

## Communication from Public

**Name:**

**Date Submitted:** 01/16/2020 12:06 PM

**Council File No:** 19-1603

**Comments for Public Posting:** Please find attached a supplemental historic analysis for the 806 Adams Project (CF no 19-1603) for inclusion in the council file. Appendices to follow.



PHASE II: IMPACTS ANALYSIS

**John Tracy Clinic**  
**806 W. Adams Boulevard, Los Angeles**  
*January 13, 2020*

HISTORIC RESOURCES GROUP

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IMPACTS ANALYSIS

John Tracy Clinic  
806 W. Adams Boulevard, Los Angeles

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This report analyzes the proposed development project (the “Project”) located at 806 W. Adams Boulevard in the City of Los Angeles (the “Project Site”) for potential direct and indirect impacts as defined by the California Environmental Quality Act (CEQA) to historical resources in vicinity of the Project. The Project Site is located on the south side of West Adams Boulevard in the South Los Angeles Community Plan Area (“CPA”). This report supplements the Phase 1: Historical Resources Assessment Report that analyzed the potential for the Project to result in direct impacts to potential historical resources on the Project Site.<sup>1</sup>

A CEQA analysis evaluates whether a proposed project may have a significant adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures. The direct and indirect physical impacts a project may have on a historical resource may be considered an environmental impact. CEQA states that:

*A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.<sup>2</sup>*

Thus, an evaluation of impacts to historic resources under CEQA requires a two-part inquiry: (1) a determination of whether the project site contains or is adjacent to any historical resource or resources that could be impacted, and if so, (2) a determination of whether the proposed project will result in a “substantial adverse change” in the significance of the resource or resources.

The Project proposes to demolish an existing two-story office building on the Project Site and construct a new 102-unit multi-family residential building. As a result of the Phase 1 report conducted in 2018, it was confirmed that there are no historical resources located on the Project Site. Based on a review of designated and previously identified historical resources in the area, there are seventeen historical resources (both individual resources and historic districts) located in the vicinity of the Project Site (the “Study Area” or “Project Vicinity”) that are identified and evaluated for potential impacts as a result of the Project as part of this report. The historical resources located in the Project Vicinity are:

- Chester Place Historic District
- St. James Park Historic District
- University Park Historic Preservation Overlay Zone
- 17 Chester Place

<sup>1</sup> Historic Resources Group, prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources, *Phase 1: Historical Resource Assessment Report, John Tracy Clinic, 806 W. Adams Boulevard, Los Angeles*, June 14, 2018.

<sup>2</sup> California PRC, Section 21084.1.

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- Brown-Gorsline House (2626 S. Portland Street)
- Chabad House (2713 Severance Street)
- Chalet Apartments (2375 Scarff Street)
- Duffill Residence (854 West Adams Boulevard)
- Ezra T. Stimpson and William M. Garland House (839 West Adams Boulevard)
- Frederick W. Flint Residence (20 St. James Park West)
- John L. Garner Residence (745 West Adams Boulevard)
- Kerckhoff House (734 West Adams Boulevard)
- Mary P. Knight Residence (22 St. James Park West)
- Severance Street Apartments (2630 Severance Street)
- Shankland House (715 W. 28<sup>th</sup> Street)
- Los Angeles Child Guidance Clinic (746 West Adams Boulevard)
- Waters-Shaw Family Residence (2700 Severance Street)

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; Robby Aranguren, Planning Associate/GIS Specialist; and Molly Iker-Johnson, Associate Architectural Historian/Staff Photographer. All are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) in their respective fields.

#### **PROJECT DESCRIPTION**

The applicant proposes to redevelop the Project Site with a new residential project. A remaining two-story office building on the property, formerly associated with the John Tracy Clinic and currently leased by the University of Southern California (USC), would be demolished as part of the Project. The new residential Project would consist of seven buildings in total sitting on a one-story parking structure. The buildings would be 45 feet tall and include 102 housing units on three floors over one floor of parking. There would be 255 parking spaces and 115 residential bike parking spaces on the ground level. The new construction incorporates design elements inspired by residential architecture in the area, including varied massing and articulation of facades, hipped and gable roofs, and stone accents in a Craftsman-inspired design.

#### **DESCRIPTION OF PROJECT SITE**

The Project Site is located immediately south of the boundary of the University Park Historic Preservation Overlay Zone in the University District of the West Adams neighborhood, approximately four miles southwest of downtown Los Angeles. The Project Site consists of four lots on the northwest corner of the block bounded by West Adams Boulevard on the north, South Figueroa Street and University Avenue on the east, West 28<sup>th</sup> Street on the south, and Severance Street on the west.

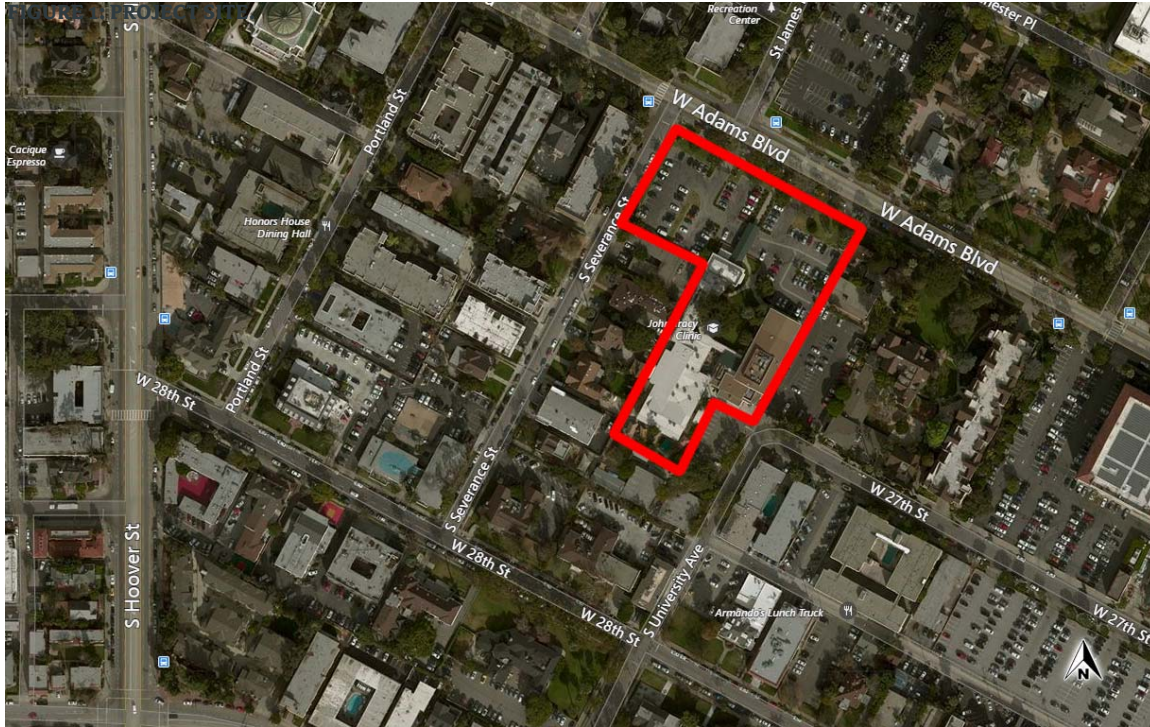
The Project Site is surrounded by a medium-density institutional and residential area. Mt. Saint Mary's University is located across W. Adams Boulevard to the north, and single- and multi-

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family residential buildings as well as office and institutional buildings are located along Severance Street, University Avenue, W. Adams Boulevard, and S. St. James Place. The area is characterized by a combination of historic buildings and more recent infill construction. The neighborhood contains a number of resources dating from the late 19<sup>th</sup> century through to the early 2000s. The majority of adjacent historic resources are located to the north of the Project Site, while the area to the south has seen more recent new construction.



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**Historical Resources as defined by CEQA**

CEQA requires that environmental protection be given significant consideration in public agencies' consideration and approval of "projects," defined broadly as any project requiring a discretionary approval from a government agency that may have an effect on the physical environment. Historical resources are a critical element of environmental protection under CEQA. Thus, any project or action which results in a substantial adverse change to a historical resource also has a significant effect on the environment under CEQA.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A "substantial adverse change" means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."<sup>3</sup>

The courts have interpreted CEQA to include three categories of historical resources:

- *Mandatory historical resources* are resources "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Such resources are automatically historic under CEQA.
- *Presumptive historical resources* are resources "included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1" of the Public Resources Code. Such resources should be considered historic resources unless a preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources by the lead agency or is otherwise significant in the history of the local area or state.<sup>4</sup> Such resources are properly determined to be historic by a lead agency if substantial evidence supports the agency's determination.

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from

<sup>3</sup> State CEQA Guidelines Section 15064.5(b)(1).

<sup>4</sup> *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4<sup>th</sup> 896, 906-7 (1997).

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determining that the resource may be an “historical resource” for purposes of CEQA if the determination is supported by substantial evidence.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historical resources.

### **Historic Designations**

A property may be designated as historic by Federal, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

#### National Register of Historic Places

The National Register is “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the nation's cultural resources.” Listing of private property in the National Register does not prohibit under Federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property.<sup>5</sup> The National Park Service administers the National Register program.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary benefit of listing in the National Register for private owners of historic buildings is the availability of financial and tax incentives. For projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or

<sup>5</sup> 36CFR60, Section 60.2.

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- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.<sup>6</sup>

In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity, defined as maintaining historic elements of *location, design, setting, materials, workmanship, feeling, and association*.

### California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.<sup>7</sup>

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The California Register consists of resources that are listed automatically and those that have been nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for listing in the National Register, identified with a California Historical Resources Status Code ("Status Code") 2 in the California Historic Resources Inventory ("HRI"); or listed in the National Register (Status Code 1 in the HRI).
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office

<sup>6</sup> 36CFR60, Section 60.3.

<sup>7</sup> California PRC, Section 5023.1(a).

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of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission ("Commission").

- Points of historical interest which have been reviewed by the OHP and recommended for listing by the Commission for inclusion in the California Register in accordance with criteria adopted by the commission.<sup>8</sup>

### Local Designation Programs

#### *Historic-Cultural Monuments*

The Los Angeles City Council designates Historic-Cultural Monuments on recommendation of the City's Cultural Heritage Commission.

Chapter 9, Section 22.171.7 of the City of Los Angeles Administrative Code defines an historical or cultural monument as any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites:

1. in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or
2. which is identified with historic personages or with important events in the main currents of national, State or local history; or
3. which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

Designation recognizes the unique architectural value of certain structures and helps to protect their distinctive qualities. Any interested individual or group may submit nominations for Historic-Cultural Monument status. Buildings may be eligible for designation as Historic-Cultural Monuments if they retain their historic design and materials. Those that are intact examples of past architectural styles or that have historical associations may meet the criteria in the Cultural Heritage ordinance.

#### *Historic Preservation Overlay Zones*

The City of Los Angeles Historic Preservation Overlay Zone Ordinance, enacted in 1979 and amended in 2018, allows for the designation of historic districts as "Historic Preservation Overlay

<sup>8</sup> California PRC, Section 5023.1(d).

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Zones” (HPOZs). Section 12.20.3 of Article 2, Chapter 1, of the City of Los Angeles Municipal Code (LAMC) states that the purpose of establishing HPOZs is to:

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1. Protect and enhance the use of buildings, structures, natural features, and areas, which are reminders of the City’s history, or which are unique and irreplaceable assets to the City and its neighborhoods, or which are worthy examples of past architectural styles;
2. Develop and maintain the appropriate settings and environment to preserve these buildings, structures, landscaping, natural features, and areas;
3. Enhance property values, stabilize neighborhoods and/or communities, render property eligible for financial benefits, and promote tourist trade and interest;
4. Foster public appreciation of the beauty of the City, of the accomplishments of its past as reflected through its buildings, structures, landscaping, natural features, and areas;
5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history;
6. Promote the involvement of all aspects of the City’s diverse neighborhoods in the historic preservation process; and
7. Ensure that all procedures comply with the California Environmental Quality Act (CEQA).<sup>9</sup>

<sup>9</sup> Los Angeles Municipal Code (LAMC) Article 2, Chapter 1; Amended by Ordinance 184,903, effective 6-17-17.

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Individual properties and historic districts that are on or in the vicinity of the Project Site are examined in the following analysis for the purposes of identifying potential historic resources under CEQA.

**Historical Resources on the Project Site**

The Project Site is occupied by a two-story office building and a surface parking lot, part of which formerly housed the John Tracy Clinic. As identified in the 2018 Phase 1 report, there are no historical resources located on the Project Site.

**Historical Resources in the Vicinity of the Project Site**

Historical resources located outside of, but adjacent to the Project Site could be adversely impacted by the Project because the Project might physically affect the resources or their historic setting in a manner that could result in an adverse change to the eligibility of the nearby resource. Resources physically separated from the Project Site by other buildings, streets, or distance are less likely to be adversely impacted due to the spatial separation from the affected area. Therefore, this impact analysis focuses on those areas reasonably capable of being significantly impacted by the proposed Project. Therefore, a Study Area consisting of sites immediately adjacent to and, to ensure a conservative analysis, just outside the immediately adjacent structures, was defined for the purposes of this report, which includes those resources that could be subject to the following potential impacts:

**Direct Impacts** involve the demolition, material alteration, relocation or conversion of a historical resource and/or important character-defining features.

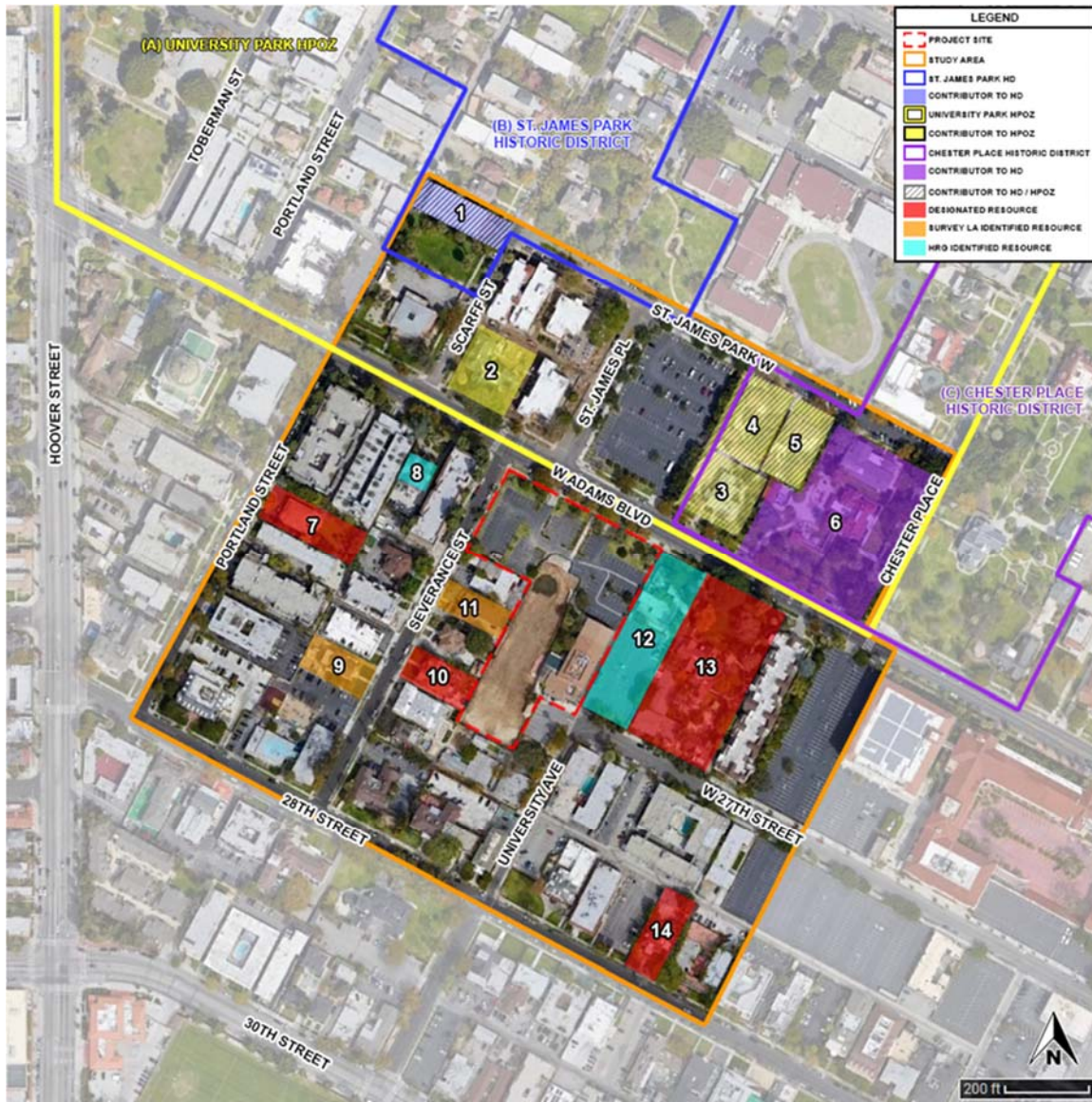
**Indirect Impacts** involve alteration to the surroundings of a historic resource that could remove part or all of the associated setting of an historical resource, remove character-defining features or spaces surrounding the historic resource, or substantially impair or obscure the ability of the resource to convey its historical significance.

The Project Site is situated in the South Los Angeles CPA, an area with a high concentration of historical resources. However, only those potential resources located in proximity to the Project Site that may reasonably be impacted by the proposed Project are included here for an evaluation of potential impacts. These resources are indicated in the map in Figure 2, the property table in Figure 3, and described below.

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FIGURE 2: HISTORICAL RESOURCES IN THE PROJECT VICINITY



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**FIGURE 3: PROPERTY TABLE OF HISTORICAL RESOURCES IN THE PROJECT VICINITY**

MAP NO.	ADDRESS	NAME	STATUS CODE
A		University Park Historic Preservation Overlay Zone	5S1
B		St. James Park Historic District	1S
C		Chester Place Historic District	2S2
1	2375 Scarff Street	Chalet Apartments	1D; 2D; 5B (HCM 467)
2	839 W. Adams Boulevard	Ezra T. Stimpson & William M. Garland House	2S2; 5B (HCM 456)
3	745 W. Adams Boulevard	John L. Garner Residence	2D2; 5D1
4	22 St. James Park West	Mary P. Knight Residence	2D2; 5D1
5	20 St. James Park West	Frederick W. Flint Residence	2D2; 5D1
6	17 Chester Place		2D2
7	2626 S. Portland Street	Brown-Gorsline House	5S1 (HCM 1021)
8	854 W. Adams Boulevard	Duffill Residence	
9	2713 Severance Street	Chabad House	2S2; 3S; 3CS; 5S3
10	2700 Severance Street	Waters-Shaw Family Residence	5S1 (HCM 884)
11	2630 Severance Street	Severance Street Apartments	3S; 3CS; 5S3
12	734 W. Adams Boulevard	Kerckhoff House	5S1 (HCM 606)
13	746 W. Adams Boulevard	Los Angeles Child Guidance Clinic	
14	75 W. 28 <sup>th</sup> Street	Shankland House	5S1 (HCM 610)

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## Historic Districts in the Study Area

There are three historic districts with overlapping boundaries partially located within the Study Area: the University Park Historic Preservation Overlay Zone, the St. James Park Historic District, and the Chester Place Historic District.

