,001 to \$100,000 | 158 |
| \$100,001 to \$200,000 | 28 |
| More than \$200,000 | 0 |
| Missing | 786 |
| Total | 2,022 |

Table B.41
If you had to guess, what percent of the
people in your neighborhood/housing
development do you think are the same
race as you?

Los Angeles Urban County
 Fair Housing Survey

| Percent | Responses |
|--------------|--------------|
| 0 - 10% | 252 |
| 10.1% - 20% | 192 |
| 20.1% - 40% | 256 |
| 40.1% - 60% | 320 |
| 60.1% - 80% | 347 |
| 80.1% - 100% | 329 |
| Missing | 326 |
| Total | 2,022 |

Table B.42
If you had to guess, what percent of the
people in your neighborhood/housing
development do you think are the same
ethnicity as you?

Los Angeles Urban County
Fair Housing Survey

| Percent | Responses |
|----------------|------------------|
| 0 - 10% | 297 |
| 10.1% - 20% | 216 |
| 20.1% - 40% | 251 |
| 40.1% - 60% | 290 |
| 60.1% - 80% | 340 |
| 80.1% - 100% | 280 |
| Missing | 348 |
| Total | 2,022 |



**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES HELD IN ROOM 381B
OF THE KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012**

Tuesday, May 22, 2018

9:30 AM

6. Hearing on the Five-Year 2018-23 Housing and Community Development Consolidated Plan, Including the 2018-19 Action Plan for Allocation of Federal Funds

Hearing on approval of the Five-Year 2018-23 Housing and Community Development Consolidated Plan for the Los Angeles Urban County (Consolidated Plan) to enable the County to apply for, receive and administer Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) program funds from the U.S. Department of Housing and Urban Development for housing and community development activities in the 47 participating cities and the unincorporated areas of the Urban County (All Districts); approve the Consolidated Plan and Fiscal Year 2018-19 Action Plan, which will enable the Urban County to receive and administer an estimated total of \$41,511,787 in funding, comprised of \$22,857,365 in CDBG grant funds, \$226,422 in CDBG funds received as a joint applicant with the City of Cerritos, and \$921,281 received as a joint applicant with the City of Torrance, \$2,500,000 in future CDBG program income, \$9,138,619 in HOME Program funds, \$4,000,000 in future HOME program income, and \$1,868,101 in Federal ESG funds; designate the Community Development Commission to serve as an agent of the County for administration of the Consolidated Plan, Action Plan and the allocated funds; and authorize the transfer of these funds to the Community Development Commission. **(Community Development Commission)** (Relates to Agenda Nos. 2-D and 1-H) (18-1928)

This item was taken up with Item Nos. 2-D and 1-H.

All persons wishing to testify were sworn in by the Acting Executive Officer of the Board. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. No correspondence was presented.

On motion of Supervisor Kuehl, and by Common Consent, there being no

objection, the Board closed the public hearing and took the following actions:

1. Approved the Consolidated Plan and the Fiscal Year (FY) 2018-19 Action Plan, which will enable the Los Angeles Urban County Program to receive and administer an estimated total of \$41,511,787, comprised of \$22,857,365 in Community Development Block Grant (CDBG) funds, \$226,422 in CDBG funds received as a joint applicant with the City of Cerritos and \$921,281 received as a joint applicant with the City of Torrance, \$2,500,000 in future CDBG program income, \$9,138,619 HOME Investment Partnerships (HOME) Program funds, \$4,000,000 in future HOME program income, and \$1,868,101 in Federal Emergency Solutions Grant (ESG) funds;
2. Designated the Commission to serve as the agent of the County for administration of the Consolidated Plan, the Action Plan and the allocated funds described and authorized the transfer of these allocated funds to the Commission.
3. Made a finding that approval of the Five-Year FY 2018-23 Consolidated Plan and FY 2018-19 Action Plan are not subject to the California Environmental Quality Act.

Ayes: 4 - Supervisor Solis, Supervisor Hahn, Supervisor Barger and Supervisor Kuehl

Absent: 1 - Supervisor Ridley-Thomas

Attachments: [Board Letter](#)
[Video](#)

The foregoing is a fair statement of the proceedings of the regular meeting held May 22, 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



Celia Zavala, Acting Executive Officer
Executive Officer-Clerk
of the Board of Supervisors

By

| | | |
|------------------------------|--------------------------|--------------|
| Hearing Board of Supervisors | Statement Of Proceedings | May 22, 2018 |
|------------------------------|--------------------------|--------------|

Celia Zavala
Acting Executive Officer



**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES HELD IN ROOM 381B
OF THE KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012**

Tuesday, May 22, 2018

9:30 AM

1-H. Fiscal Year 2018-19 and Prior Year Community Development Block Grant Funds

Recommendation: Authorize the Executive Director of the Housing Authority to accept \$2,565,924 in Fiscal Year (FY) 2018-19 Community Development Block Grant (CDBG) funds from the Community Development Commission; and continue to administer \$220,000 in prior year CDBG funds through the Housing Authority's annual budget approval process, subject to final notification of approval by the United States Department of Housing and Urban Development. (Relates to Agenda Nos. 2-D and 6) (18-1935)

This item was taken up with Item Nos. 2-D and 6.

On motion of Supervisor Kuehl, and by Common Consent, there being no objection, this item was approved.