### University Park Historic Preservation Overlay Zone (Map Reference: A)

The University Park Historic Preservation Overlay Zone (HPOZ) is located north of the Project Site. The southern portion of the HPOZ, located along West Adams Boulevard between Scarff Street and Chester Place, is located within the Study Area.

University Park was home to significant numbers of persons who played prominent roles in the professional, economic, and social development of Southern California between 1890 and 1925. Today, University Park is the largest remaining grouping of Victorian and Victorian transitional architecture in the City of Los Angeles. The neighborhood encompasses the full range of late 19<sup>th</sup> and turn-of-the-20<sup>th</sup>-century domestic architecture in Los Angeles. The University Park district contains significant numbers of architect-designed buildings.<sup>10</sup> Approximately 70% of University Park's structures and sites are contributing. The pattern of its development, the front yards, massing and scale of buildings on each block, the lot coverage, demonstrate how that block was subdivided and developed. To preserve the context of this historic neighborhood, the City of Los Angeles created the University Park HPOZ by Ordinance in 2000, after over a decade of research and community engagement.<sup>11</sup> The University Park HPOZ is therefore, for the purposes of this report, treated as a historical resource.

The following contributors to the University Park HPOZ are located within the Study Area:

#### *2375 Scarff Street – Chalet Apartments (Map Reference: #1)*

The Chalet Apartments are located northwest of the Project Site. The building is set back from the street by a landscaped parkway with mature street trees a concrete sidewalk, and a small lawn with ornamental shrubs. The Chalet Apartments building is a two-story multi-family residential building, designed in the Craftsman style by architect Frank M. Tyler and constructed in 1913. It is rectangular in plan with simple massing and symmetrical composition. It has a low-pitched front gable roof with overhanging eaves, wide fascia boards, and decorative brackets at the east side of the building; and a flat roof with built-up roofing at the west (rear). There is a projecting partial-width one-story porch with a front-gabled roof, heavy masonry piers, and masonry porch wall. Exterior walls are clad in wood shingles. Fenestration includes wood casement windows and aluminum sliders with wide wood surrounds with extended lintels and projecting sills. Some windows have metal security bars. The primary entrance is centrally located on the east (primary) façade and consists of a partially glazed wood door with sidelights

<sup>10</sup> Adapted from City of Los Angeles, *University Park HPOZ Preservation Plan*, July 2005, 6.

<sup>11</sup> Adapted from City of Los Angeles, *University Park HPOZ Preservation Plan*, July 2005, 14.

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and wide surround. It is accessed via a concrete walkway and steps at the north and south sides of the porch.

The Chalet Apartments building is a contributor to the National and California Register-listed St. James Park Historic District. It was designated Los Angeles Historic-Cultural Monument #467 in 1989. In 1999, the property was listed as contributing feature to the locally designated University Park HPOZ. It is therefore a historical resource as defined by CEQA.

*839 W Adams Boulevard – Ezra T. Stimson & William M. Garland House (Map Reference: #2)*

The Ezra T. Stimson and William M. Garland House is located northwest of the Project Site, across West Adams Boulevard. It is set back from the sidewalk by mature landscaping. The two-and-one-half story English-inspired Craftsman style residence was designed by architects Frederick Roehrig and Hudson & Munsell in 1899. It has an L-shaped plan with simple massing and asymmetrical composition. It has a combination roof with composition shingles, wide overhanging eaves, exposed rafter tails, decorative bargeboard, and wood brackets. There is a balcony with balustrades, a curvilinear planter box and wood brackets. Exterior walls are clad in stone at the first floor with cement plaster above. Fenestration consists primarily of wood sash casement, double-hung, and fixed windows with wide wood surrounds and projecting sills. There is a prominent oriel window at the east end of the south (primary) façade. The primary entrance is asymmetrically located on the east façade, accessed via a concrete path and a partial width recessed front porch with stone walls and an arched entry.

The Ezra T. Stimson and William M. Garland House was determined individually eligible for listing in the National Register of Historic Places by formal consensus during Section 106 consultation in 1986 and is therefore individually listed in the California Register of Historical Resources. It was designated Los Angeles Historic-Cultural Monument #456 in 1989. In 1999, the property was listed as a contributor to the locally designated University Park HPOZ. It is therefore a historical resource as defined by CEQA.

*745 West Adams Boulevard – John L. Garner Residence (Map Reference: #3)*

The John L. Garner Residence is located northeast of the Project Site, across West Adams Boulevard on the Mount St. Mary's University campus. It is set back from the sidewalk by a driveway and mature landscaping. It is two stories in height, and was designed in the Craftsman style by architects Hunt, Eager and Burns in 1909. It is L-shaped in plan with simple massing and asymmetrical composition. It has a side gable roof with composition shingles, wide overhanging eaves, and exposed rafter tails. There are three interior brick chimneys. Exterior walls are clad in cement plaster with a brick water table. Fenestration consists primarily of divided-light six- or eight-over-one wood sash double-hung and fixed windows. The primary entrance is asymmetrically located on the south façade, accessed via a concrete path and recessed partial-width porch with brick piers.

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The John L. Garner Residence was listed in the California Register of Historical Resources as a contributor to the Chester Place Historic District in 1986. In 1999, the property was listed as a contributor to the locally designated University Park HPOZ. It is therefore a historical resource as defined by CEQA.

*22 St. James Park West – Mary P. Knight Residence (Map Reference: #4)*

The Mary P. Knight Residence is located northeast of the Project Site, across West Adams Boulevard on the Mount St. Mary's University campus. The property is not visible from the public-right-of-way and is not accessible to the public.

It was listed in the California Register of Historical Resources in 1986 as a contributor to the Chester Place Historic District. In 1999, the property was listed as a contributor to the locally designated University Park HPOZ. It is therefore a historical resource as defined by CEQA.

*20 St. James Park West – Frederick W. Flint Residence (Map Reference: #5)*

The Frederick W. Flint Residence is located northeast of the Project Site, across West Adams Boulevard on the Mount St. Mary's University campus. The property is not visible from the public-right-of-way and is not accessible to the public.

It was listed in the California Register of Historical Resources in 1986 as a contributor to the Chester Place Historic District. In 1999, the property was listed as a contributor to the locally designated University Park HPOZ. It is therefore a historical resource as defined by CEQA.

St. James Park Historic District (Map Reference: B)

The St. James Park Historic District is located wholly within the boundary of the University Park HPOZ. The St. James Park Historic District is north of the Project Site; the southern portion of the district, located along Scarff Street and St. James Park West, is located within the Study Area.

The area comprising the St. James Park Historic District was originally developed in the late 19<sup>th</sup> century as one of Los Angeles' most prominent residential neighborhoods. Several pioneering Los Angeles residents settled in the area in the 1870s and 1880s, including Carolyn and Theodoric Severance, S. Scribner, and Adam Vogt; in the 1890s and 1900s, other important families moved to the neighborhood, including real estate developer Edwin C. Hodgman and attorney W.H.H. Russell. These families played a prominent role in the development of Southern California in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Architectural styles represented within the district include Italianate, Victorian, and Queen Anne cottages, and American Colonial and Classical Revival styles, designed by distinguished local architects and builders such as Sumner P. Hunt, James H. Bradbeer, and George Wyman.<sup>12</sup>

<sup>12</sup> Carson A. Anderson, "St. James Park Historic District," National Register of Historic Places nomination form, revised February 1991, <https://npgallery.nps.gov/GetAsset/fdc01d2e-0683-43b4-8afe-fdb5b1c51e1c/> (accessed November 2019).

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The St. James Park Historic District was listed in the National Register of Historic Places in 1991, and subsequently listed in the California Register of Historical Resources. It was nominated under Criterion A for representing a distinct phase in the residential development of Los Angeles; under Criterion B as the home to several persons who had an impact on the development of the city between 1890 and 1925; Criterion C as one of the most intact groupings of residential architecture constructed in Los Angeles between 1887 and 1910. It is therefore a historical resource as defined by CEQA.

There is one contributor to the St. James Park Historic District that is located within the Study Area:

*2375 Scarff Street – Chalet Apartments (Map Reference: #1)*

This is also a contributor to the University Park HPOZ and is therefore addressed above.

#### Chester Place Historic District (Map Reference: C)

The Chester Place Historic District is located partially within the University Park HPOZ. The Chester Place Historic District is north of the Project Site. A portion of the district, located along West Adams Boulevard, St. James Park West, and Chester Place, is located within the Study Area.

Chester Place was one of the first gated communities in Los Angeles.<sup>13</sup> The private subdivision was home to several persons who contributed to the socioeconomic development of Southern California between 1890 and 1910.<sup>14</sup> The district consists of single-family residences designed in turn-of-the-century architectural styles by well-known local architects. The development is unique because of the high quality of its residential construction and cultural landscape, in which the ornamented gates and fencing literally and figuratively separate it from the surrounding subdivisions of the same period.<sup>15</sup> Today, Chester Place is part of the Mount Saint Mary's University Doheny campus.

In 1986, the Chester Place Historic District was determined eligible for listing in the National Register of Historic Places under Criterion A and C and was therefore subsequently listed in the California Register of Historical Resources. Therefore, it is a historical resource as defined by CEQA.

There are four contributors to the Chester Place Historic District that are located within the Study Area:

<sup>13</sup> Hadley Meares, "Chester Place: The Grandeur of L.A.'s First Gated Community," August 8, 2013.

<sup>14</sup> Adapted from "Doheny Mansion Historic Structure Report," prepared by Historic Resources Group, February 2006.

<sup>15</sup> Adapted from "Doheny Mansion Historic Structure Report," prepared by Historic Resources Group, February 2006.

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*745 West Adams Boulevard – John L. Garner Residence (Map Reference: #3)*

This is also a contributor to the University Park HPOZ and is therefore addressed above.

*22 St. James Park West – Mary P. Knight Residence (Map Reference: #4)*

This is also a contributor to the University Park HPOZ and is therefore addressed above.

*20 St. James Park West – Frederick W. Flint Residence (Map Reference: #5)*

This is also a contributor to the University Park HPOZ and is therefore addressed above.

*17 Chester Place (Map Reference: #6)*

17 Chester Place is located northeast of the Project Site, across West Adams Boulevard on the Mount St. Mary's University campus. There are two buildings on the parcel: one is located along St. James Park West and the other along Chester Place. The property is not fully visible from the public-right-of-way and is not accessible to the public.

17 Chester Place was listed in the California Register of Historical Resources in 1986 as a contributor to the Chester Place Historic District. In 1999, the property was included within the boundary of the locally designated University Park HPOZ, but no contributing status was noted. Therefore, for the purposes of this report, it is treated as a historical resource.

**Individual Historical Resources in the Study Area**

2626 South Portland Street – Brown-Gorsline House (Map Reference: #7)

The Brown-Gorsline House is located west of the Project Site. It is generously set back from the sidewalk by a semi-circular driveway and mature landscaping. The one-story turn-of-the-century cottage was constructed in 1875. It is rectangular in plan with simple massing and asymmetrical composition. It has a low-pitched mansard roof with composition shingles and dentil cornice. There is a partial-width projecting front porch with wood posts. Exterior walls are clad in wood lap siding. Fenestration includes double-hung wood sash windows with decorative surrounds. There are bay windows with dentils and decorative wood panels at the west (primary) and south façades. The primary entrance is asymmetrically located on the west façade and consists of a pair of partially-glazed paneled wood doors with transom and simple surround. It is accessed from the semi-circular driveway via a brick stoop with wood balustrades. The entrance is recessed within a simple door surround with two partially glazed wood paneled doors and a transom.

The Brown-Gorsline House was designated Los Angeles Historic-Cultural Monument #1021 in 2012. Therefore, for the purposes of this report, it is treated as a historical resource.

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### 854 West Adams Boulevard – Duffill Residence (Map Reference: #8)

The Albert Duffill Residence is located west of the Project Site along West Adams Boulevard. It is generously set back from the sidewalk by a semi-circular driveway, metal gates, and mature landscaping. The two-and-one-half story Queen Anne style residence was constructed in 1891 and has been attributed to developer John A. Henderson.<sup>16</sup> It is rectangular in plan with an asymmetrical composition. It has a cross gable roof with a prominent corner tower on the north (primary) façade with composition shingles, overhanging eaves, exposed rafters and a large dormer. A projecting balcony with a porch below spans the second-story adjacent to the tower. It has a wood balustrade with pipe railing on top. Exterior walls are clad in wood clap board siding, shingles and a decorative frieze band. Fenestration consists of double-hung wood windows with simple window surrounds. Security gates and bars have been added to the property. The primary entrance is located in the porch but is not visible from the public right-of-way. It can be accessed via security gate off the driveway and sidewalk.

The Duffill Residence has not been identified in any previous survey effort. The property is more than 50 years old and appears to retain sufficient integrity to convey potential significance as a late-19<sup>th</sup> century Queen Anne-style residence. Therefore, for the purposes of this report, it is treated as a historical resource.

### 2713 Severance Street – Chabad House (Map Reference: #9)

The Chabad House is located west of the Project Site along Severance Street. It is set back from the sidewalk by a metal gate, fence, and lawn. The two-and-one-half story residence was designed in the Queen Anne style with Neoclassical influences in 1890. It is rectangular in plan with simple massing and asymmetrical composition. It has a cross gable roof with composition shingles, overhanging boxed eaves, corbels, and dentils; there is a flat roof addition at the rear with built-up roofing. There is a full-width front porch with a flat roof with cornice, wood brackets, and dentils, supported on Doric wood columns. Exterior walls are clad in wood clapboard. Fenestration consists of wood sash fixed and double-hung wood windows. The primary entrance is asymmetrically located on the east (primary) façade, consisting of a door with transom. It is accessed from the sidewalk via a concrete path and the porch.

The Chabad House was identified as individually eligible for listing in the National Register of Historic Places by SurveyLA. SurveyLA is the City of Los Angeles' citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California State Office of Historic Preservation, and overseen by the City's Office of Historic Resources. It is significant as "one of the oldest buildings in the area,

<sup>16</sup> "854 West Adams Boulevard." *Historic Los Angeles: Adams Boulevard – An Inventory of its Houses*. <https://adamsboulevardlosangeles.blogspot.com/2011/08/854-west-adams-boulevard-please-also.html> (accessed November 2019).

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representing the earliest pattern of residential development. A rare intact 19<sup>th</sup> century residence in Los Angeles,” and “an excellent and intact Queen Anne house with Neoclassical and Eastlake elements tying it to the style and period. Previously determined eligible for the National Register.”<sup>17</sup> It is therefore a historical resource as defined by CEQA.

#### 2700 Severance Street – Waters-Shaw Family Residence (Map Reference: #10)

The Waters-Shaw Family Residence is immediately adjacent the Project Site to the west. It is set back from the sidewalk by a lawn and shrubs. The Craftsman-style residence is two-and-one-half stories in height, and was constructed in 1904. It is L-shaped in plan with simple massing and asymmetrical composition. It has a cross gable roof with composition shingles, overhanging eaves, exposed rafter tails, bargeboard, and decorative brackets. There is a projecting partial-width front porch at the west (primary) façade with a draped arched opening. Exterior walls are clad in wood lap siding at the first floor and wood shingles at the upper stories. Fenestration consists of wood sash double-hung, casement, and fixed windows with wide wood surrounds with extended lintels and projecting sills. The primary entrance is asymmetrically located on the west façade, sheltered by the projecting front porch, and consists of a fully glazed wood door with sidelights. It is accessed from the sidewalk via a concrete stoop with metal pipe railings.

The Waters-Shaw Family Residence was designated Los Angeles Historic Cultural Monument #884 in 2007. Therefore, for the purposes of this report, it is treated as a historical resource.

#### 2630 Severance Street – Severance Street Apartments (Map Reference: #11)

The Severance Street Apartments is immediately adjacent to the Project Site to the south. It is set back from the sidewalk by a lawn, trees, and ornamental landscaping. The two-story residence was designed in the American Foursquare style by architect A.S. Tice and constructed in 1905. It is L-shaped in plan with simple massing and asymmetrical composition. It has a low-pitched hipped roof with composition shingles, overhanging boxed eaves, and exposed rafter tails. There is a projecting skirt roof below the second story and a partial-width front porch with piers, a metal balustrade and an arched opening. Exterior walls are clad in wood clapboard, cement plaster, and wood shingles. Fenestration consists of wood sash fixed and double-hung windows with simple wood surrounds. There is a rounded corner window at the first floor and a bay window at the second floor on the west (primary) façade. First story windows have metal security bars. The primary entrance is asymmetrically located on the west façade, and consists of a partially glazed paneled wood door with a simple surround, accessed from the sidewalk via a stoop.

The Severance Street Apartments was identified as individually eligible for listing in the National Register of Historic Places by SurveyLA. The Severance Street Apartments were identified as

<sup>17</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, *Historic Resources Survey Report: South Los Angeles Community Plan Area*, prepared by Architectural Resources Group, Inc., March 2012.

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eligible as an “excellent example of an American Foursquare residence with distinctive Prairie style characteristics. Exhibits high quality of design and craftsmanship.”<sup>18</sup> Therefore, for the purposes of this report, it is treated as a historical resource.

#### 734 West Adams Boulevard – Kerckhoff House (Map Reference: #12)

The Kerckhoff House is located east of the Project Site. It is generously set back from the sidewalk by a lawn, mature landscaping and a stone and metal perimeter fence. The Tudor Revival style residence is two stories in height designed and was constructed in 1893. It has a cross-gable roof with synthetic slate shingles, wide overhanging eaves, and decorative bargeboard. There are two stone chimneys and a projecting balcony over the entrance at the north (primary) façade. Exterior walls are clad in stone at the first floor and cement plaster with decorative half-timbering at the upper floors. Fenestration consists primarily of leaded glass windows grouped in multiples, and wood sash double-hung windows with simple window surrounds. There are bay windows at the first floor of the north façade. The primary entrance is asymmetrically located on the north façade, recessed beneath a projecting balcony supported by heavy stone piers. It consists of a paneled wood door with sidelights. It is accessed from the sidewalk by a winding concrete path and stoop.

The Kerckhoff House was designated Los Angeles Historic Cultural Monument #606 in 1994. Therefore, for the purposes of this report, it is treated as a historical resource.

#### 746 West Adams Boulevard – Los Angeles Child Guidance Clinic (Map Reference: #13)

The Los Angeles Child Guidance Clinic is located east of the Project Site along West Adams Boulevard. It is set back from the sidewalk by a low ashlar stone wall and metal fence, a metal automotive gate, and mature landscaping. There is a surface parking lot paved in asphaltic concrete to the south (rear) of the building, accessed from the street by the metal automotive gate and an asphaltic concrete driveway along the east property line. The one- and two-story Mid-century Modern style institutional building was constructed in 1963 and was designed by master architect Richard J. Neutra.<sup>19</sup> It is irregular in plan with simple massing and asymmetrical composition, arranged around a central landscaped courtyard. It has a flat roof with built-up roofing. Exterior walls are clad in cement plaster. Fenestration consists of wood sash fixed windows with simple surrounds. A one-story addition was made to the northwest side of the property in 1967, designed by Denver Markwith, Jr.<sup>20</sup> The primary entrance is not visible from the public right-of-way.

The Los Angeles Child Guidance Clinic has not been identified in any previous survey effort. The property is more than 50 years old and appears to retain sufficient integrity to convey

<sup>18</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, *Historic Resources Survey Report: South Los Angeles Community Plan Area*, prepared by Architectural Resources Group, Inc., March 2012.

<sup>19</sup> City of Los Angeles Department of Building and Safety Building Permit LA30330, February 7, 1963.

<sup>20</sup> City of Los Angeles Department of Building and Safety Building Permit LA44628, April 28, 1967.

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potential significance as an example of a Mid-century Modern institutional building designed by master architect Richard Neutra. Therefore, for the purposes of this report, it is treated as a historical resource.

715 West 28th Street – Shankland House (Map Reference: #14)

The Shankland House is located southeast of the Project Site. It is set back from the sidewalk by a lawn and mature landscaping. The Neoclassical style residence is two stories in height, and was constructed in 1895. It has a steeply pitched hipped roof with composition shingles and a cornice with scalloped trim. There are multiple dormers and a projecting partial-width front porch with a flat roof, dentils, Ionic columns, and a low wood paneled wall. Exterior walls are clad in wood clapboard with a brick water table. Fenestration consists of wood sash double-hung windows. The first story windows and the central second story window have arched hoods; the remaining second-story windows have flat hoods. The primary entrance consists of a fully glazed wood door with sidelights and a paneled surround with pilasters. It is accessed from the sidewalk via a concrete walkway and stoop.

The Shankland House was designated Los Angeles Historic Cultural Monument #610 in 1994. Therefore, for the purposes of this report, it is treated as a historical resource.

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**Framework for Analysis**

As stated above, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.<sup>21</sup> Per CEQA Guidelines Section 15064.5, a “substantial adverse change in the significance of a historic resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.”<sup>22</sup>

The CEQA Guidelines further state that “[t]he significance of an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources... local register of historic resources... or its identification in an historical resources survey.”<sup>23</sup>

Historical resources located outside of, but immediately adjacent to the site of a proposed project may nonetheless be significantly impacted by a project. Potential direct impacts would occur if a project caused physical damage to any character-defining features of an adjacent resource. Potential indirect impacts to adjacent resources could include alteration to the surroundings of a historical resource that could remove part or all of the associated historic setting, remove character-defining features or spaces surrounding the historic resource, or substantially impair or obscure the ability of the resource to convey its historical significance. However, historical resources that are physically separated from the site of a proposed project by other buildings, streets, or distance are less likely to be adversely impacted due to the spatial separation from the project area.

**Potential Direct Impacts**

There are no historical resources on the Project Site at 806 W. Adams Boulevard. Therefore, the demolition of the existing building on the Project Site would not constitute a significant impact to historical resources. There are no other potential direct impacts to adjacent resources. No individual buildings outside the Project Site will be demolished or altered as part of the Project. The Project Site is located outside of the boundaries of the University Park HPOZ, the St. James Park Historic District, and the Chester Place Historic District; therefore, there are no potential direct impacts to the historic districts. Regarding potential direct impacts to the nearest historic buildings to the Project Site at 2700 and 2630 Severance Street and 746 W. Adams Boulevard, the construction and operation of the Project would not result in direct damage to

<sup>21</sup> CEQA Guidelines, section 15064.5(b).

<sup>22</sup> CEQA Guidelines, section 15064.5(b)(1).

<sup>23</sup> CEQA Guidelines, section 15064.5(b)(2).

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any of these offsite historic resources, as such construction and operational activities would occur entirely within the Project Site and, for construction staging and any off-site improvements, on portions of rights-of-way that are not on these private historic properties. Regarding potential vibration impacts on these resources in a manner that might result in damage to them, the Environmental Noise Study for the 806 W. Adams Residential Project<sup>24</sup> concludes that construction and operational vibration impacts from the Project would not be at a level that would result in damage to historic buildings under California Department of Transportation standards. The resources at 2713 Severance Street and 734 Adams Street, located further from the Project Site, would therefore also not be significantly directly impacted by the Project.

### **Potential Indirect Impacts**

West Adams Boulevard is characterized by generously proportioned single-family residential development from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, interspersed with infill multi-family residential and institutional development constructed as recently as the early 2000s. There has been infill development spanning multiple periods development throughout the Project Vicinity. The original 19<sup>th</sup> century residence on the Project Site was demolished in 1950, when the John Tracy Clinic began to redevelop the property. Only one building, constructed in 1971, remains on the former John Tracy Clinic property. Therefore, the existing building on the Project Site represents infill development in the area, and the construction of the now-demolished clinic and the remaining two-story office building previously altered the historic setting of surrounding buildings.

The Project involves new construction that would alter the immediate surroundings of the identified historical resources adjacent to and in the vicinity of the Project Site. As discussed above, the significance of an historical resource is materially impaired, and constitutes a substantial adverse change in the significance of that historical resource, if the project would materially alter the immediate surroundings of the historical resource such that (a) it could no longer be listed in, or be eligible for listing in, the California Register, or (b) it could no longer be included in a local register of historical resources or identified as an historical resource in an historical resource survey.<sup>25</sup>

Because the Project would add height and density on parcels that are currently occupied by a two-story institutional building and an associated surface parking area, the immediate surroundings of the adjacent historical resources identified in this report would be altered. In order for this alteration to be considered a substantial adverse change, however, it must be shown that the integrity and/or significance of the historical resources would be *materially impaired* by the proposed alteration. A resource is not materially impaired unless it is altered in

<sup>24</sup> ICF, "Environmental Noise Study for the 806 W. Adams Residential Project," Memorandum, July 12, 2018, p. 10-17.

<sup>25</sup> *CEQA Guidelines*, section 15064.5(b) (1).

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an adverse manner to the point that its physical characteristics fail to convey its historical significance.<sup>26</sup>

As noted above, the ability of an historical resource to convey its significance is based on an analysis of its historic integrity. The National Park Service identifies seven aspects of historic integrity: *location, design, setting, materials, workmanship, feeling, and association*.

Alteration to the surroundings of adjacent historical resources that adversely affects the integrity of those historical resources can potentially constitute a substantial adverse change in those resources. The seven aspects of integrity are used below to analyze the alteration to the immediate surroundings of each of the potentially affected historical resources identified in this report.

### Alteration to the Surroundings of Historic Districts & Contributors within the Study Area

#### *University Park Historic Preservation Overlay Zone*

The University Park Historic Preservation Overlay Zone is historically significant the home of several persons who had an impact on the development of Los Angeles between 1890 and 1925, and as the largest remaining grouping of Victorian and Victorian transitional architecture in the City of Los Angeles. The district is locally designated as a Historic Preservation Overlay Zone.

The district is characterized by generously proportioned late 19<sup>th</sup> and early 20<sup>th</sup> century residences. There are five district contributors located in the Study Area for the Project: the Chalet Apartments, the Ezra T. Stimson & William M. Garland House; the John L. Garner Residence; the Mary P. Knight Residence; and the Frederick W. Flint Residence. The Project will not demolish, relocate, convert, rehabilitate or alter any district contributor. The Project Site is located on the south side of W. Adams Boulevard, between Severance Street and University Avenue, south of the southern boundary of the district, and is thus entirely outside of the district. The Project Site is therefore physically separated from the University Park HPOZ and its contributors, all of which are located north of W. Adams Boulevard. This separation effectively buffers the University Park HPOZ from any impacts from new construction associated with the Project.

The Project therefore will not affect the integrity of *location, design, materials, workmanship, or feeling* of any contributors to the University Park HPOZ, or to the district as a whole. All district contributors will remain intact in their current locations and will not be materially altered. For this reason, integrity of *association* will also remain unaffected by the Project because, after implementation of the Project, all the existing district contributors will continue to convey the

<sup>26</sup> CEQA Guidelines, section 15064.5(b) (1).

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district's association with residential development in Los Angeles in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The Project is located outside the district boundaries, but it will be somewhat visible from some locations within the district. However, integrity of *setting* within the district will be unaltered, and the visibility of new low-rise construction outside the boundaries of the district does not alter the ability of the district or any of its contributors to convey their significance. Therefore, the Project will not alter the setting or surroundings of the University Park HPOZ or any district contributors in a manner that would reduce their historic integrity or significance.

### *St. James Park Historic District*

The St. James Park Historic District is historically significant as a representative of a distinct phase in the residential development of the City, the home of several persons who had an impact on the development of Los Angeles between 1890 and 1925, and one of the most intact groupings of residential architecture constructed in Los Angeles between 1887 and 1910. The district is listed in the National Register of Historic Places.

The district is characterized by generously proportioned late 19<sup>th</sup> and early 20<sup>th</sup> century residences. There is one district contributor located within the Study Area for the Project: The Chalet Apartments. The Project will not demolish, relocate, convert, rehabilitate or alter any district contributor. The Project Site is located on the south side of W. Adams Boulevard, between Severance Street and University Avenue, south of the southern boundary of the district. It is therefore physically separated from the St. James Park District and the contributing Chalet Apartments, located on Scarff Street north of W. Adams Boulevard. This separation effectively buffers the Chalet Apartments and the rest of the St. James Park Historic District from any impacts from new construction associated with the Project.

The Project therefore will not affect the integrity of *location, design, materials, workmanship, or feeling* of any contributors to the St. James Park Historic District, or to the district as a whole. All district contributors will remain intact in their current locations and will not be materially altered. For this reason, integrity of *association* will also remain unaffected by the Project because, after implementation of the Project, all the existing district contributors will continue to convey the district's association with residential development in Los Angeles in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The Project is located outside the district boundaries but will be somewhat visible from some locations within the district. However, integrity of *setting* within the district will be unaltered, and the visibility of new low-rise construction outside the boundaries of the district does not alter the ability of the district or any of its contributors to convey their significance. Therefore, the Project will not alter the setting or surroundings of the St. James Park Historic District or any

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of the contributors in the Study Area in a manner that would reduce their historic integrity or significance.

### *Chester Place Historic District*

The Chester Place Historic District is historically significant as a representative of a distinct phase in the residential development of the City and as a collection of high-quality residential architecture constructed in Los Angeles between 1890 and 1910. The district was formally determined eligible for listing in the National Register of Historic Places, and is listed in the California Register of Historic Places.

The district is characterized by generously proportioned late 19<sup>th</sup> and early 20<sup>th</sup> century residences. There are four district contributors located within the Study Area for the Project: the John L. Garner Residence, the Mary P. Knight Residence, the Frederick W. Flint Residence, and 17 Chester Place. The Project will not demolish, relocate, convert, rehabilitate or alter any district contributor. The Project Site is located on the south side of W. Adams Boulevard, between Severance Street and University Avenue, south of the southern boundary of the district. It is therefore physically separated from the Chester Place Historic District and its contributors, located north of W. Adams Boulevard. This separation effectively buffers the Chester Place Historic District from any impacts from new construction associated with the Project.

The Project therefore will not affect the integrity of *location, design, materials, workmanship, or feeling* of any contributors to the Chester Place Historic District, or to the district as a whole. All district contributors will remain intact in their current locations and will not be materially altered. For this reason, integrity of *association* will also remain unaffected by the Project because, after implementation of the Project, all the existing district contributors will continue to convey the district's association with residential development in Los Angeles in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The Project is located outside the district boundaries but will be somewhat visible from some locations within the district. However, integrity of *setting* within the district will be unaltered, and the visibility of new low-rise construction outside the boundaries of the district does not alter the ability of the district or any of its contributors to convey their significance. Therefore, the Project will not alter the setting or surroundings of the Chester Place Historic District or any of its contributors in a manner that would reduce their historic integrity or significance.

### Alteration to the Surroundings of Properties Immediately Adjacent to the Project Site

There are three individually eligible properties located within the Study Area and immediately adjacent to the Project Site: the Waters-Shaw Family Residence, the Los Angeles Child Guidance Clinic, and the Severance Street Apartments.

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The Waters-Shaw Family Residence is significant as an example of Craftsman style residential architecture from the early 20<sup>th</sup> century. It is designated a local Historic-Cultural Monument.

The Project Site is located directly adjacent to the Waters-Shaw Family Residence to the east. The Project will not affect the building's integrity of *location, design, materials, or workmanship*. The building will remain intact in its current location. Therefore, integrity of *feeling* will also remain unaffected by the Project because all the existing physical elements that characterize the Waters-Shaw Family Residence will continue to convey the property's historic significance after construction of the Project. Because the building is significant as an example of a distinctive architectural style, it does not derive its significance from its association with any persons or events. Therefore, integrity of *association* is not relevant to this analysis.

The only aspect of the Waters-Shaw Family Residence's integrity that is potentially affected by the Project is *setting*. The Project will construct a four-story multi-family residential building located on a parcel currently occupied by a two-story institutional building and associated surface parking area on the south side of W. Adams Boulevard, between Severance Street and University Avenue. The Project Site has already been redeveloped starting in 1950; therefore, the setting of the Waters-Shaw Family Residence has been previously altered by the prior and existing development on the Project Site, and as a result the Project would not alter its historic setting.

The Waters-Shaw Family Residence is significant for its Craftsman style architecture, which is expressed primarily on its primary (west) façade, facing Severance Street; and for its association with the early 20<sup>th</sup> century development of South Los Angeles. The primary façade will remain unaltered and unobscured by the Project. The Project will be constructed adjacent to the east façade, which is a secondary façade. The Waters-Shaw Family Residence's Craftsman architecture will remain unaltered, and the building will continue to convey its association with the early residential development of South Los Angeles.

The Project will therefore not affect understanding of the Waters-Shaw Family Residence's history and will not materially impair its significance. After construction of the Project, the Waters-Shaw Family Residence's significant Craftsman style architecture will remain intact, and the property will continue to convey its historic significance. Therefore, the Project would not alter the setting or surroundings of the Waters-Shaw Family Residence in a manner that will reduce its historic integrity or significance.

#### *Los Angeles Child Guidance Clinic*

The Los Angeles Child Guidance Clinic has not been identified as potentially eligible in any previous survey; however, it appears eligible as an example of a Mid-century Modern institutional building designed by master architect Richard Neutra.

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The Project Site is located directly adjacent to the Los Angeles Child Guidance Clinic to the west. The Project will not affect the building's integrity of *location, design, materials, or workmanship*. The building will remain intact in its current location. Therefore, integrity of *feeling* will also remain unaffected by the Project because all the existing physical elements that characterize the Los Angeles Child Guidance Clinic will continue to convey the property's historic significance after construction of the Project. Because the building is significant as an example of a distinctive architectural style, it does not derive its significance from its association with any persons or events. Therefore, integrity of *association* is not relevant to this analysis.

The only aspect of the Los Angeles Child Guidance Clinic's integrity that is potentially affected by the Project is *setting*. The Project will construct a four-story multi-family residential building located on a parcel currently occupied by a two-story institutional building and associated surface parking area on the south side of W. Adams Boulevard, between Severance Street and University Avenue. A building was added to the Project Site in 1971; therefore, the setting of the Los Angeles Child Guidance Clinic has been previously altered by the prior and existing development on the Project Site, and as a result the Project would not alter the historic setting of the building.

The Los Angeles Child Guidance Clinic is significant for its Mid-century Modern style architecture by master architect Richard Neutra. The proposed Project will be set back from the east property line by 12 feet, and further separated from the Los Angeles Child Guidance Clinic by the existing asphaltic concrete driveway. All façades of the Los Angeles Child Guidance Clinic will remain unaltered and unobscured by the Project, despite the increased height and density on the Project Site. The Project's alteration to the building's setting will therefore not affect understanding of the property's history and significance.

The Project will therefore not affect understanding of the property's history and will not materially impair its significance. After construction of the Project, the Los Angeles Child Guidance Clinic's significant Mid-century Modern style architecture by Richard Neutra will remain intact, and the property will continue to convey its historic significance. Therefore, the Project will not alter the setting or surroundings of the Los Angeles Child Guidance Clinic in a manner that would result in a significant adverse impact on the building.

#### *Severance Street Apartments*

The Severance Street Apartments building is significant as an example of American Foursquare style residential architecture. It was identified as eligible for listing in the National Register of Historic Places in SurveyLA.

The Project Site is located directly adjacent to the Severance Street Apartments to the east. The Project will not affect the building's integrity of *location, design, materials, or workmanship*. The building will remain intact in its current location. Therefore, integrity of *feeling* will also remain

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unaffected by the Project because all the existing physical elements that characterize the Severance Street Apartments will continue to convey the property's historic significance after construction of the Project. Because the building is significant as an example of a distinctive architectural style, it does not derive its significance from its association with any persons or events. Therefore, integrity of *association* is not relevant to this analysis.

The only aspect of the Severance Street Apartments' integrity that is potentially affected by the Project is *setting*. The Project will construct a four-story multi-family residential building located on a parcel currently occupied by a two-story institutional building and associated surface parking area on the south side of W. Adams Boulevard, between Severance Street and University Avenue. The Project Site has already been redeveloped starting in 1950; therefore, the setting of the Severance Street Apartments has been previously altered by the prior and existing development on the Project Site, and as a result the Project would not alter the historic setting of the building.

The Severance Street Apartments is significant for its American Foursquare style architecture, which is expressed primarily on its primary (west) façade, facing Severance Street. The primary façade will remain unaltered and unobscured by the Project. The Project will be constructed adjacent to the east façade, which is a secondary façade. The Severance Street Apartments building's American Foursquare architecture will remain unaltered.

The Project will therefore not affect understanding of the property's history and will not materially impair its significance. After construction of the Project, the Severance Street Apartments' significant American Foursquare style architecture will remain intact, and the property will continue to convey its historic significance. Therefore, the Project would not alter the setting or surroundings of the Severance Street Apartments in a manner that would result in a significant adverse impact on the building.

#### Alteration to the Surroundings of Other Properties in the Study Area

There are five individually eligible properties located within the Study Area for the proposed Project: the Brown-Gorsline House, the Duffill Residence, the Chabad House, the Kerckhoff House, and the Shankland House. None of these properties are located immediately adjacent to the Project Site, and each is separated from the Project by streets and other developed parcels. Because these resources are physically separated from the Project Site by other buildings, streets, and distance, there is no potential impact from the proposed Project on their historic integrity or ability to convey significance.

#### *Brown-Gorsline House*

The Brown-Gorsline House is historically significant as an example of a turn-of-the-century cottage. The building is designated a local Historic-Cultural Monument.

#### IMPACTS ANALYSIS

## John Tracy Clinic 806 W. Adams Boulevard, Los Angeles

#### HISTORIC RESOURCES GROUP

The Project Site is located east of the Brown-Gorsline House, across Severance Street. The Project will not affect the building's integrity of *location, design, materials, or workmanship*. The building will remain intact in its current location. Therefore, integrity of *feeling* will also remain unaffected by the Project because all the existing physical elements that characterize the Brown-Gorsline House will continue to convey the property's historic significance after construction of the Project. Because the building is significant as an example of a distinctive architectural style, it does not derive its significance from its association with any persons or events. Therefore, integrity of *association* is not relevant to this analysis. Due to the physical separation of the Brown-Gorsline House from the Project Site, and the fact that the Project Site had previously been redeveloped in a manner that already eliminated the Project Site as a component of the historic setting of the resource, the Project will not affect the Brown-Gorsline House's integrity of *setting*.