Ayes: 4 - Supervisor Solis, Supervisor Hahn, Supervisor Barger and Supervisor Kuehl

Absent: 1 - Supervisor Ridley-Thomas

Attachments: [Board Letter](#)
[Video](#)

The foregoing is a fair statement of the proceedings of the regular meeting held May 22, 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

Celia Zavala, Acting Executive Officer

Hearing Board of Supervisors

Statement Of Proceedings

May 22, 2018



Executive Officer-Clerk
of the Board of Supervisors

By

Celia Zavala
Acting Executive Officer



**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES HELD IN ROOM 381B
OF THE KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012**

Tuesday, May 22, 2018

9:30 AM

2-D. Administration of the Five-Year 2018-23 Housing and Community Development Consolidated Plan, Including the 2018-19 Action Plan for Allocation of Federal Funds

Recommendation: Authorize the Executive Director of the Community Development Commission to serve as an agent of the County for the administration of the Five-Year 2018-23 Housing and Community Development Consolidated Plan and the Fiscal Year (FY) 2018-19 Action Plan; accept from the County an estimated \$41,511,787 comprised of \$22,857,365 in Community Development Block Grant (CDBG) grant funds, \$226,422 in CDBG funds received as a joint applicant with the City of Cerritos, and \$921,281 received as a joint applicant with the City of Torrance, \$2,500,000 in future CDBG program income, \$9,138,619 in HOME Investment Partnerships (HOME) Program funds, \$4,000,000 in future HOME program income, and \$1,868,101 in Federal Emergency Solutions Grant (ESG) funds, which will be included in the Commission's FY 2018-19 budget through the annual budget approval process, all subject to final notification of approval by the United States Department of Housing and Urban Development (HUD); and take the following related actions: (Relates to Agenda Nos. 1-H and 6)

Designate the Executive Director as the official responsible for completing all required actions to be taken by the Commission for administration of the Consolidated Plan, the Action Plan and the allocated funds described within;

Authorize the Executive Director to approve Finding of No Significant Impact clearances for projects under the National Environmental Policy Act;

Approve CDBG Reimbursable and Advance Contracts to provide a total of \$11,019,590 in CDBG funds for FY 2018-19, for 32 projects with 26 community-based organizations and other public agencies

described in the Action Plan, and authorize the Executive Director to execute these contracts and any necessary non-monetary amendments, as well as any monetary amendments up to \$100,000;

Approve CDBG Reimbursable Contracts with 47 participating cities, to provide an estimated total of \$10,684,465 in CDBG funding for eligible activities, to be effective from July 1, 2018 through June 30, 2019 and authorize the Executive Director to execute these contract amendments and any necessary non-monetary amendments, as well as any monetary amendments of up to \$100,000;

Approve a CDBG Reimbursable Contract with the City of Bell Gardens for the purpose of repaying a Section 108 Loan previously approved by your Board, authorize the Executive Director to execute the CDBG Reimbursable Contract and set aside approximately \$586,360 of the City's FY 2018-19 CDBG allocation for repayment of the Section 108 loan;

Approve the use of Federal ESG funds in the estimated amount of \$1,868,101, and authorize the Executive Director to enter into agreements with the Los Angeles Homeless Services Authority to fund programs that assist persons who are homeless, as described in the Action Plan;

Authorize the Executive Director within the limits prescribed by HUD, to reprogram CDBG, HOME and ESG funds in order to fully expend the grants for the purposes described in the Action Plan;

Authorize the Executive Director to amend the Action Plan from time to time, as necessary, to address the cancellation and/or inclusion of off-cycle projects, as well as any necessary non-monetary and monetary amendments up to \$100,000, to projects being undertaken by the County, participating cities and recipient agencies during FY 2018-19, and to include Federal regulatory changes and new HUD directives;

Authorize the Executive Director, in consultation with the Supervisorial Districts, to terminate CDBG Reimbursable and Advance Contracts utilizing FY 2018-19 or prior year funds when the operating agencies fail to address administrative deficiencies, CDBG Program compliance issues, or other contract obligations, and authorize the Executive Director to take all related actions, including execution of any necessary documents, to effect such terminations;

Instruct the Executive Director to identify and deposit into unprogrammed fund accounts of the respective Supervisorial Districts all CDBG funds that are unexpended, disallowed, or recovered as a result of full or partial CDBG Reimbursable or Advance Contract terminations;

Approve the transfer of \$2,565,924 in FY 2018-19 CDBG funds from the Commission to the Housing Authority to carry out seven new projects involving improvements and services for public housing residents, and continue to administer \$220,000 in prior year CDBG funds for three projects through the Housing Authority's annual budget approval process, effective from July 1, 2018 through June 30, 2019;

Authorize the Executive Director to modify project funding to incorporate all CDBG, HOME and ESG funds as needed into the Commission's FY 2018-19 budget, upon receipt of final allocations from HUD;

Authorize the Executive Director to enter into agreements with Los Angeles Urban County (Urban County) participating cities or other entitlement cities to provide administrative and construction management and oversight of their CDBG and HOME Programs, including procurement, contracting for and carrying out construction projects within these jurisdictions;

Authorize the Executive Director to administer the CDBG Revolving Grant Fund, comprised of funding reallocated by participating cities, and sign agreements with cities that would utilize such funds for specific CDBG-eligible activities upon application by jurisdictions that participate in the Urban County Program, and execute contracts transferring these funds, up to \$100,000, with funds withdrawn from the pool to be repaid with future CDBG funds allocated to the participating city that utilized funds from the pool;

Approve a CDBG Reimbursable Contract Amendment with the City of Manhattan Beach for the purpose of transferring \$198,646 to the City from the CDBG Revolving Grant Fund, and authorize the Executive Director to execute the CDBG Reimbursable Contract Amendment; and

Authorize the Executive Director to enter into agreements with Urban County participating cities and Shelter Partnership, Inc., in order to provide funds to Shelter Partnership, Inc., and to execute contracts

of up to \$100,000, and any necessary non-monetary amendments.
(18-1939)

This item was taken up with Item Nos. 1-H and 6.