After construction of the Project, the Brown-Gorsline House's significant turn-of-the-century architecture will remain intact, and the property will continue to convey its historic significance. Therefore, the Project will have no material impact on the Brown-Gorsline House.

#### *Duffill Residence*

The Duffill Residence has not been identified as potentially eligible in any previous survey; however, it appears eligible as a Queen Anne style residence from the late 19<sup>th</sup> century.

The Project Site is located east of the Duffill Residence, across Severance Street. The Project will not affect the building's integrity of *location, design, materials, or workmanship*. The building will remain intact in its current location. Therefore, integrity of *feeling* will also remain unaffected by the Project because all the existing physical elements that characterize the Duffill Residence will continue to convey the property's historic significance after construction of the Project. The project will not alter the building's ability to convey its association with early residential development in South Los Angeles; therefore, the integrity of *association* will remain unaffected by the project. Due to the physical separation of the Duffill Residence from the Project Site, and the fact that the Project Site had previously been redeveloped such that it is currently not part of the historic setting of the resource, the Project will not affect the Duffill Residence's integrity of *setting*.

After construction of the Project, the Duffill Residence's significant Queen Anne architecture will remain intact, and the property will continue to convey its historic significance. Therefore, the Project will have no material impact on the Duffill Residence.

#### *Chabad House*

The Chabad House is historically significant as an example of early residential development in South Los Angeles, and as an example of Queen Anne style architecture with Neoclassical

#### IMPACTS ANALYSIS

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influences. The building was identified as eligible for listing in the National Register of Historic Places in SurveyLA.

The Project Site is located east of the Chabad House, across Severance Street. The Project will not affect the building's integrity of *location, design, materials, or workmanship*. The building will remain intact in its current location. Therefore, integrity of *feeling* will also remain unaffected by the Project because all the existing physical elements that characterize the Chabad House will continue to convey the property's historic significance after construction of the Project. The project will not alter the building's ability to convey its association with early residential development in South Los Angeles; therefore, the integrity of *association* will remain unaffected by the project. Due to the physical separation of the Chabad House from the Project Site, and the fact that the Project Site had previously been redeveloped such that it is currently not part of the historic setting of the resource, the Project will not affect the Chabad House's integrity of *setting*.

After construction of the Project, the Chabad House's significant 19<sup>th</sup> century Queen Anne-style architecture will remain intact, and the property will continue to convey its historic significance. Therefore, the Project will have no material impact on the Chabad House.

#### *Kerckhoff House*

The Kerckhoff House is historically significant as an example of a Tudor Revival style residence. The building is designated a local Historic-Cultural Monument.

The Project Site is located west of the Kerckhoff House, separated by a two-story office building and associated surface parking lot. The Project will not affect the building's integrity of *location, design, materials, or workmanship*. The building will remain intact in its current location. Therefore, integrity of *feeling* will also remain unaffected by the Project because all the existing physical elements that characterize the Kerckhoff House will continue to convey the property's historic significance after construction of the Project. Because the building is significant as an example of a distinctive architectural style, it does not derive its significance from its association with any persons or events. Therefore, integrity of *association* is not relevant to this analysis. Due to the physical separation of the Kerckhoff House from the Project Site, and the fact that the Project Site had previously been redeveloped such that it is currently not part of the historic setting of the resource, the Project will not affect the Kerckhoff House's integrity of *setting*.

After construction of the Project, the Kerckhoff House's significant Tudor Revival architecture will remain intact, and the property will continue to convey its historic significance. Therefore, the Project will have no material impact on the Kerckhoff House.

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The Shankland House is historically significant as an example of a Neoclassical residence. The building is designated a local Historic-Cultural Monument.

The Project Site is located northwest of the Shankland House, separated by University Avenue, several surface parking lots, and several two-story multi-family residential buildings. The Project will not affect the building's integrity of *location, design, materials, or workmanship*. The building will remain intact in its current location. Therefore, integrity of *feeling* will also remain unaffected by the Project because all the existing physical elements that characterize the Shankland House will continue to convey the property's historic significance after construction of the Project. Because the building is significant as an example of a distinctive architectural style, it does not derive its significance from its association with any persons or events. Therefore, integrity of *association* is not relevant to this analysis. Due to the physical separation of the Shankland House from the Project Site, and the fact that the Project Site had previously been redeveloped such that it is currently not part of the historic setting of the resource, the Project will not affect the Shankland House's integrity of *setting*.

After construction of the Project, the Shankland House's significant Neoclassical architecture will remain intact, and the property will continue to convey its historic significance. Therefore, the Project will have no material impact on the Shankland House.

#### CONCLUSION

The Project proposes to demolish the existing buildings on the Project Site and construct a new multi-family residential building. There are no historical resources located on the Project Site; therefore, there are no potential impacts to historical resources on the Project Site as a result of the Project. Based on a review of designated and previously identified historical resources in the area, there are seventeen historical resources (both individual resources and historic districts) located in the Project Vicinity that were identified and evaluated for potential impacts as a result of the Project. All district contributors, individually eligible properties, and historic districts will remain intact in their current locations; and no historical resources will be demolished or materially altered in an adverse manner such that they cannot convey their historical significance. Therefore, the Project will not result in significant direct or indirect impacts to any offsite historical resources.

#### IMPACTS ANALYSIS

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#### IMPACTS ANALYSIS

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HISTORIC RESOURCES GROUP



## Communication from Public

**Name:**

**Date Submitted:** 01/16/2020 12:08 PM

**Council File No:** 19-1603

**Comments for Public Posting:** Please find attached Appendix A of the supplemental historic analysis for the 806 Adams Project (CF no 19-1603) for inclusion in the council file.

**APPENDIX A: EXISTING CONDITION PHOTOGRAPHS OF PROPERTIES IN THE STUDY AREA (HISTORIC RESOURCES GROUP, NOVEMBER 2019)**



Context view of a portion of the University Park Historic Preservation Overlay Zone (Map Reference A), facing east.



Context view of a portion of the St. James Park Historic District (Map Reference B), facing southwest.

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Context view of a portion of the Chester Place Historic District (Map Reference C), facing northwest.



View of the Chalet Apartments at 2375 Scarff Street (Map Reference #1), facing northwest.

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View of the Ezra T. Stimson and William M. Garland House at 839 W. Adams Blvd (Map Reference #2), facing northeast.



View of the John L. Garner Residence at 745 W. Adams Blvd (Map Reference #3), facing northeast.

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View from the public right-of-way of Mount St. Mary's University Campus Gate on West St. James Park, facing southeast. The Mary P. Knight Residence at 22 West St. James Park (Map Reference #3) and the Frederick W. Flint Residence (Map Reference #5) are not publicly accessible.



View of 17 Chester Place (Map Reference #6) from W. Adams Blvd, facing northwest.

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View of the Brown-Gorsline House at 2626 South Portland St. (Map Reference #7), facing east.



View of 854 W. Adams Blvd (Map Reference #8), facing southwest.

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View of the Chabad House at 2713 Severance St. (Map Reference #9), facing northwest.



View of the Waters-Shaw Family Residence (Map Reference #10), facing southeast.

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View of the Severance Street Apartments at 2630 Severance St. (Map Reference #11), facing east.



View of the Kerckhoff House at 734 West Adams Blvd. (Map Reference #12), facing southwest.

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View of the Los Angeles Child Guidance Clinic at 746 W Adams Street (Map Reference #13), facing south.



View of the Shankland House at 715 West 28<sup>th</sup> Street (Map Reference #14), facing north.

#### IMPACTS ANALYSIS

## John Tracy Clinic 806 W. Adams Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

## Communication from Public

**Name:**

**Date Submitted:** 01/16/2020 12:16 PM

**Council File No:** 19-1603

**Comments for Public Posting:** Please find attached Appendix B (part 1) of the supplemental historic analysis for the 806 Adams Project (CF no 19-1603) for inclusion in the council file.

IMPACTS ANALYSIS

**John Tracy Clinic**  
**806 W. Adams Boulevard, Los Angeles**

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VICINITY MAP

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ALTA NSPS LAND TITLE SURVEY

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L4	TYPICAL ROOF DECK LANDSCAPE PLAN
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L8	PLANT IMAGES - 2ND LEVEL

Cover Page

**806 Adams**

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APN # 5123-003-022

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1 ADAMS LOOKING EAST BEFORE SEVERANCE ST.



2 SEVERANCE ST. LOOKING SOUTH



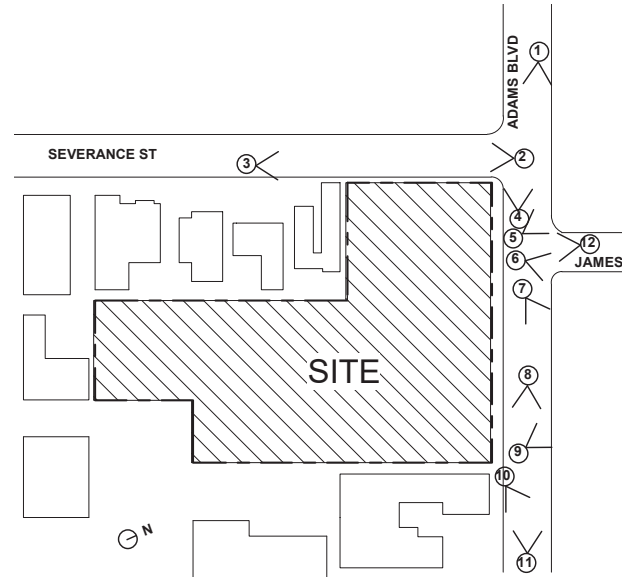
3 SEVERANCE ST. LOOKING NORTH



4 ADAMS AT SEVERANCE LOOKING WEST



5 ADAMS LOOKING N.W. AT JAMES PL.



6 ADAMS AT JAMES LOOKING N.E.



7 ADAMS LOOKING N.E.



8 ADAMS LOOKING EAST



9 ADAMS LOOKING N.W.



10 ADAMS LOOKING EAST



11 ADAMS LOOKING WEST



12 JAMES PL. LOOKING SOUTH

## Site Images

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#### Legal Description

FR 2 Arb 39 and 40, Block 22 of Hancock's Survey Tract  
and FR 14 Arb 1 and 2 of Severance Tract.

APN: 5123-003-022  
Zone - RD1.5-1-O

Lot Area = 124,257 sf (2.853 Acres)  
120,140 sf (2.758 Acres) after Deductions

Maximum Density - 83 Units  
124,257 sf / 1,500 = 83 Units

Requested density bonus per LAMC 12.22A.25(C)(1)=  
22.5% (19 UNITS) FOR 6% (5 Units) Very Low Income Units

#### Proposed Density - 102 Units (506 Bedrooms)

Phase 1 - 33 Units (165 Bedrooms)  
5 Bed Flat (Type A) = 6 Units (30 Bedrooms)  
5 Bed Flat (Type B) = 21 Units (105 bedrooms)  
5 Bed Flat (Type D) = 6 Units (30 bedrooms)

Phase 2 - 69 Units (341 Bedrooms)  
5 Bed Flat (Type A) = 12 Units (60 Bedrooms)  
5 Bed Flat (Type B) = 36 Units (180 Bedrooms)  
5 Bed Flat (Type C) = 12 Units (60 Bedrooms)  
5 Bed Flat (Type D) = 6 Units (30 Bedrooms)  
5 Bed Flat (Type E) = 1 Units (5 Bedrooms)  
3 Bed Flat (Type F) = 2 Units (6 Bedrooms)

Maximum Height = 45 ft  
Proposed Height = 45 ft, 4 Stories

Yards Required / Provided  
Front = 15 ft  
Side = 5 ft + 1 ft for each story over 2nd = 7ft  
Rear = 15 ft - 3ft (20%\*\* Reduction for Affordable) = 12 ft  
\*\*LAMC 12.22.A.25(f)(1)

Allowable FAR = 3 : 1 (319,362 sf)  
106,454 sf (Lot Area - Setbacks for 1 Story Building) X 3 = 319,362 sf.

#### Proposed FAR

Phase 1 = .83 : 1 (88,272 sf - Floor Area)  
70,312 sf (New) + 17,960 sf (Existing to be demolished in  
Phase 2) = 88,272 sf  
Phase 2 = 1.09 : 1 (115,674 sf - Floor Area)

Phase 1 & 2 = 1.75 : 1 (185,985 sf - Floor Area)

Sec. 12.03 Floor Area - The area in square feet confined  
within the exterior walls of a Building, but not including the  
area of the following: exterior walls, stairways, shafts, rooms,  
housing Building-operating equipment or machinery, parking  
areas with associated driveways and ramps, space dedicated  
to bicycle parking, space for the landing and storage of  
helicopters, and Basement storage areas.

#### Open Space (LAMC 12.21.G.2)

	PHASE 1	PHASE 2	PHASE 1&2
REQUIRED:	33 UNITS X 175 SF = 5,775 SF	69 UNITS x 175 SF = 12,075 SF	102 UNITS X 175 SF = 17,850 SF
PROVIDED:	COMMON OPEN SPACE = 13,281 SF COURTYARDS PRIVATE OPEN SPACE*** 4 UNITS X 50 SF = 200 SF	COMMON OPEN SPACE = 16,554 SF COURTYARDS PRIVATE OPEN SPACE*** 10 UNITS X 50 SF = 500 SF	COMMON OPEN SPACE = 29,835 SF COURTYARDS PRIVATE OPEN SPACE*** 14 UNITS X 50 SF = 700 SF
	TOTAL OPEN SPACE = 13,481 SF	TOTAL OPEN SPACE = 17,054 SF	TOTAL OPEN SPACE = 30,535 SF

USABLE OPEN SPACE MAY CONSIST OF PRIVATE AND/OR COMMON AREA  
\*\*\*PRIVATE ROOF DECKS FOR UNITS AT 4TH FLOOR

#### Parking (LAMC 12.2.a.25(d)(iii) - Affordable Parking Option 1)

	PHASE 1	PHASE 2	PHASE 1&2
RESIDENTIAL REQUIRED:	33 UNITS X 2.5 SPACES = 83 SPACES	67 UNITS X 2.5 SPACES = 168 SPACES 2 UNITS X 2 SPACES = 4 SPACES	100 UNITS X 2.5 SPACES = 251 SPACES 2 UNITS X 2 SPACES = 4 SPACES 4 + 251 = 255 SPACES
RESIDENTIAL PROVIDED:	116 SPACES	139 SPACES	255 SPACES
EXISTING BUILDING REQUIRED:	+/- 17,960 SF 1 SPACE PER 336 SF**** = 53 SPACES	DEMOLISHED	DEMOLISHED
EXISTING BUILDING PROVIDED:	53 SPACES	DEMOLISHED	DEMOLISHED

\*\*\*\*PARKING RATIO FOR EXISTING BUILDING  
= +/- 34,300 SF (TOTAL AREA) / 102 SPACES (EXISTING PARKING) = 1 SPACE FOR 336 SF

#### Residential Bike Parking (LAMC 12.21.a.16 (a)(1))

	PHASE 1	PHASE 2	PHASE 1&2
LONG-TERM REQUIRED:	25 UNITS / 1 = 25 8 UNITS / 1.5 = 5.3 = 31 SPACES	69 UNITS / 1.5 = 46 =46 SPACES	25 UNITS / 1 = 25 77 UNITS / 1.5 = 52 = 77 SPACES
LONG-TERM PROVIDED:	46 SPACES	69 SPACES	115 SPACES
SHORT-TERM REQUIRED:	25 UNITS /10 = 2.5 8 UNITS / 15 = .53 = 4 SPACES	69 UNITS /15 = 4.6 = 5 SPACES	25 UNITS /10 = 3 77 UNITS / 15 = 6 = 9 SPACES
SHORT-TERM PROVIDED:	60 SPACES	45 SPACES	105 SPACES

#### ELECTRIC VEHICLE CHARGING CALCULATION:

TBD

Phase 1 Gross Building Area = 120,775 sf  
Gross Residential = 82,465 sf  
Gross Parking = 38,310 sf  
Phase 1 Net Residential = 70,312 sf

Phase 2 Gross Building Area = 179,513 sf  
Gross Residential = 134,557 sf  
Gross Parking = 44,956 sf  
Phase 1 Net Residential = 115,673 sf

Phase 1 & 2 Gross Building Area = 300,288 sf  
Gross Residential = 217,022 sf  
Gross Parking = 83,266 sf  
Phase 1 & 2 Net Residential = 185,985 sf

#### Landscape

LAMC 12.21G.2(a)(3)

A minimum of 25 percent of the common open space area  
shall be planted with ground cover, shrubs or trees.  
At least one 24-inch box tree for every four dwelling units  
shall be provided on site and may include street trees in the  
parkway.