On motion of Supervisor Kuehl, and by Common Consent, there being no objection, this item was approved.

Ayes: 4 - Supervisor Solis, Supervisor Hahn, Supervisor Barger
and Supervisor Kuehl

Absent: 1 - Supervisor Ridley-Thomas

Attachments: [Board Letter](#)
[Video](#)

The foregoing is a fair statement of the proceedings of the regular meeting held May 22, 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



Celia Zavala, Acting Executive Officer
Executive Officer-Clerk
of the Board of Supervisors

By

Celia Zavala
Acting Executive Officer



THE MEETING TRANSCRIPT OF
THE LOS ANGELES COUNTY
BOARD OF SUPERVISORS

May 22, 2018

THE MEETING TRANSCRIPT

OF THE MEETING OF THE LOS ANGELES COUNTY BOARD OF SUPERVISORS



1 6. ITEM 6 IS ALSO TAKEN UP IN CONJUNCTION WITH ITEM 2-D AND
2 ITEM 1-H.

3

4 CELIA ZAVALA, ACTING EXEC. OFCR.: ITEM 6 IS A HEARING ON
5 APPROVAL OF A FIVE-YEAR 2018-2023 HOUSING AND COMMUNITY
6 DEVELOPMENT CONSOLIDATION PLAN FOR THE LOS ANGELES URBAN
7 COUNTY TO APPLY FOR RECEIPT AND ADMINISTRATIVE COMMUNITY
8 DEVELOPMENT BLOCK GRANT HOME INVESTMENT PARTNERSHIP AND
9 EMERGENCY SOLUTION GRANT PROGRAM FUNDS FOR THE U.S. DEPARTMENT
10 OF HOUSING AND URBAN DEVELOPMENT AND APPROVAL OF THE FISCAL
11 YEAR 2018-'19 ACTION PLAN WHICH WILL ENABLE THE URBAN COUNTY
12 TO RECEIVE AND ADMINISTER GRANT FUNDS. THERE IS NO
13 DEPARTMENTAL STATEMENT AND NO CORRESPONDENCE WAS RECEIVED AND
14 THERE ARE NO MEMBERS OF THE PUBLIC WHO HAVE REQUESTED TO
15 ADDRESS THE BOARD ON THIS ITEM.

16

17 SUP. SHEILA KUEHL, CHAIR: ALL RIGHT. I HAVE NO REQUESTS FROM
18 MY COLLEAGUES TO SPEAK OR ASK A QUESTION. THEREFORE, IT'S
19 APPROPRIATE AT THIS TIME TO CLOSE THE PUBLIC HEARING. I
20 THEREFORE MOVE TO CLOSE THE PUBLIC HEARING AND MOVE THE ITEMS
21 IN FILE ITEM 6. IS THERE ANY OBJECTION TO A UNANIMOUS VOTE?
22 SEEING NONE, THAT WILL BE THE ACTION. LET US MOVE, THEN, TO
23 ITEM 7.

24

**The Meeting Transcript of
The Los Angeles County Board of Supervisors**

48

APPENDIX C: CITIZEN PARTICIPATION PLAN

The Community Development Commission of the County of Los Angeles (CDC) must develop and follow a Citizen Participation Plan to receive federal funds for the CDBG, HOME, and ESG programs. The Citizen Participation Plan covers the five-year Consolidated Plan, the Assessment of Fair Housing, each subsequent Annual Action Plan, each year's Consolidated Annual Performance and Evaluation Report, and any Substantial Amendments to the Consolidated Plan or its five Annual Action Plans.

This Citizen Participation Plan is organized in the following structure, and includes an Anti-Displacement and Relocation Plan and plans for citizen participation for environmental reviews and Section 108, EDI, and BEDI grant programs:

- I. PURPOSE**
- II. CITIZEN PARTICIPATION OPPORTUNITIES**
- III. AMENDMENTS AND ADMINISTRATIVE UPDATES**
- IV. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**
- V. TECHNICAL ASSISTANCE**
- VI. COMPLAINTS AND GRIEVANCES**
- VII. ANTI-DISPLACEMENT & CITIZEN PARTICIPATION FOR OTHER PROGRAMS**
- VIII. CITIZEN PARTICIPATION REGARDING AFFIRMATIVELY FURTHERING FAIR HOUSING AND THE ASSESSMENT OF FAIR HOUSING**

I. PURPOSE

On February 5, 1988, the President signed into law the Housing and Community Development Act of 1987, which, among its many provisions, requires jurisdictions to develop and follow a written Citizen Participation Plan. The Los Angeles County Citizen Participation Plan is intended to ensure full citizen participation in the Los Angeles Urban County program. All community development, housing and emergency shelter activities, either proposed or currently being implemented under the CDBG, ESG, and HOME programs are governed by the provisions herein.

This Citizen Participation Plan sets forth the policies and procedures for citizen participation in Los Angeles County's Assessment of Fair Housing and Consolidated Planning Process. The CDC, as the lead agency for the Assessment of Fair Housing and Consolidated Plan, carries out the responsibility for following the citizen participation process.

This Citizen Participation Plan encourages citizens to participate in the Consolidated Planning process from the beginning. It outlines the procedures for community approval of the Consolidated Plan, for addressing concerns and complaints, and for making amendments to the plan after approval.

Participation Emphasis

The Citizen Participation Plan emphasizes the need to provide citizens with adequate information

and to afford them the opportunity to give meaningful input. It encourages participation among our potential program beneficiaries: persons of extremely low, low, and moderate incomes and residents of slum and blighted areas. In addition, it allows citizens to participate in a collaborative process that involves proposing activities and assessing performance.

Levels of Citizen Involvement

This Citizen Participation Plan delineates two (2) levels of citizen involvement. It discusses the extent of involvement required at the local or city level and that required at the regional or countywide level. The CDC, as the administrator of the Los Angeles Urban County program, assumes responsibility for compliance with all citizen participation provisions.

Definition of Terms

For this Citizen Participation Plan, specific definitions must be provided. The CDC and its participating cities are referred to as administering agencies. The term Consolidated Plan refers to both the five-year Consolidated Plan and the Annual Action Plan. Public hearing refers to both public hearings and community meetings for purposes of this Citizen Participation Plan as well as for meeting the requirements for public hearings under the CDBG regulations [Title 24 of the Code of Federal Regulations, Part 91.105(e)(1)].

Because of the diversity of the Los Angeles Urban County and its CDBG beneficiaries, each administering agency may exercise the liberty to expand on the provisions herein. This Citizen Participation Plan and its mandates may not be construed to restrict the responsibility or authority of the County of Los Angeles or any of its CDBG participating cities for the development and execution of its community development program and the Consolidated Plan.

II. CITIZEN PARTICIPATION OPPORTUNITIES

Each aspect of the Consolidated Plan requires different levels of citizen participation. Specific activities are described in each section of the plan itself.

Advertisement and Public Notice

Citizens 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 citizens. Public notice shall indicate the date, time, location, and purpose(s) of the meeting as well as disclose 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 CDC has determined that there is substantial non-English speaking population within its jurisdiction, the hearing notice will be published in English and in the appropriate language(s). 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.

The CDC will use additional means of advertising as appropriate, including but not limited to: posting notices on the CDC's Web site; mailing flyers, distributing or posting notices at libraries, parks, and other public areas; posting banners at public venues; placing radio public service

announcements; developing press releases; and sending notices to community organizations.

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

Administering agencies shall ensure that architectural barriers do not preclude the attendance of persons with disabilities at meetings and hearings convened under this Citizen 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 alternative format, please contact Raymond Webster at (626) 586-1755 (VOICE) or the California Relay Service at (800) 735-2959 (TTY) and reference Mr. Webster with at least five business days' notice.

For local meetings in areas with significant non-English speaking population, translators shall be provided and meeting materials made available in the appropriate languages.

Limited English Proficient Persons and the Language Access Plan

The CDC will make every effort to ensure that Limited English Proficient (LEP) persons have meaningful access to federally funded programs and services as is required under Title VI of the Civil Rights Act of 1964.

The Los Angeles Urban County has a diverse population where many languages are spoken. The major languages spoken other than English in the Los Angeles Urban County service area are Spanish, Chinese, Korean, and Russian. A substantial number of persons that speak these languages do not speak English or speak English very well and are considered Limited English Proficient (LEP).

Regardless of which language a person speaks or their ability to speak English, the CDC will make every effort to ensure that they have meaningful access to federal funding services through either oral interpretation or written translations of vital documents.

Since the Los Angeles Urban County has such a large number of 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.

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

To assist participating agencies, the CDC has developed a bulletin instructing them to conduct the four-factor analysis and develop their own Language Access Plan (LAP) to ensure that LEP persons have meaningful access to their federally funded programs and services. The CDC will also provide technical assistance to assist the agencies in conducting the four-factor analysis and in developing their Language Access Plans.

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 come in contact with program.

Factor 3: Determine the importance of the information, services, program, or the activity to people's lives.

Factor 4: Assess costs versus resources and benefits in providing language services.

The CDC is confident that no person will be denied federally funded services based on their ability to speak English.

Information and Access to Public Records

All citizens 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.

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

The Consolidated Plan, Assessment of Fair Housing, Action Plan, and Consolidated Annual Performance Report (CAPER) will be available in alternative formats accessible to persons with disabilities, or in other languages upon request. Please telephone the Community Development Commission at (616) 586-1755 to request copies in alternative formats. You may also submit your request in writing to the following:

County of Los Angeles
Community Development Commission
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, email or by telephone. Program records maintained on file, or requiring research and compilation, shall be provided within a reasonable time period upon receipt of a written request, which specifically states the information desired. All books and records relating to the Assessment of Fair Housing and the Consolidated Plan shall be maintained and available for a minimum period of five years. Current copies of all major documents related to the Assessment of Fair Housing, Consolidated Plan, and

Consolidated Annual Performance and Evaluation Report (CAPER) will be posted on the CDC's Web site at www.lacdc.org.

This paragraph is not intended to supersede the provisions of the Freedom of Information Act of 1966, as amended, which covers all programs and activities in the Consolidated Plan as well as the Assessment of Fair Housing.