Number of Trees Required for Phase 1 = 9  
33 Units / 4 = 8.25  
Number of Trees Proposed for Phase 1 = 177

Number of trees Required for Phase 2 = 18  
69 Units / 4 = 17.25  
Number of Trees Proposed for Phase 2 = 78

Total Number of Trees Required = 27  
Total Number of Trees Proposed = 255

Required Landscape Area = 4,463 sf  
17,850 sf x 0.25 = 4,463 sf  
Proposed Landscape Area = 5,791 sf

## Project Summary

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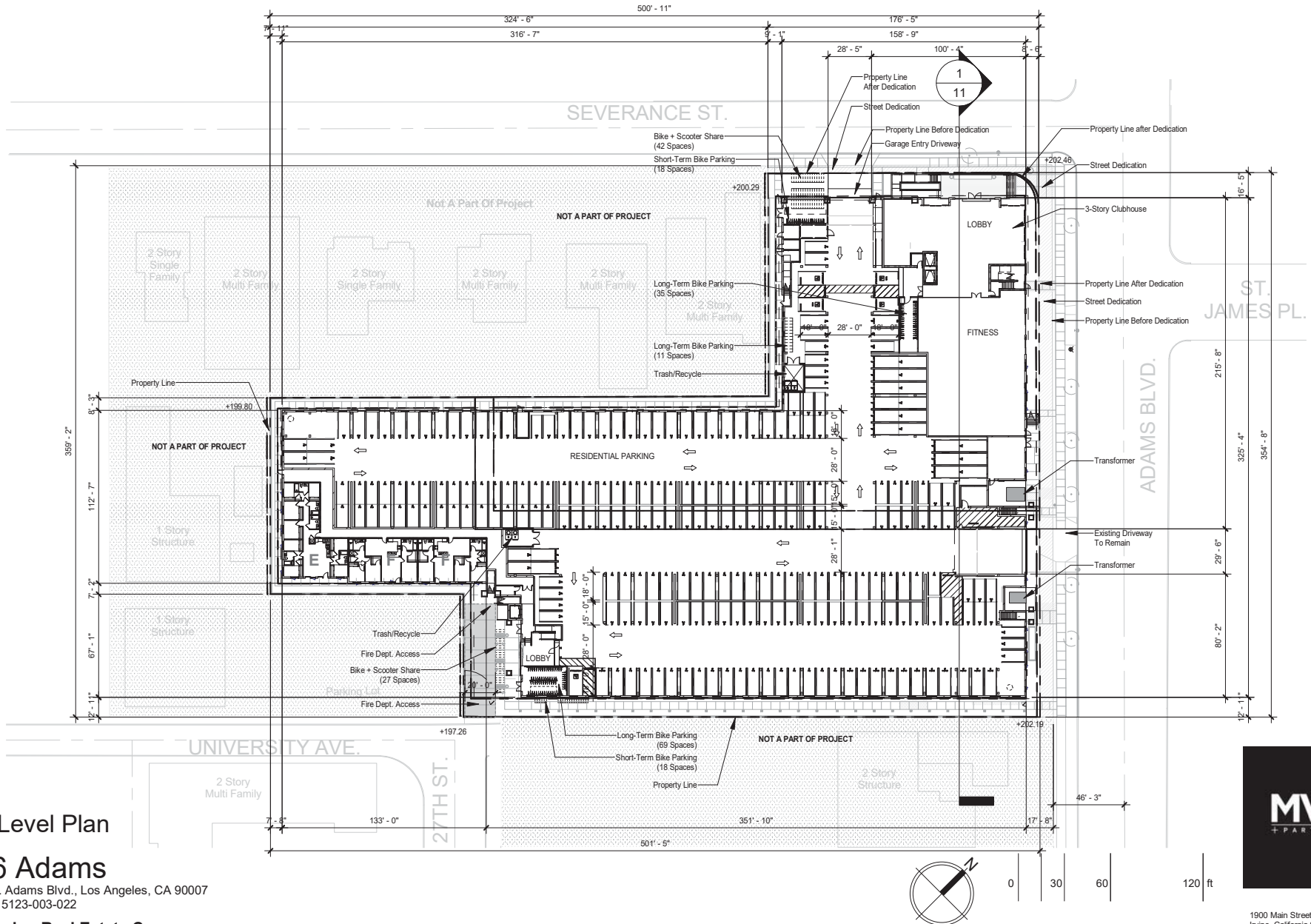
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## 1st Level Plan

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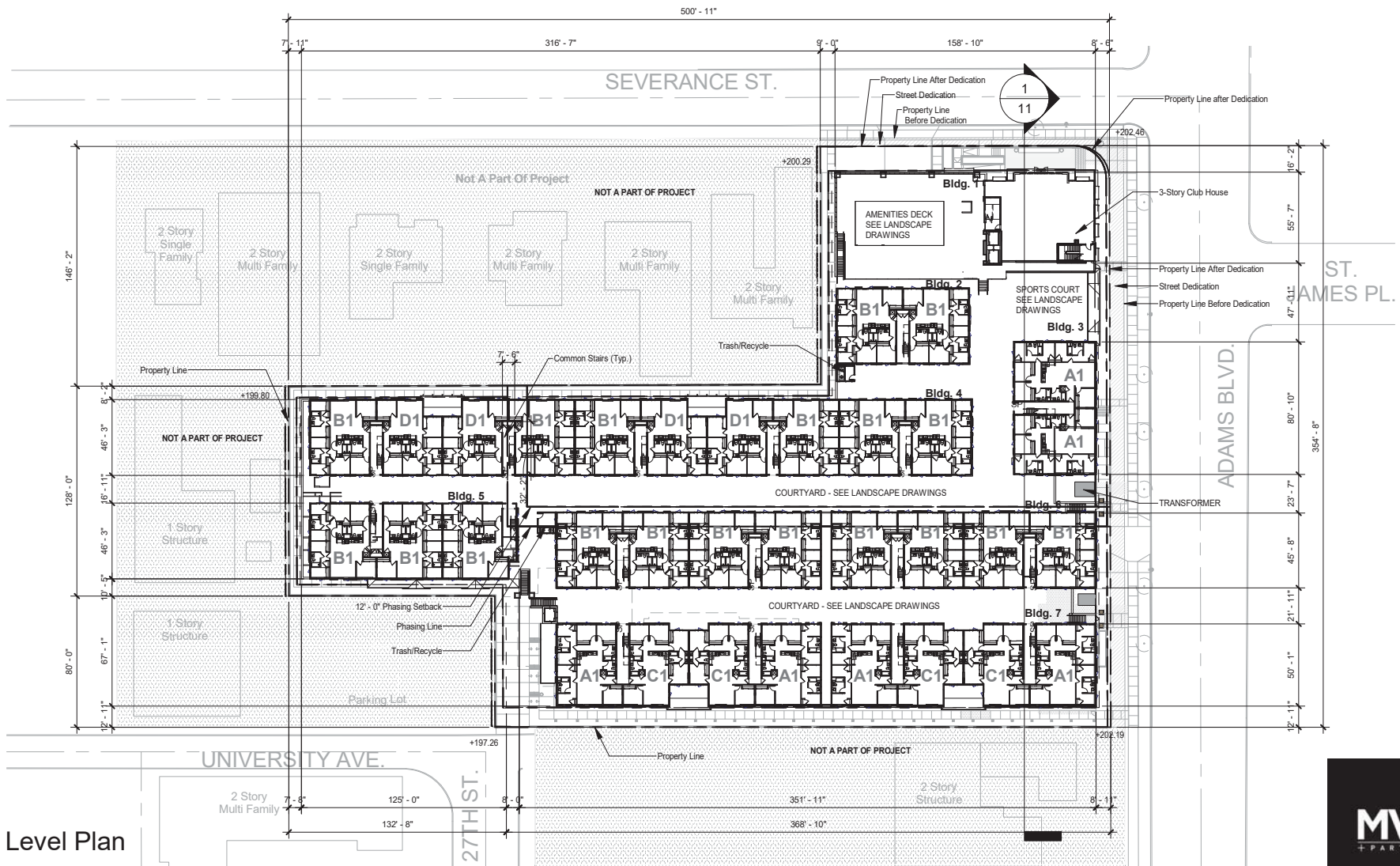
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## 2nd Level Plan

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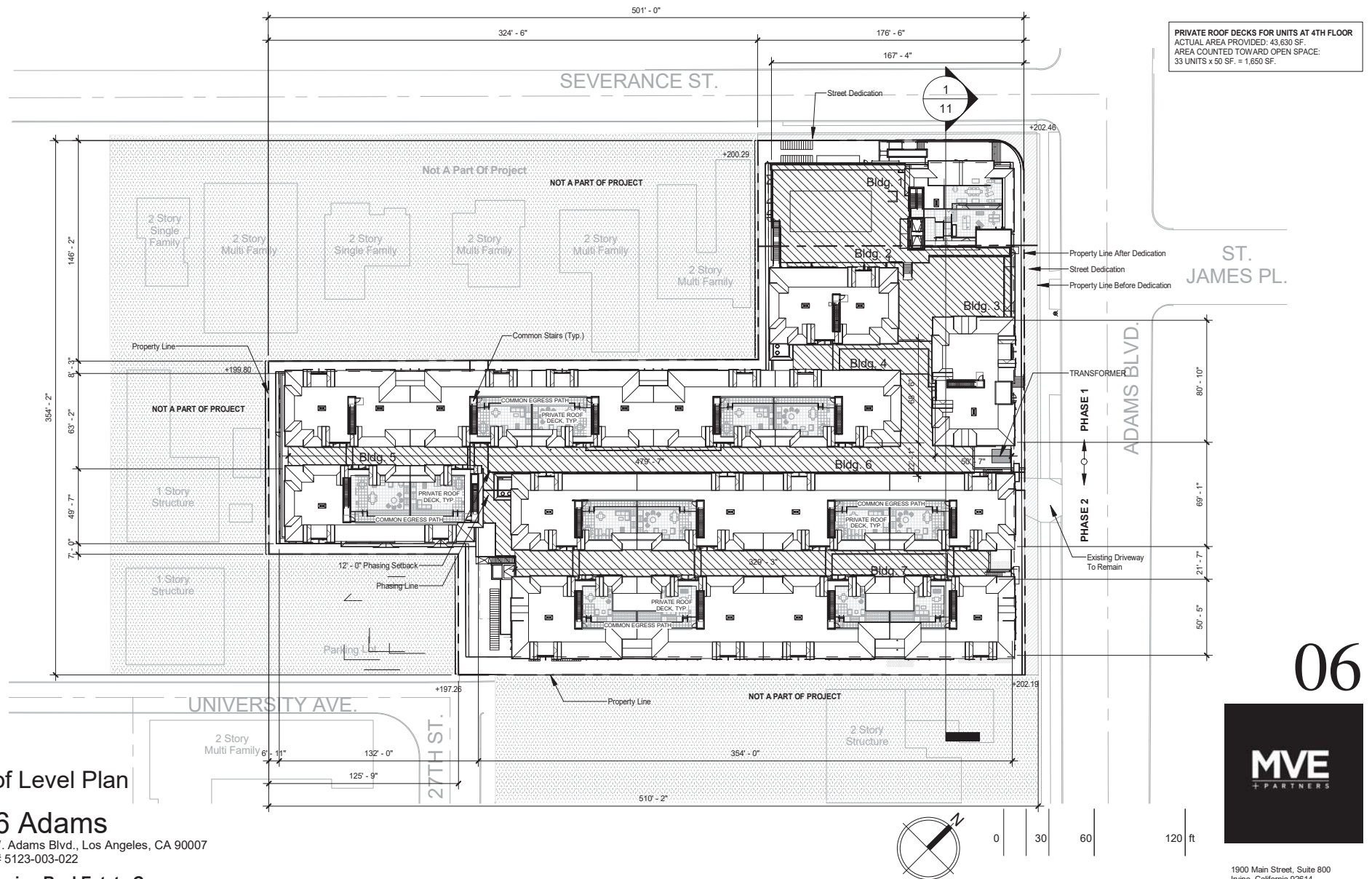
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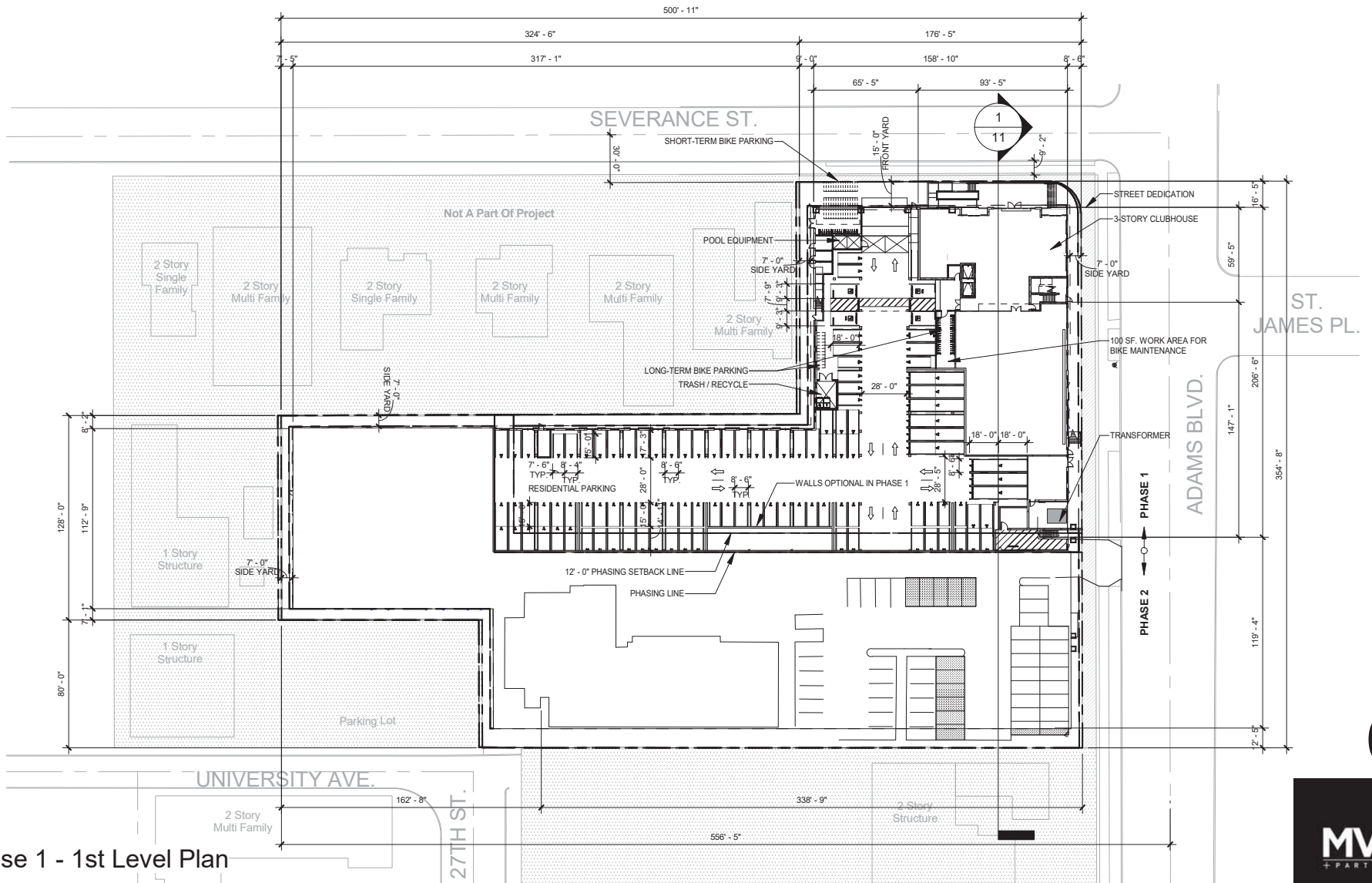
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## Phase 1 - 1st Level Plan

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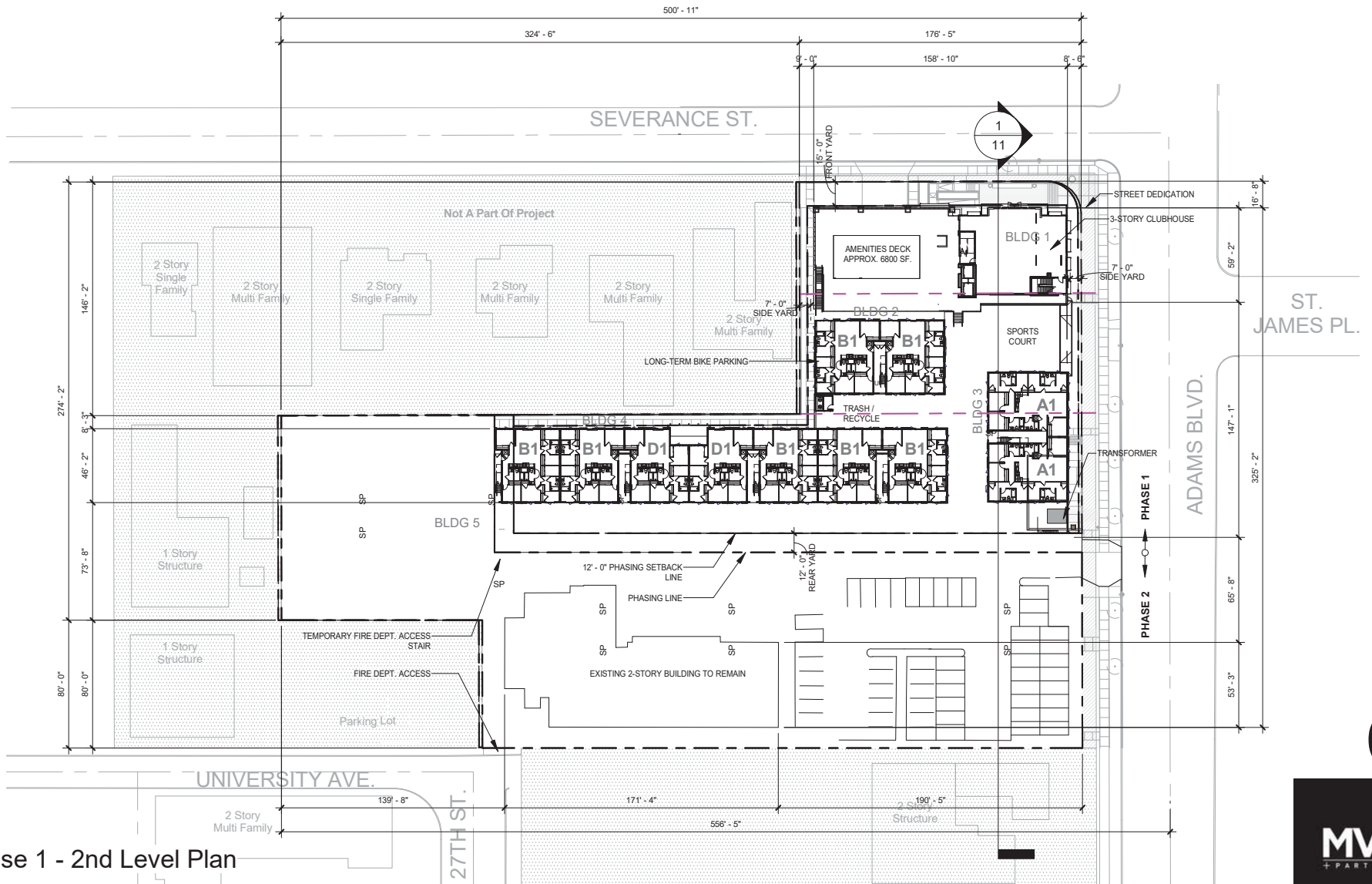


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## Phase 1 - 2nd Level Plan

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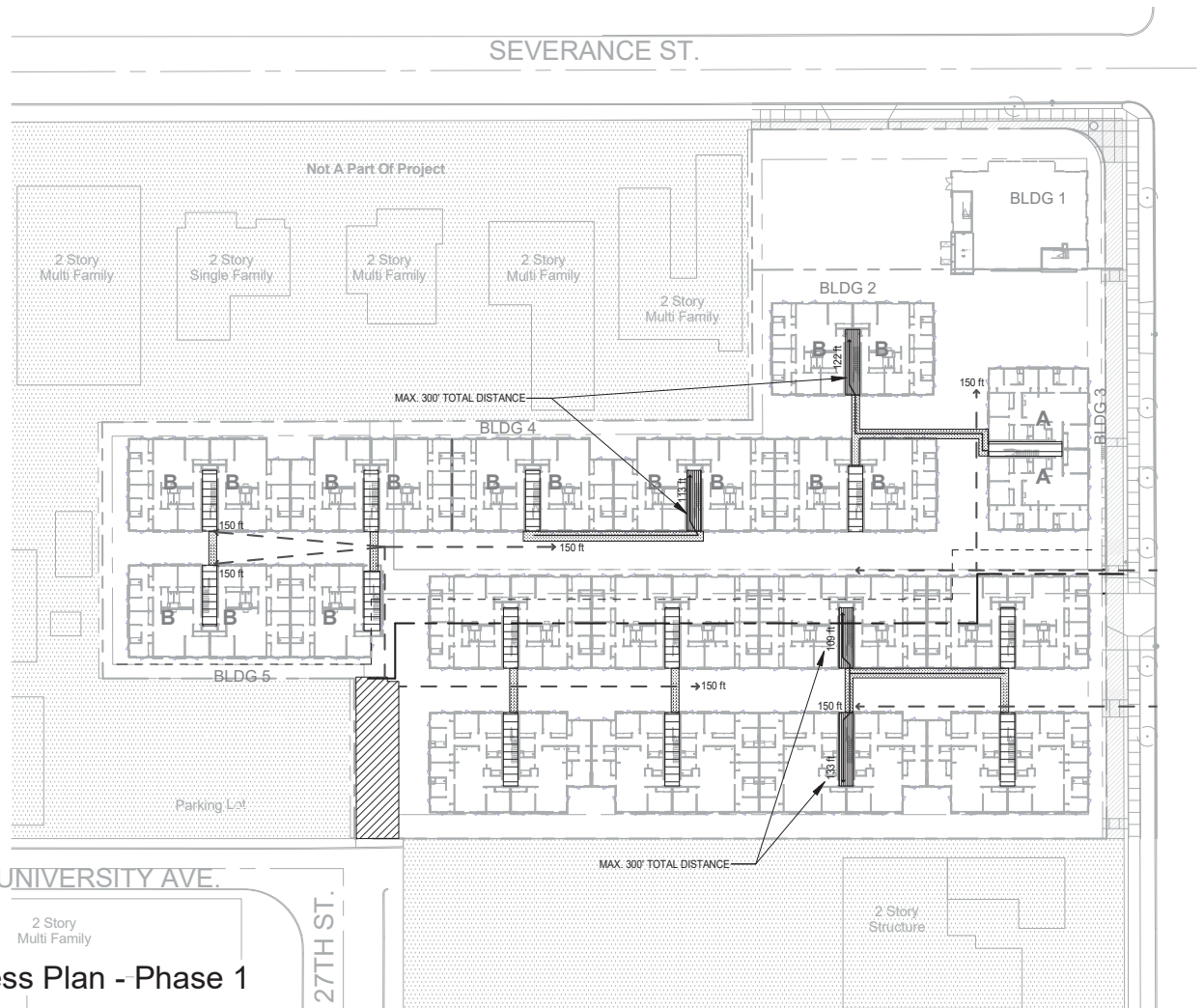
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ST.  
JAMES PL.

ADAMS BLVD.

- EGRESS BALCONY AT SECOND AND THIRD TYPE V FLOOR
- PODIUM STAIR WITHIN 150' TRAVEL DISTANCE MEASURED FROM CURB
- PODIUM STAIR OUTSIDE 150' TRAVEL DISTANCE MEASURED FROM CURB
- FIRE ACCESS LANE
- 150' TRAVEL DISTANCE MEASURED FROM CURB
- 150' HOSE-PULL LENGTH MEASURED FROM STAIR
- 2 HR RATED FIRE WALL

10



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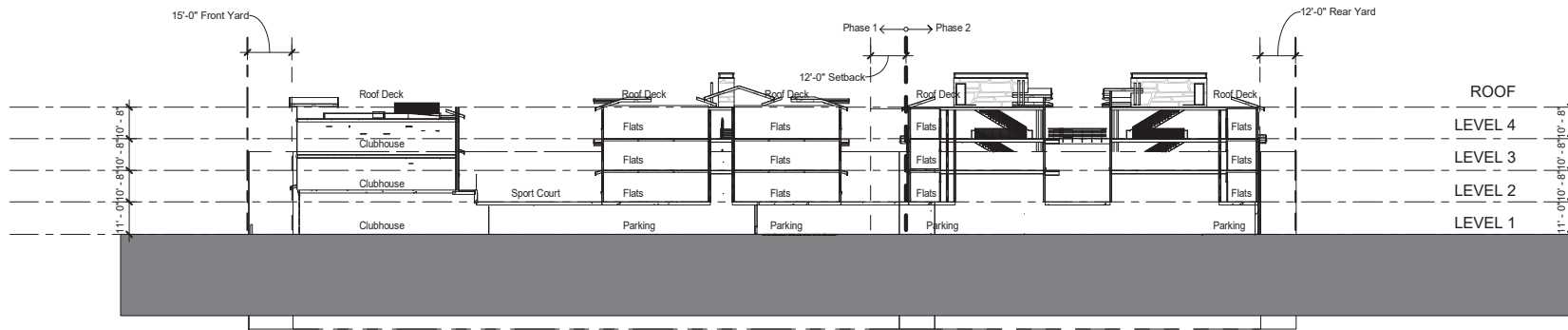
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## Fire Department Access Plan - Phase 1

806 Adams

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## Section

### 806 Adams

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Height is measured from the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building, and the line 5 feet from the building to the highest point of the roof, structure, or parapet wall, whichever is the highest per LAMC Sec 12.03

LAMC Sec. 12.21.1.B.3

Where height is limited to thirty (30) feet or forty-five (45) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to ten (10) feet in height.

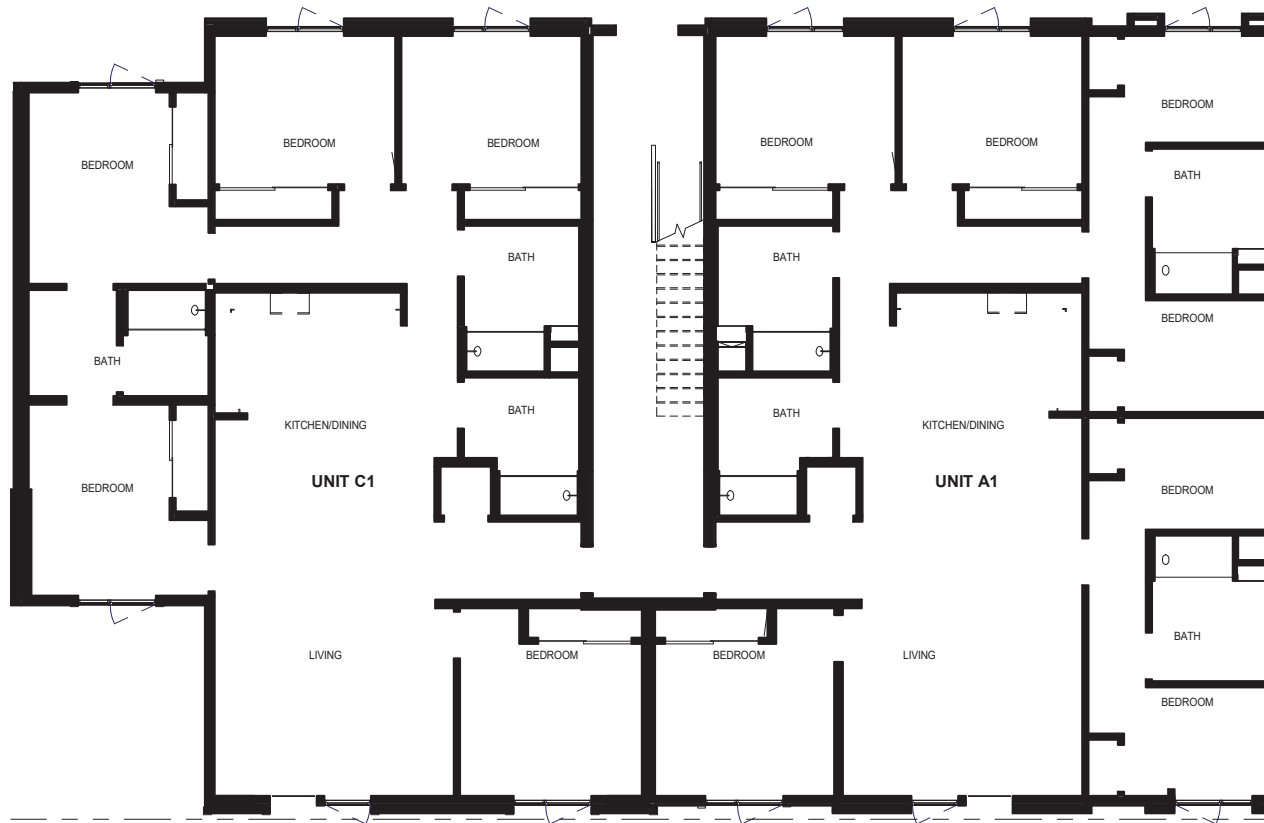
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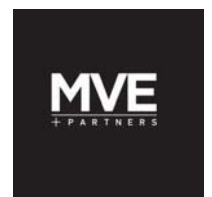


## Proposed Conceptual Floor Plan Unit Types A1 and C1

### 806 Adams

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APN # 5123-003-022

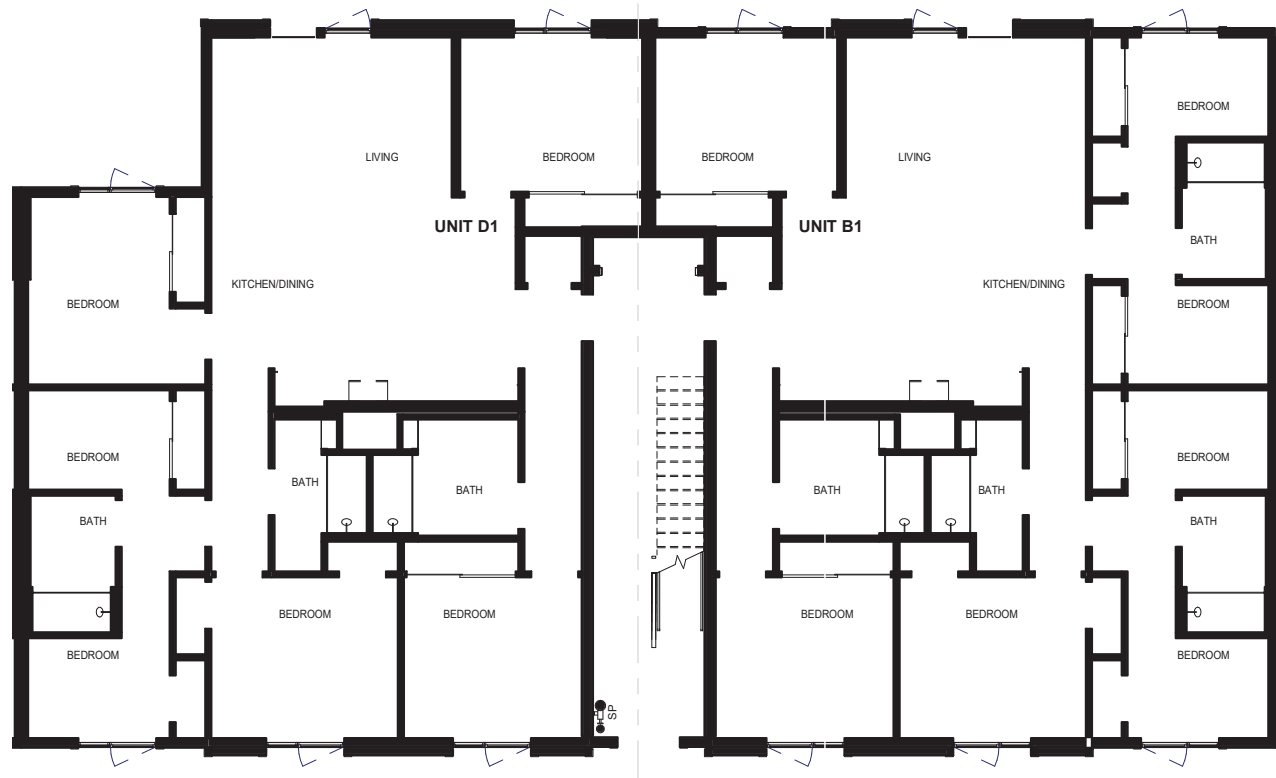
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## Proposed Conceptual Floor Plan Unit Types B1 and D1

### 806 Adams

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APN # 5123-003-022

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## Proposed Conceptual Floor Plan Unit Types E1 and F1

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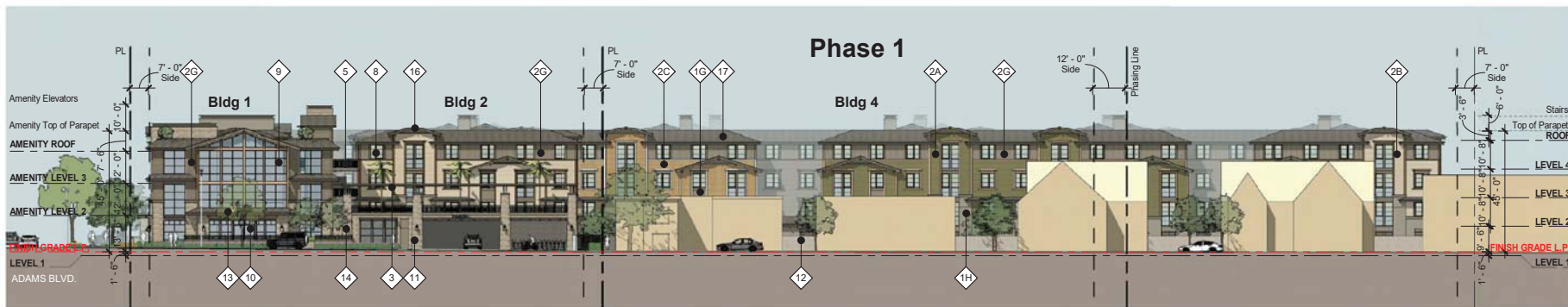
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North Elevation (Adams Blvd.)



West Elevation (Severance St.)

## Overall Elevations

### 806 Adams

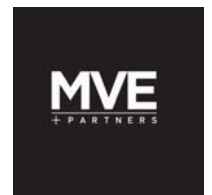
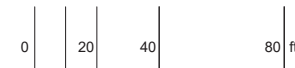
806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

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### Materials

- 1G STUCCO, FIELD/TRIM COLOR 4
- 1H STUCCO, BASE COLOR (MATCH STONE)
- 2A COMPOSITE WOOD SIDING, FIELD COLOR 1
- 2B COMPOSITE WOOD SIDING, FIELD COLOR 2
- 2C COMPOSITE WOOD SIDING, FIELD COLOR 3
- 2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4
- 3 WOOD CANOPY / TRELLIS
- 4 WOOD AWNING
- 5 METAL RAILING
- 6 METAL FENCE

- 8 VINYL WINDOW
- 9 STOREFRONT
- 10 GLASS DOOR
- 11 STONE VENEER
- 12 CMU WALL
- 13 BUILDING SIGNAGE
- 14 LIGHT FIXTURE
- 16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
- 17 SHINGLE ROOFING

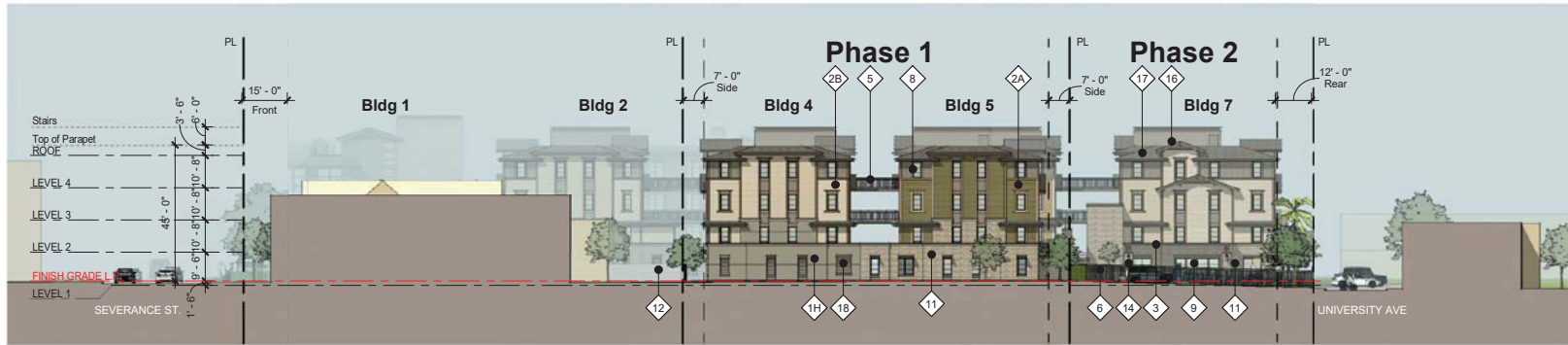


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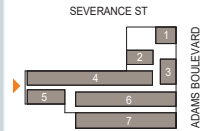
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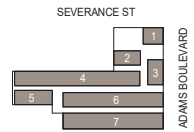




South Elevation



East Elevation



## Overall Elevations

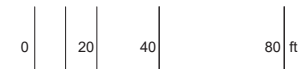
### 806 Adams

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### Materials

1G	STUCCO, FIELD/TRIM COLOR 4	9	STOREFRONT
1H	STUCCO, BASE COLOR (MATCH STONE)	11	STONE VENEER
2A	COMPOSITE WOOD SIDING, FIELD COLOR 1	12	CMU WALL
2B	COMPOSITE WOOD SIDING, FIELD COLOR 2	13	BUILDING SIGNAGE
2C	COMPOSITE WOOD SIDING, FIELD COLOR 3	14	LIGHT FIXTURE
2G	COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4	16	ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
3	WOOD CANOPY / TRELLIS	17	SHINGLE ROOFING
5	METAL RAILING	18	LOUVER
6	METAL FENCE		
8	VINYL WINDOW		



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Bldg 1 & 3 North Elevation



Bldg 6 & 7 North Elevation

## Elevations

### 806 Adams

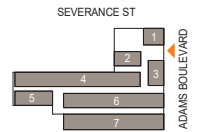
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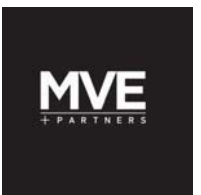
## Materials

- 1G STUCCO, FIELD/TRIM COLOR 4
- 2A COMPOSITE WOOD SIDING, FIELD COLOR 1
- 2B COMPOSITE WOOD SIDING, FIELD COLOR 2
- 2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4
- 3 WOOD CANOPY / TRELLIS
- 4 WOOD AWNING
- 6 METAL FENCE
- 8 VINYL WINDOW
- 9 STOREFRONT
- 11 STONE VENEER

- 13 BUILDING SIGNAGE
- 14 LIGHT FIXTURE
- 16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
- 17 SHINGLE ROOFING



18



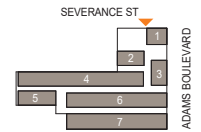
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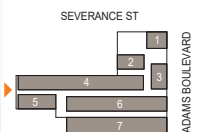
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Bldg 1 & 2 West Elevation



Bldg. 4, 5 & 7 South Elevation



## Elevations

### 806 Adams

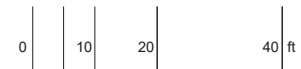
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## Materials

- 1G STUCCO, FIELD/TRIM COLOR 4
- 1H STUCCO, BASE COLOR (MATCH STONE)
- 2A COMPOSITE WOOD SIDING, FIELD COLOR 1
- 2B COMPOSITE WOOD SIDING, FIELD COLOR 2
- 2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4
- 3 WOOD CANOPY / TRELLIS
- 5 METAL RAILING
- 6 METAL FENCE
- 8 VINYL WINDOW
- 9 STOREFRONT

- 10 GLASS DOOR
- 11 STONE VENEER
- 12 CMU WALL
- 13 BUILDING SIGNAGE
- 14 LIGHT FIXTURE
- 16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
- 17 SHINGLE ROOFING
- 18 LOUVER