Citizen comments for all matters related to the Assessment of Fair Housing and the Consolidated Plan can be directed to:

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

Citizen Participation in Unincorporated Areas

Before submission of the five-year Consolidated Plan and each Annual Action Plan, administering agencies must solicit citizen input at all stages of the community development planning process through a public meeting. The meeting will be held at the CDC which is centrally located to Los Angeles Urban County residents.

The CDC holds at least one (1) community meeting each year at the beginning of the planning process. Citizens are notified of the location of the community meeting through advertisements in several newspapers not less than 14 calendar days before the meeting. The meeting is held to obtain citizens' views on housing and community development needs and to give citizens the opportunity to review program performance.

To facilitate substantive input, persons attending the meeting are furnished with the following information:

- The range of housing and community development activities that may be undertaken with CDBG (including HUD guaranteed 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 copy of the annual CAPER will be available to the public for this purpose.
- The amount of funds expected to be available to the Urban County (including the annual grants, program income, surplus from urban renewal settlement, and proceeds from HUD guaranteed loans).
- The amount of funds expected to be available to each Supervisorial District for the unincorporated areas of the County (including the annual grant allocation, program income, and land proceeds).

Community Meeting Format

Citizens are invited to attend the community meeting to learn about the programs and services available to them through the CDC, the Housing Authority, and other 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 meetings are comprehensive, interactive forums for citizens, facilitated by CDC staff, to identify community and economic development needs.

The goals of the meetings include increasing public attendance through a proactive marketing strategy, which includes partnerships with community leaders and organizations, direct mailings to unincorporated area residents, and local advertisements. The meetings 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. In addition, a survey is administered to receive input on neighborhood housing and community development needs. In development of the Consolidated Plan and the Assessment of Fair Housing (outlined in section VIII), the CDC may hold joint public input meetings to increase input for both studies.

Briefings

In addition to the annual community meeting, the CDC may also involve the public in citizen advisory meetings and holds or attends other meetings to inform the public on specific CDBG or HOME funded programs. The CDC also holds or participates in homebuyer fairs throughout the County to ensure that residents are aware of CDBG and HOME funded programs that offer first-time homebuyer assistance. Lastly, the CDC, upon request by Supervisorial District or the public, attends 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.

Involvement of Public Housing Residents

The CDC, in consultation with the Housing Authority of the County of Los Angeles (HACoLA) staff, specifically markets the community meeting to public housing residents through direct mailings, fliers, and announcements at resident council meetings to encourage public housing residents to participate in the planning process. The HACoLA's Housing Commission also holds a public hearing each year to consider the approval of the Action Plan as well as specific CDBG-funded programs that may affect public housing residents.

Community Meeting Comment Period

County residents have the opportunity to present oral or written comments by attending the community meeting. Residents unable to attend the community meeting are invited to submit written comments during the community meeting period and up to 45 days after the community meeting for inclusion in a summary of the community's input used during the County's planning process.

The CDC will include all public comments made both orally and in writing in the Consolidated Plan. The CDC will attach a summary of these comments and a summary of comments not accepted (and the reasons therefore) to the Consolidated Plan.

Publishing the Final Consolidated Plan and the Assessment of Fair Housing

Following the public hearing, the Board of Supervisors authorizes submission of the final Consolidated Plan or Assessment of Fair Housing to HUD. The CDC shall make copies of the final Consolidated Plan and Assessment of Fair Housing available to the public for review at the CDC, at several public libraries throughout the County, and on the CDC Web site: www.lacdc.org. Final copies shall also be made available to the participating cities.

Citizen Participation in Participating Cities

Beginning on March 10, 2015, participating cities are to adhere to the requirements as described in the following bulletin:

15-0005

GUIDANCE AND DOCUMENTATION REQUIREMENTS FOR ANNUAL AND OFF-CYCLE PLANNING OF CDBG PROJECTS

March 10, 2015

IMMEDIATELY

1 5

TO: PARTICIPATING CITIES

This Bulletin supersedes Grants Management Unit (GMU) Bulletin No. 14-0014, titled “*Public Noticing Requirements for Change to Amendments to CDBG Projects*,” originally issued on June 14, 2014, and all other Bulletins regarding the GMU Substantial Amendment process. It outlines public noticing requirements, defines terminology, and identifies other actions that must take place as well as the documentation that must be submitted to the Community Development Commission (CDC).

I. Purpose

The County of Los Angeles must describe the activities that are planned and how the Federal grants will be used for each fiscal year, as mandated by the U.S. Department of Housing and Urban Development (HUD). The CDC, as the Entitlement grantee, meets this requirement by publishing the Five-Year Consolidated Plan and five (5) annual One-Year Action Plans (Action Plan).

After the Board of Supervisors approves the Action Plan in May of each year, any additions, deletions, or certain changes to the proposed activities must be reported to HUD. These modifications constitute a Substantial Amendment to the Action Plan and specific actions must be taken in order to meet regulatory obligations, as described in the sections below.

II. Planning Process

Cities annually plan the use of their Community Development Block Grant (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 from those that are not:

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 County's Action Plan, which is later approved by the Board of Supervisors. Projects included in this process are considered part of the 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 to be off-cycle changes and by definition 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 (1) eligibility activity to another (Revised Project).

III. Following the Citizen Participation Plan

In order to comply with HUD regulations as they relate to citizen participation (24 CFR §91.105(c)(2), Citizen Participation Plan; Local Governments), the public must be given notice as well as the opportunity to submit comments for both Annual Activity Planning and Off-Cycle Activity Planning. Acceptable methods of meeting the requirements of the Citizen Participation Plan include:

- Publication of the proposed action in a local newspaper whose primary circulation is within the area serving the community of affected citizens;
- 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.