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**Bldg 7 East Elevation**



**Bldg. 5 & 7 East Elevation**



## Elevations

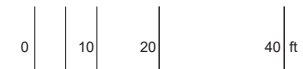
### 806 Adams

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## Materials

1G	STUCCO, FIELD/TRIM COLOR 4	12	CMU WALL
1H	STUCCO, BASE COLOR (MATCH STONE)	13	BUILDING SIGNAGE
2A	COMPOSITE WOOD SIDING, FIELD COLOR 1	14	LIGHT FIXTURE
2B	COMPOSITE WOOD SIDING, FIELD COLOR 2	16	ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
2C	COMPOSITE WOOD SIDING, FIELD COLOR 3	17	SHINGLE ROOFING
2G	COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4	18	LOUVER
3	WOOD CANOPY / TRELLIS		
5	METAL RAILING		
8	VINYL WINDOW		
11	STONE VENEER		



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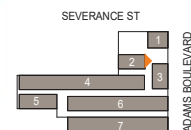
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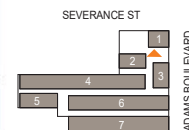
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Bldg. 1 & 3 South Elevation



Bldg 1 East Elevation



## Elevations

### 806 Adams

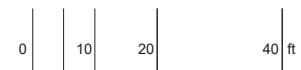
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## Materials

- 1G STUCCO, FIELD/TRIM COLOR 4
- 1H STUCCO, BASE COLOR (MATCH STONE)
- 2A COMPOSITE WOOD SIDING, FIELD COLOR 1
- 2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4
- 5 METAL RAILING
- 8 VINYL WINDOW
- 9 STOREFRONT
- 11 STONE VENEER
- 16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)

17 SHINGLE ROOFING



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Bldg. 1 & 2 South Elevation



Bldg. 2 East Elevation

## Elevations

### 806 Adams

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## Materials

- 1G STUCCO, FIELD/TRIM COLOR 4
- 1H STUCCO, BASE COLOR (MATCH STONE)
- 2B COMPOSITE WOOD SIDING, FIELD COLOR 2
- 5 METAL RAILING
- 8 VINYL WINDOW
- 11 STONE VENEER
- 16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
- 17 SHINGLE ROOFING
- 18 LOUVER



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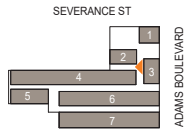
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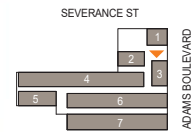




Bldg. 2 & 4 North Elevation



Bldg. 3 West Elevation



## Elevations

### 806 Adams

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### Materials

1G	STUCCO, FIELD/TRIM COLOR 4
1H	STUCCO, BASE COLOR (MATCH STONE)
2A	COMPOSITE WOOD SIDING, FIELD COLOR 1
2B	COMPOSITE WOOD SIDING, FIELD COLOR 2
2C	COMPOSITE WOOD SIDING, FIELD COLOR 3
2G	COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4
5	METAL RAILING
8	VINYL WINDOW
11	STONE VENEER

16	ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
17	SHINGLE ROOFING



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## Communication from Public

**Name:**

**Date Submitted:** 01/16/2020 12:23 PM

**Council File No:** 19-1603

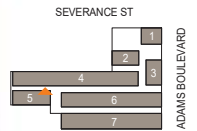
**Comments for Public Posting:** Please find attached Appendix B (part 2) of the supplemental historic analysis for the 806 Adams Project (CF no 19-1603) for inclusion in the council file.



Bldg. 3 & 4 East Elevation



Bldg. 4 East Elevation



## Elevations

### 806 Adams

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## Materials

- 1G STUCCO, FIELD/TRIM COLOR 4
- 1H STUCCO, BASE COLOR (MATCH STONE)
- 2A COMPOSITE WOOD SIDING, FIELD COLOR 1
- 2B COMPOSITE WOOD SIDING, FIELD COLOR 2
- 2C COMPOSITE WOOD SIDING, FIELD COLOR 3
- 2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4
- 5 METAL RAILING
- 8 VINYL WINDOW
- 11 STONE VENEER
- 15 PLANTER

- 16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
- 17 SHINGLE ROOFING



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Bldg. 6 West Elevation



Bldg. 5 & 6 West Elevation



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## Elevations

### 806 Adams

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## Materials

- 1G STUCCO, FIELD/TRIM COLOR 4
- 1H STUCCO, BASE COLOR (MATCH STONE)
- 2A COMPOSITE WOOD SIDING, FIELD COLOR 1
- 2B COMPOSITE WOOD SIDING, FIELD COLOR 2
- 2C COMPOSITE WOOD SIDING, FIELD COLOR 3
- 2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4
- 3 WOOD CANOPY / TRELLIS
- 8 VINYL WINDOW
- 11 STONE VENEER
- 15 PLANTER

- 16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
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Bldg. 4 West Elevation



## Elevations

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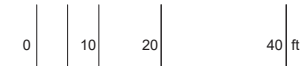
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## Materials

- 1G STUCCO, FIELD/TRIM COLOR 4
- 1H STUCCO, BASE COLOR (MATCH STONE)
- 2A COMPOSITE WOOD SIDING, FIELD COLOR 1
- 2B COMPOSITE WOOD SIDING, FIELD COLOR 2
- 2C COMPOSITE WOOD SIDING, FIELD COLOR 3
- 2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4
- 8 VINYL WINDOW
- 14 LIGHT FIXTURE
- 15 PLANTER

- 16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
- 18 LOUVER

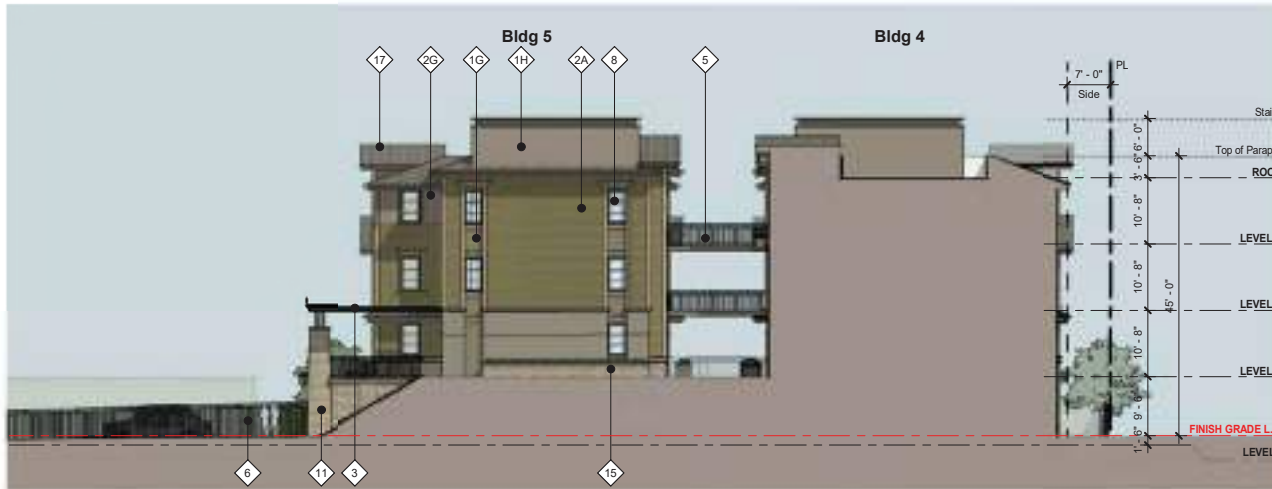


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Bldg. 5 North Elevation



Bldg. 6 & 7 South Elevation

## Elevations

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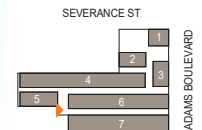
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## Materials

1G STUCCO, FIELD/TRIM COLOR 4  
1H STUCCO, BASE COLOR (MATCH STONE)  
2A COMPOSITE WOOD SIDING, FIELD COLOR 1  
2B COMPOSITE WOOD SIDING, FIELD COLOR 2  
2C COMPOSITE WOOD SIDING, FIELD COLOR 3  
2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4  
3 WOOD CANOPY / TRELLIS  
5 METAL RAILING  
6 METAL FENCE  
8 VINYL WINDOW

9 STOREFRONT  
10 GLASS DOOR  
11 STONE VENEER  
15 PLANTER  
16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)  
17 SHINGLE ROOFING



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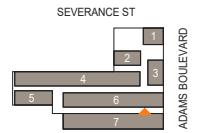
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Bldg. 6 East Elevation



Bldg. 5 & 6 East Elevation



## Elevations

### 806 Adams

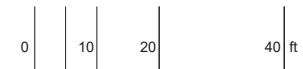
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## Materials

- 1G STUCCO, FIELD/TRIM COLOR 4
- 1H STUCCO, BASE COLOR (MATCH STONE)
- 2A COMPOSITE WOOD SIDING, FIELD COLOR 1
- 2B COMPOSITE WOOD SIDING, FIELD COLOR 2
- 2C COMPOSITE WOOD SIDING, FIELD COLOR 3
- 2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4
- 3 WOOD CANOPY / TRELLIS
- 5 METAL RAILING
- 8 VINYL WINDOW
- 11 STONE VENEER

- 12 CMU WALL
- 15 PLANTER
- 16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)
- 17 SHINGLE ROOFING



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Bldg. 7 West Elevation



Bldg. 7 West Elevation

## Elevations

### 806 Adams

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## Materials

1G STUCCO, FIELD/TRIM COLOR 4  
1H STUCCO, BASE COLOR (MATCH STONE)  
2A COMPOSITE WOOD SIDING, FIELD COLOR 1  
2B COMPOSITE WOOD SIDING, FIELD COLOR 2  
2C COMPOSITE WOOD SIDING, FIELD COLOR 3  
2G COMPOSITE WOOD SIDING, FIELD/TRIM COLOR 4  
3 WOOD CANOPY / TRELLIS  
6 METAL FENCE  
8 VINYL WINDOW  
11 STONE VENEER

15 PLANTER  
16 ROOF STRUCTURE HOUSING STAIRWAYS, ELEVATORS OR VENTILATION VAN EXCEEDING BUILDING HEIGHT LIMIT (LAMC 12.03)  
17 SHINGLE ROOFING

0 | 10 | 20 | 40 ft



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## Signage and Lighting

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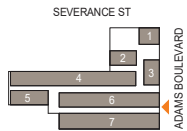
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North Elevation



## Signage and Lighting

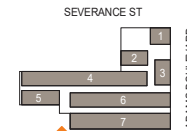
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East Elevation



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## Huntington

### Wall Mounts & Low Voltage Landscape



**HB-4LSTW-FG**

Frame: HB-4L  
 Finishing: (Source: F-Line (FF))  
 Base: (Gold White Woodcoat (GWN))  
 Finish: (See Capex (FC))



**HB-4LSTW-FG**

Frame: HB-4L  
 Finishing: (Source: F-Line (FF))  
 Base: (Gold White Woodcoat (GWN))  
 Finish: (See Capex (FC))

#### Specifications

Frame	Width	Height	Depth	Mounting Base	Mounting Bracket to Wall	Lamping	CFL Rating
HB-4L	8"	8 1/2"	7 1/2"	4" x 8"	4 1/2"	1-40W, 915	Incandescent
HB-4L-FG	8"	8 1/2"	7 1/2"	4" x 8"	5"	1-40W, 915	Incandescent

### Low Voltage Landscape

#### Overlay Design Options



**HB-4LSTW-FG**

Frame: 1/2" x 1/2"  
 Overlay: (Source: F-Line (FF))  
 Glass: (Gold White Woodcoat (GWN))  
 Mount: (See Capex (FC))



#### Specifications

Frame	Width	Height	Lamping	CFL Rating
HB-4L	8 1/2"	8 1/2"	1-10W Low Voltage T-5 Pendant	Incandescent

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Other finish and glass options shown on pages 4 and 5. CFL option available.

## Lighting Fixtures

### 806 Adams

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FROM ADAMS BLVD. LOOKING SOUTH

Perspective

**806 Adams**

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FROM ADAMS BLVD. LOOKING SOUTH

Perspective

## 806 Adams

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July 16, 2019



Perspective

**806 Adams**

806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

**Champion Real Estate Company**

35

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36

Perspective

**806 Adams**

806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

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Perspective

## 806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

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# Open Space (LAMC 12.21.G.2)

Phase 1 & 2	
Required	102 Units x 175 sf =17,850 sf
Provided	Common Open Spaces = 29,835 sf Courtyards Provide Open Space= 14 Units x 50 sf = 700 sf Total Open Space= 30,535 sf

\*Private Roof  
Decks for  
Units at 4th  
Floor

Usable open space may consist of private and/or common area.

(a) Common Open Space:

(1) Common open space shall meet each of the following requirements:

(i) Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20.(b),

(ii) Be readily accessible to all the residents of the site,

(iii) Have a minimum area of 400 sq. ft with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area,

(iv) Constitute at least 50% of the total required usable open space in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

(v) Be located at the grade level of the first habitable room level, except in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. N. 174,999, Eff. 1/15/03.)

(2) Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas and sitting areas. (Amended by Ord. No. 184,505, Eff. 1/11/17)

(3) A minimum of 25% of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space, and located at ground level of the first habitable room level, shrubs and/or trees shall be contained within permanent planters at least 30-inches in depth, and lawn or ground cover shall be at least 12-inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

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SEVERANCE ST.

Not A Part Of Project

Parking Lot

UNIVERSITY AVE.

27TH ST.

## Open Space Plan - Phase 1 & 2

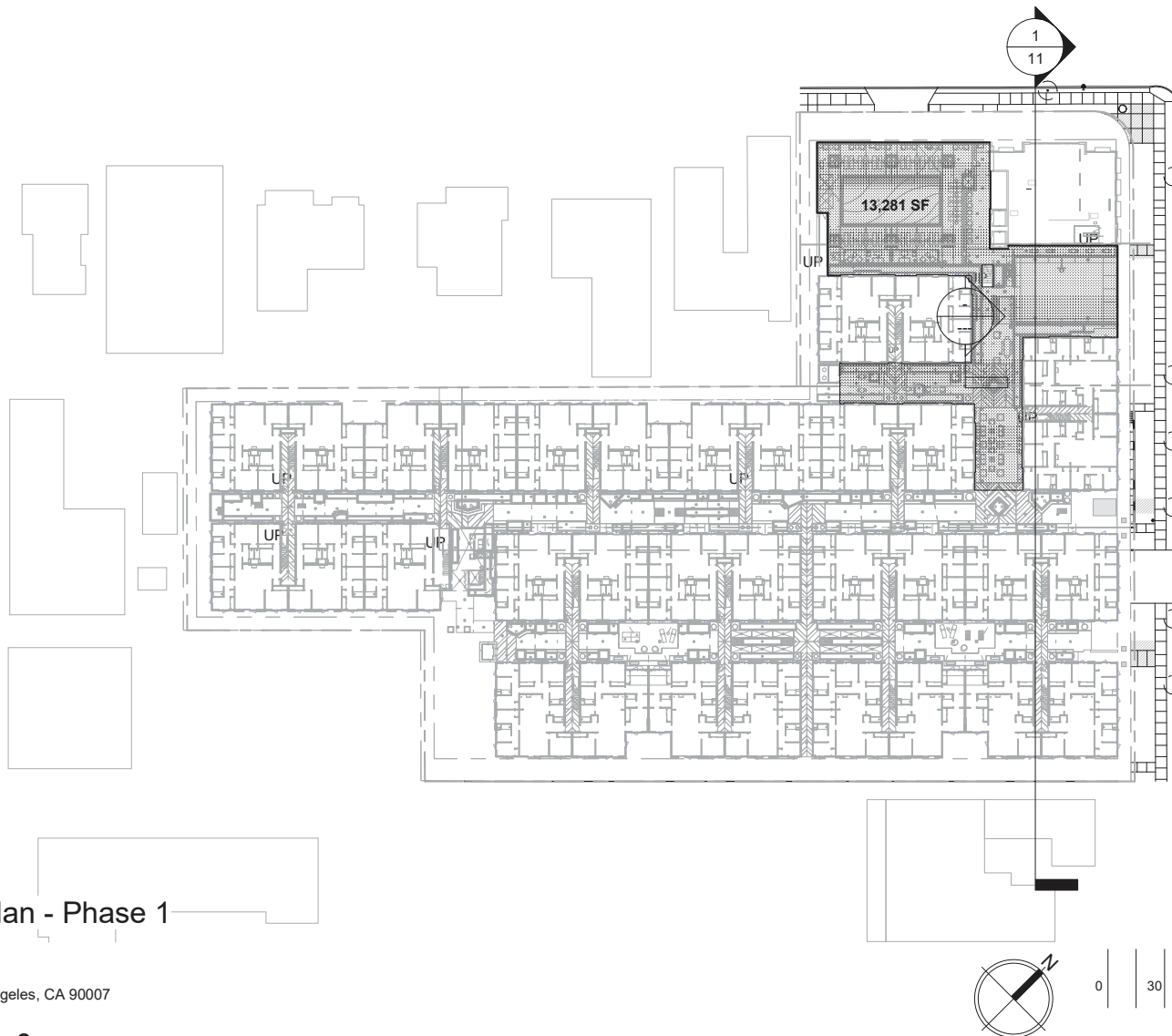
806 Adams

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APN # 5123-003-022

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0 30 60 120 ft



## Open Space Plan - Phase 1

### 806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

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#### Open Space (LAMC 12.21.G.2)

Phase 1	
Required	33 Units x 175 sf = 5,775 sf
Provided	Common Open Spaces = 13,281 sf Courtyards Private Open Space = 4 Units x 50 sf = 200 sf <b>Total Open Space = 13,481 sf</b>

\*Private Roof  
Decks for  
Units at 4th  
Floor

Usable open space may consist of private and/or common area.

#### (a) Common Open Space:

(1) Common open space shall meet each of the following requirements:

(i) Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20.(b),

(ii) Be readily accessible to all the residents of the site,

(iii) Have a minimum area of 400 sq. ft with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area,

(iv) Constitute at least 50% of the total required usable open space in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

(v) Be located at the grade level of the first habitable room level, except in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. N. 174,999, Eff. 1/15/03.)