Requirements

Annual Activity Planning – Participating cities must give its constituency the opportunity to provide input on housing and community development needs by holding one (1) or more community meetings or conducting one (1) 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 be 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. For Substantial Amendments, it is not required that the notice include the date of the public hearing, although it is recommended.

IV. 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:

Requirements**Annual Activity Planning**

1. Identify that the action is a part of the Annual Activity Planning process.
2. Include the date of the upcoming public hearing/City Council meeting.
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.

V. Proof of Compliance with Public Noticing Requirements

Each city will be responsible for sending a copy of the appropriate documentation to the GMU Program Manager and also for maintaining this documentation in its files.

Documentation Requirements

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:

1. **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.
2. **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.

VI. Documented City Council Action

In order to document official action by the jurisdiction, the following is required to be submitted to the GMU Program Manager for all Annual Activity Planning and Off-Cycle Activity Planning Projects. Council action is not required for Cancelled projects. A clear description of the activity and the budget for each action/project must be identified.

Documentation Requirements

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
- A copy of the approved signed City Council minutes.

VII. Summary of Documentation to be Submitted to the CDC

Timely completion of the Exhibit A approval process is dependent upon receipt of the required documentation by the GMU Program Manager. In summary, the required documentation for each Annual Activity Planning and Off-Cycle Activity Planning project is listed below:

| Annual Activity Planning | Required Documentation to CDC |
|---------------------------------------|--|
| Projects Proposed for the Action Plan | <ol style="list-style-type: none"> 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 CDC |
| Proposed Project | <ol style="list-style-type: none"> 1a. Proof of public notice publication (30-day required); or 1b. Certification of public posting (if applicable); and 2. Any public comment(s) received; and 3. Certification of City Council action. |
| Cancelled Project | <ol style="list-style-type: none"> 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 | <ol style="list-style-type: none"> 1a. Proof of public notice publication (30-day required); or 1b. Certification of public posting (if applicable); and 2. Any public comment(s) received; and 3. Certification of City Council action. |

Each participating city gives its constituency the opportunity to provide citizen input on housing and

community development needs at a community meeting or public hearing by:

Holding one or more community meetings or conducting one public hearing with a minimum 14-calendar day notification period.

Soliciting citizen participation through an advertisement published in a local newspaper whose primary circulation is within the city.

Soliciting citizen participation through notices posted in public buildings within the city at least 14 calendar days before the meeting date.

With submission of its planning documents to the CDC each year, participating cities are required to submit proof of city council approval of its proposed activities in one of the following ways:

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.

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

Countywide Public Hearing and Comment Period

After publication of the draft Consolidated 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 Consolidated Plan, developed and disseminated by the CDC, describes each proposed project in sufficient detail to enable citizens to determine how they may be affected. The CDC shall make copies of the draft Consolidated Plan available to the public for review at the office of the CDC, at public libraries throughout the County and on the CDC's Web site. Citizens will be notified of library locations and the time and location of the public hearing through advertisement of a public notice in several newspapers and on the Internet at least 30 calendar days before the public hearing. Citizens will have 30 calendar days and up to the day of the public hearing to comment. Before the day of the public hearing, comments must be made in writing to the CDC.

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 Consolidated Plan submitted to HUD.

III. AMENDMENTS AND ADMINISTRATIVE UPDATES

As specified in CDBG regulations [Title 24 of the Code of Federal Regulations, Part 91.505(a)], the CDC shall amend the Consolidated Plan when it:

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

Standard Amendments

Amendments that are not considered substantial shall be referred to as standard amendments. Standard amendments do not require citizen participation.

Substantial Amendments

The County of Los Angeles has determined that an amendment is substantial when:

1. A new activity that was **not** included in the Action Plan is proposed;
2. A funded activity described in the Action Plan is cancelled during the Program Year; or
3. A project listed in the Action Plan is changed from one (1) eligibility activity to another.

The CDC will provide affected citizens a period of not less than 30 calendar days to make comments on a substantial amendment before it is implemented. Acceptable methods of meeting the citizen participation requirements include:

- Publication of the availability of the substantial change(s) in a local newspaper. The publication will provide a link to a CDC web page 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 citizens;
- Advertisement of the availability of the proposed change on the CDC's website;
- 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 citizens' advisory groups within the area affected by the substantial amendment.

Notification to the public shall advise citizens of 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.

Please see above for specific participating cities requirements for substantial amendments.

Activities Exempt from Substantial Amendment Citizen Participation Requirements

It may be necessary to amend the Consolidated Plan in the event of an emergency such as an earthquake, wildfire, severe storm, flood, or mudslide. These amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet community development needs that have a particular urgency. Therefore, the CDC and/or participating cities may utilize CDBG or HOME funds to meet an urgent need without a 30-day public comment period, which is otherwise required for substantial amendments.

Urgent Needs: To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate existing conditions that the CDC certifies:

- Pose a serious and immediate threat to the health and welfare of the community;
- Are of recent origin or recently became urgent;
- The County and/or participating city is unable to finance the activity on its own; and,
- Other resources of funding are not available to carry out the activity.

A condition will generally be considered to be of recent origin if it is developed or became critical within 18 months preceding the CDC's certification.

Urgent need activities may include the following:

- Clearance of debris;
- Provision of extra security patrols;
- Demolition, clearance and/or reconstruction of damaged property posing an immediate threat to public safety;
- Emergency reconstruction of essential water, sewer, electrical and telephone facilities;
- Emergency repair of streets and sidewalks; and,
- Providing a variety of relief services to individuals.

Disaster Response and Recovery: CPD funds may be redirected in the event of a declared disaster in Los Angeles County without meeting the 30-day public review period. The CDC may elect to use CPD 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 undertaken by federal or local sources. Eligible uses of funds are outlined in the County's Consolidated Plan and Annual Action Plan.

Administrative Updates

Changes to the Consolidated Plan that do not meet the criteria for standard or substantial amendments and do not require citizen participation are defined as administrative updates. Examples of administrative updates include: grammatical or structural edits that do not substantially change the scope or meaning of an activity; and changes in the coding or eligibility determination of a project that do not change the scope, location, or beneficiaries.

Submission of Amendments and Administrative Updates to HUD

The CDC will submit Substantial Amendments to HUD on a quarterly basis. Standard Amendments and Administrative Updates are not formally noticed to the public, nor submitted to HUD. However, documentation describing general changes and/or identifying specific changes will be included in the annual Consolidated Annual Performance and Evaluation Report (CAPER), which is made available to the public.

IV. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Current regulations require that the CDC prepare and submit to HUD by September 30 of each year a Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER allows HUD, local officials, and the public to evaluate the CDC's overall performance, including whether activities and strategies undertaken during the preceding year actually 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 citizens. 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 CDC, at several public libraries throughout the County, and on the CDC's Web site: www.lacdc.org. The notification will also advise citizens 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.

Availability of Final Caper

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

V. TECHNICAL ASSISTANCE

Citizens are encouraged to recommend activities and types of 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.

VI. COMPLAINTS AND GRIEVANCES

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

- The administering agency has purportedly violated a provision of this Citizen 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 the community meetings and/or public hearing. 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.

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 CDC review. If the matter cannot be satisfactorily resolved with the administering agency, the complainant may appeal to the CDC by submitting copies of all pertinent correspondence and supporting documentation.

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

VII. ANTI-DISPLACEMENT & CITIZEN PARTICIPATION FOR OTHER PROGRAMS

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

Background

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

In addition, the CDC 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. A summary of that process follows:

"All persons who may be displaced, neighborhood groups, formed relocation committees or similar individuals or organizations shall be given an opportunity and will be encouraged fully and meaningfully to participate in reviewing the relocation plans and/or assessments."

Displacement

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

- 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 his or her personal property from real property permanently as a direct result of one or more of the following activities:

- Acquisition of, or written notice of intent to acquire, or 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.
- 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.

Relocation of Displaced Persons

When a substantial number of persons will be displaced from their dwellings the CDC shall encourage the residents and community organizations in the displacement area to form a relocation committee. The committee shall include, when applicable, residential owner occupants, residential tenants, business people, and members of existing organizations within the area. In lieu of initiating a new process of citizen participation, public entities, which have conducted or are conducting a citizen participation process as part of an existing development program, will be utilized and committees they formed may be substituted if the goals of Citizen Participation will be reached.

During the relocation planning process the CDC will, at a minimum, guarantee the following:

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 CDBG funds in excess of \$25,000. These standards shall apply from the date CDBG funds are spent for the property until five 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 citizens with an opportunity to comment on, any 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 citizens, 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 acquisition of and improvements to the property.

Citizens will be informed of changes in the use or planned use of property by means of a notice, which will be published in a newspaper of general circulation that serves the community of affected citizens. The notice will provide a description of the proposed change in use or planned use of the property and will also advise citizens of how and where to submit comments. Citizens will have an opportunity to comment on the proposed change in use or planned use of property for a period of not less than 15 days.

Further details on changes in use requirements are set forth in the CDBG regulations [Title 24 of the Code of Federal Regulations, Part 570.505].

Citizen Participation for Environmental Reviews

In accordance with the provisions of 24 CFR Part 58, the CDC has assumed from HUD the role of "Responsible Entity" for certain federally funded programs within the County of Los Angeles. As a "Responsible Entity," the CDC 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 CDC maintains a written record of the environmental review undertaken for every project or program receiving CDC 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.

Citizen Participation for Loan Guarantee Programs

In accordance with Section 108 regulations, Subpart M-Loan Guarantees [Title 24 of the Code of Federal Regulations, Part 570.704], the CDC will comply with the following pre-submission and citizen participation requirements before submitting an application for Section 108 loan guarantee assistance to HUD. These requirements will also apply to the submission of an Economic Development Initiative (EDI), and Brownfield Economic Development Initiative (BEDI) application.

1. The CDC will develop a proposed application to include the community development objectives and activities the CDC 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 citizens to determine the degree to which they will be affected. The proposed application will also indicate which activities will generate program income and where citizens may obtain additional information about proposed activities. The proposed application will also include a description of the pledge of grants required under Title 24 of the Code of Federal Regulations, Part 570.705(b)(2).

2. The CDC will also publish countywide a public notice which will include its proposed application so as give affected citizens an opportunity to examine the application's contents and to make comments. The public notice will also advise citizens on how and where to submit comments as well as notify citizens of when and where a public hearing will be held at which they can provide further input on the proposed application. The public notice will be published at least 14 calendar days in advance of the public hearing.
3. A minimum of two (2) public hearings, held at different stages of the Consolidated Plan citizen participation process, will be held for the purpose of obtaining the views of citizens and formulating or responding to proposals and questions. At least one of these hearings will be held before submission of a Section 108 application to HUD to obtain the views of citizens on community development and 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 citizens can determine the degree to which they will be affected. Citizens will have up to 14 calendar days and including the day of the public hearing to comment.
4. Once the CDC has published the public notice and held the public hearing, the CDC 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 CDC's office.

VIII. Citizen Participation Regarding Affirmatively Furthering Fair Housing and the Assessment of Fair Housing/ Analysis of Impediments

On July 16, 2015, the U.S. Department of Housing and Urban Development (HUD) published a final rule on Affirmatively Furthering Fair Housing (AFFH rule).¹⁶⁷ The AFFH rule establishes a process that certain recipients of HUD funding (referred to in the rule as "program participants") will use to help them meet their long-standing obligations to affirmatively further fair housing. The AFFH rule creates a standardized process for fair housing planning – referred to in the AFFH rule as an Assessment of Fair Housing (AFH).

Program participants who are covered by the AFFH rule include public housing agencies (PHAs) and jurisdictions that are required to submit a Consolidated Plan in connection with the receipt of CDBG,

¹⁶⁷ The AFFH rule is published at 80 Fed. Reg. 42,272 and codified at 24 CFR Part 5, along with conforming amendments to Parts 91, 570, and 903. The effective date of the AFFH rule is August 17, 2015

HOME, HOPWA, or ESG funding. The CDC, who is responsible for submitting the Consolidated Plan to HUD, and the Housing Authority of the County of Los Angeles (HACoLA) are therefore responsible for complying with the AFFH rule including developing an AFH. The CDC and HACoLA submitted a joint AFH to HUD on October 4, 2017. The following requirements apply to the next AFH which is due in 2023.

The CDC continued to follow these citizen participation requirements with the development of the Analysis of Impediments (AI).

CITIZEN PARTICIPATION, CONSULTATION, AND COORDINATION

Community Participation, consultation, and coordination is required under the Affirmatively Further Fair Housing (AFFH) rule (24 CFR § 5.158). While they have different names, 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 separate processes. Without meeting the community participation requirements, an Assessment of Fair Housing/Analysis of Impediments will be found to be substantially incomplete and not accepted by HUD.

The CDC and HACoLA must ensure an AFH/AI is informed by meaningful community participation in the process of analyzing data; identifying fair housing issues and factors contributing to fair housing issues; and developing fair housing goals within the Assessment of Fair Housing (AFH)/Analysis of Impediment (AI). In conducting the community participation process, the CDC and HACoLA 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 CDC may do joint meetings for the AFH/AI and CDC to allow for more opportunities to comment on both documents.

Further the CDC and HACoLA must follow the policies and procedures described in 24 CFR part 91 (see 24 CFR §§ 91.100, 91.105, 91.110, 91.115, 91.235, and 91.401) and 24 CFR §§ 903.13, 903.15, 903.17, and 903.19, in the process of developing the AFH, obtaining community feedback, and addressing complaints.

At a minimum, the CDC and HACoLA will meet these requirements by:

1. The CDC and HACoLA will hold 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 CDC and HACoLA will use various methods of outreach to ensure residents are notified of the meetings including:
 - Direct mailings;
 - Notifying residents through a public notice as well as newspaper advertisements 14 calendar days before the meetings; and
 - All notices and advertisements will be published in English, Spanish, Chinese, Korean, 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 CDC and HACoLA's websites as well as making hard copies available at the CDC and at local libraries;
 - Notifying residents through a public notice as well as newspaper advertisements 14 calendar days before the meetings; and
 - All notices and advertisements will be published in English, Spanish, Chinese, Korean, and Russian.
4. Further, pursuant to 24 CFR § 5.154, the CDC and HACoLA will report on their community participation processes and outcomes by providing the following in the Final AFH/AI:
 - 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 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. The AFH/AI goals and strategies will be included in the next Consolidated Plan and the next Five Year Public Housing Agency Plan. With adequate noticing in compliance with this Citizen Participation Plan, citizens will be afforded the opportunity to provide comment on the HACoLA AFH goals and strategies within the Draft Public Housing Agency (PHA) 5-Year Agency Plan and PHA Annual Plan in which both provide a 45-day public comment period before they are finalized and the CDC AFH/AI goals and strategies within the Draft Consolidated Plan and Annual Action Plan in which both provide a 30-day comment period before they are finalized.
6. HACoLA AFH/AI accomplishments will be reported in the Public Housing Agency Plan and CDC AFH accomplishments will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

AFH/AI REVISIONS AND ADMINISTRATIVE UPDATES

The CDC shall provide community residents with reasonable notice and an opportunity to comment on revisions to the AFH/AI, as specified under 24 CFR 5.164.

Significant Revisions

The County of Los Angeles 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 CDC will provide affected citizens a period of not less than 30 calendar days to make comments on a significant AFH/AI revision before it is implemented. Acceptable methods of meeting the citizen participation requirements include:

- Publication of the availability of the substantial change(s) in a local newspaper. The publication will provide a link to a CDC web page which will provide more detailed information on the significant revision(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 citizens;
- Advertisement of the availability of the proposed change on the CDC's website;
- 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 citizens' advisory groups within the area affected by the significant revision.

Notification to the public shall advise citizens of 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 significant revision that is submitted to HUD.