(2) Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas and sitting areas. (Amended by Ord. No. 184,505, Eff. 1/11/17)

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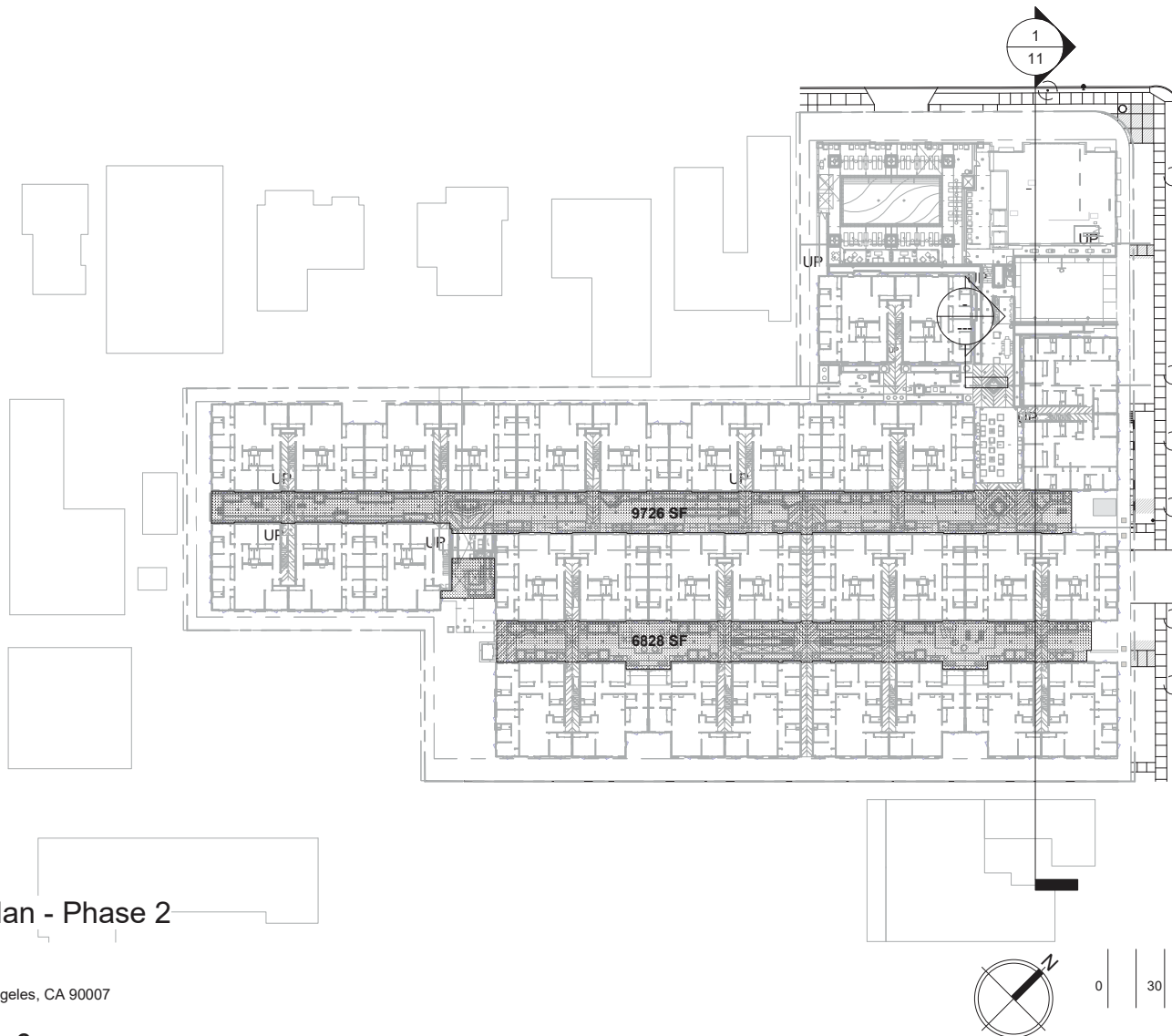
# 39



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## Open Space Plan - Phase 2

### 806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

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#### Open Space (LAMC 12.21.G.2)

Phase 2	
Required	69 Units x 175 sf =12,075 sf
Provided	Common Open Spaces = 16,554 sf Courtyards Provide Open Space= 10 Units x 50 sf = 500 sf Total Open Space= 17,054 sf

\*Private Roof  
Decks for  
Units at 4th  
Floor

Usable open space may consist of private and/or common area.

(a) Common Open Space:

(1) Common open space shall meet each of the following requirements:

(i) Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20.(b),

(ii) Be readily accessible to all the residents of the site,

(iii) Have a minimum area of 400 sq. ft with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area,

(iv) Constitute at least 50% of the total required usable open space in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

(v) Be located at the grade level of the first habitable room level, except in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. N. 174,999, Eff. 1/15/03.)

(2) Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas and sitting areas. (Amended by Ord. No. 184,505, Eff. 1/11/17)

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# 40

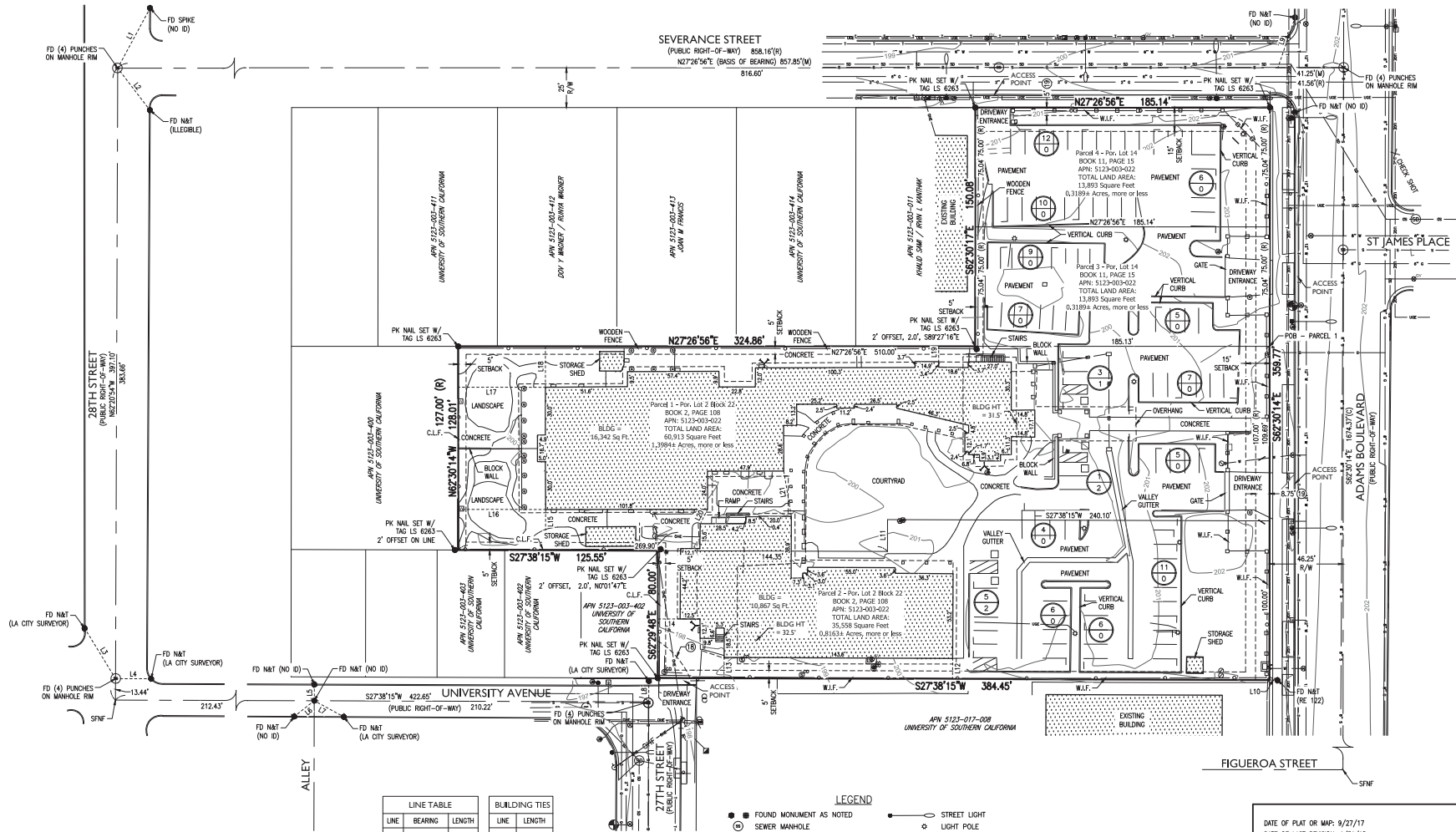


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July 16, 2019





LINE TABLE			BUILDING TIES	
LINE	BEARING	LENGTH	LINE	LENGTH
L1	S34°13'32"E	42.90'	L12	12.90'
L2	N80°00'50"E	33.22'	L13	13.06'
L3	N85°58'41"E	37.30'	L14	14.08'
L4	N27°29'48"E	22.42'	L15	25.67'
L5	N62°23'54"W	10.21'	L16	55.06'
L6	N10°48'10"W	16.16'	L17	54.84'
L7	N56°03'24"E	21.22'	L18	25.73'
L8	N62°22'42"W	13.11'	L19	9.84'
L9	S43°43'50"E	33.28'	L20	10.10'
L10	S27°38'15"W	5.00'	L21	28.88'
L11	S82°30'14"E	20.00'		

DATE OF PLAT OR MAP: 9/27/17  
DATE OF LAST REVISION: 1/31/18

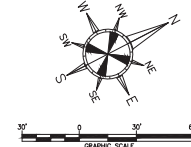
Mary F. Kennedy  
Survey Manager  
EPS Group, Inc.  
mary.kennedy@epsgroupinc.com  
On Behalf of Partner Engineering and Science  
Reference # 17-001,049.1

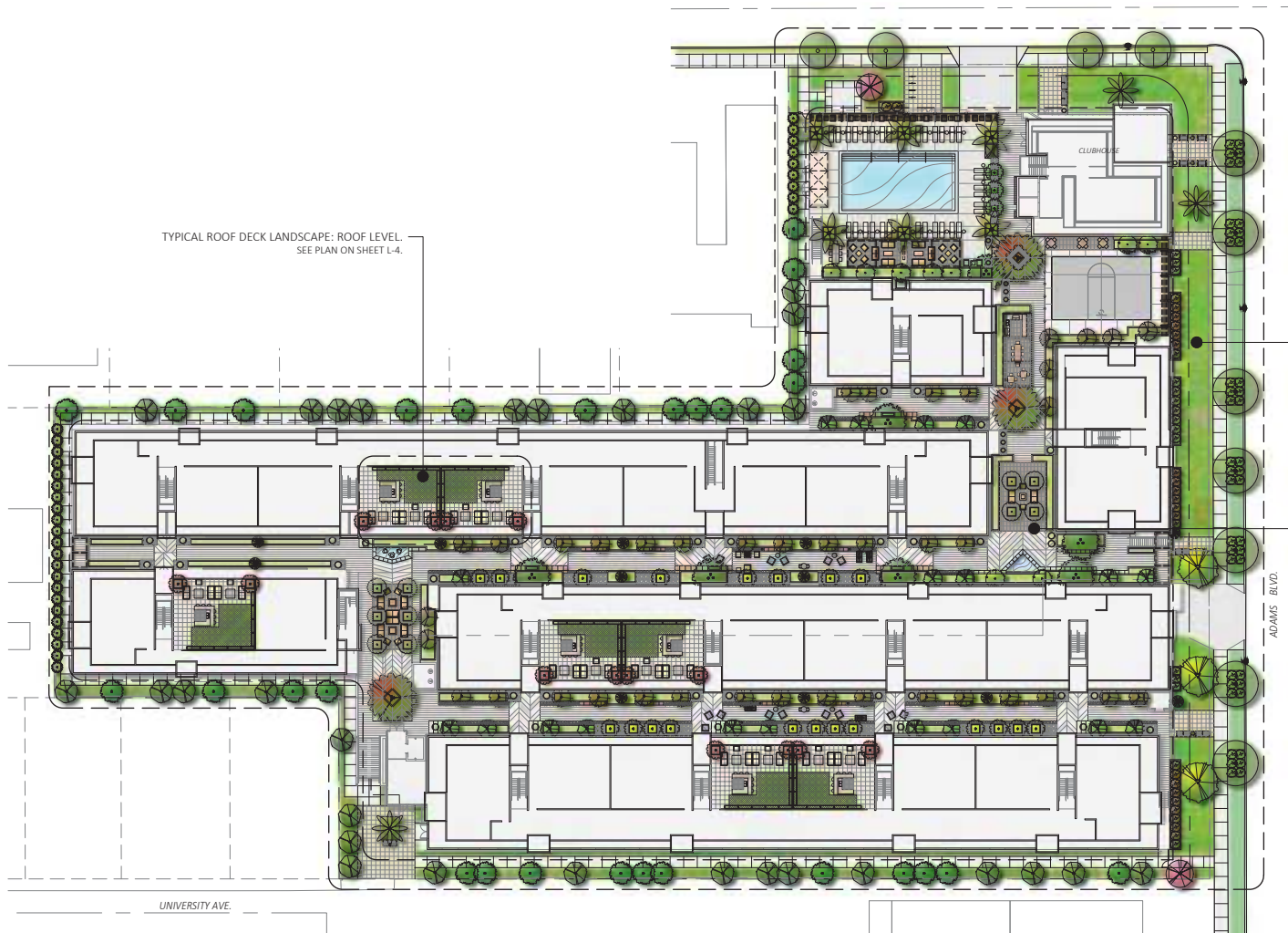
**PARTNER**  
Engineering and Science, Inc.

1761 E. GARRY AVENUE  
SANTA ANA, CA 92705  
T 714-763-4656  
sshore@partnersesi.com



California State Board of Engineering and Surveying  
I hereby certify that I am a duly Licensed Professional Engineer in the State of California  
No. 6263  
Exp. 9-30-18





TREE COUNT SUMMARY FOR COMMON OPEN SPACE	
TOTAL NO. OF UNITS PROPOSED	= 99
NO. OF UNITS PROPOSED FOR PHASE 1	= 51
NO. OF UNITS PROPOSED FOR PHASE 2	= 48
NO. OF TREES (24" BOX MIN.) REQUIRED (1 PER 4 UNITS)	= 25
TOTAL NO. OF TREES PROPOSED	= 255
NO. OF TREES REQUIRED FOR PHASE 1	= 13
NO. OF TREES PROPOSED FOR PHASE 1	= 177
NO. OF TREES REQUIRED FOR PHASE 2	= 12
NO. OF TREES PROPOSED FOR PHASE 2	= 78

TYPICAL ROOF DECK LANDSCAPE: ROOF LEVEL.  
SEE PLAN ON SHEET L-4.

PERIMETER AND STREET LANDSCAPE: FIRST LEVEL.  
SEE PLAN ON SHEET L-2.

PASEOS AND COURTYARDS LANDSCAPE: SECOND LEVEL.  
SEE PLAN ON SHEET L-3.

#### GENERAL NOTES:

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
2. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
3. IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS.
4. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.
5. ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.

#### WATER CONSERVATION STATEMENT:

ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINCIPLES WHICH INCLUDE: THE PREDOMINANT USE OF DROUGHT TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER; MINIMIZING TURF AREAS AND THE EFFICIENT APPLICATION OF WATER BY USING MATCH PRECIPITATION HEADS, DRIP LINE, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND RAIN SHUT OFF DEVICES. THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE EFFECTIVE JANUARY 1, 2010.

## Composite Landscape Plan

### 806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

Champion Real Estate Company



July 16, 2019

L1



**FIRST LEVEL PLANT LEGEND**  
 NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.  
 75% OF PLANTS USED TO BE FROM:  
 A. L.A. COUNTY'S DROUGHT-TOLERANT PLANT LIST FOR ZONE 3 AND/OR SUNSET ZONE 20  
 B. VERY LOW - MODERATE WATER USAGE PLANT MATERIAL FROM WUCOLS

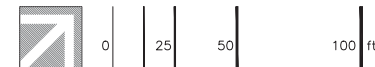
SYMBOL	BOTANICAL NAME	COMMON NAME	L.A. COUNTY ZONE 3	WUCOLS
<b>ACCENT TREES - 24" BOX MIN.   TREE COUNT: PHASE 1 = 6; PHASE 2 = 7; TOTAL = 13</b>				
	PHOENIX DACTYLIFERA	DATE PALM		LOW
	WASHINGTONIA ROBURATA	MEXICAN FAN PALM		LOW
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS		LOW
	ARBUTUS SPECIES	STRAWBERRY TREE		LOW
	ADONIS FULGIDA	PEPPERMINT WILLOW	✓	MODERATE
	CASIA LEPTOPHYLLA	GOLD MEDALLION TREE	✓	MODERATE
	CERCIDILUM DESERT MUSEUM	PAID VERDE (THORNLESS)	✓	MODERATE
	MAQUIGUA SPECIES	MAQUIGUA	✓	MODERATE
	OLEA SPECIES	OLIVE	✓	LOW
	PIRUS LANCEA	AFRICAN SUMAC	✓	LOW
	TABERNA IMPETIGINOSA	PINK TRIUMPH	✓	MODERATE
<b>PERIMETER TREES - 24" BOX MIN.   TREE COUNT: PHASE 1 = 43; PHASE 2 = 21; TOTAL = 64</b>				
	BAMBUSSA OLDSHAMII	GIANT TIMBER BAMBOO		MODERATE
	BRACHYCHTON POPULANEUS	KURRAJONG	✓	LOW
	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	✓	LOW
	ESCALA PUS TONGATA	CORAL GUM	✓	MODERATE
	HYMENOCOPHILUM FLAVUM	SWEET SHADE	✓	MODERATE
	LOPHOSTICHON CORNETUS	BRISBANE BOX	✓	MODERATE
	PODOCARPUS GRACILIOR	FERN PINE	✓	MODERATE
<b>EXISTING STREET TREES ON ADAMS BLVD. - 24" BOX MIN.   TREE COUNT: PHASE 1 = 4; PHASE 2 = 2; TOTAL = 6</b>				
	CINNAMOMUM CAMPHORA	CAMPOR TREE		MODERATE
<b>RAISED PLANTER SHRUBS</b>				
	COTINUS COGONIFERA	SMOKE TREE	✓	LOW
	DODONAEA VISCOSA	HOP BURN	✓	LOW/MODERATE
	LEPTOCARPUM SPECIES	TEA TREE	✓	LOW
	NEALUEA NODIFLORA	PINK NEALUEA	✓	MODERATE
	PITTOSPORUM SILVER SHEEN	KOHUHU	✓	LOW/MODERATE
	PHORAILLUM SPECIES	NEW ZEALAND FLAX	✓	LOW/MODERATE
<b>SHRUBS, GRASSES, GROUNDCOVERS &amp; SUCCULENTS</b>				
	AGAVE SPECIES	AGAVE	✓	VERY LOW/LOW
	ANACARDIUM SPECIES	KANGAROO PAW	✓	MODERATE
	CANDELLA SPECIES	NATAL PALM	✓	LOW
	CELANDEB SPECIES	CALIFORNIA LILAC	✓	LOW/MODERATE
	CISTUS SPECIES	ROCKROSE	✓	LOW
	DANIELLA SPECIES	DANIELLA	✓	LOW/MODERATE
	DIETES SPECIES	FORTNIGHT LILY	✓	LOW
	LANTANA SPECIES	LANTANA	✓	VERY LOW/LOW
	LAVANDULA SPECIES	LAVENDER	✓	LOW
	LEPTOCARPUM SPECIES	TEA TREE	✓	LOW/MODERATE
	LEUCOPHYLLUM SPECIES	TEXAS SAGE	✓	LOW
	MYOPORUM SPECIES	MYOPORUM	✓	LOW
	MYRTLE SPECIES	MYRTLE	✓	LOW/MODERATE
	RAHAPOLIS SPECIES	INDIAN HAWTHORN	✓	LOW/MODERATE
	ROSMARINUS SPECIES	ROSEMARY	✓	VERY LOW
	SALVIA SPECIES	SAGE	✓	LOW/MODERATE
	DYMOCHORDA MARGARETAE	SILVER CARPET	✓	LOW
	KURAPPA SOD	KURAPPA	✓	LOW

## 1st Level Landscape Plan

### 806 Adams

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 APN # 5123-003-022

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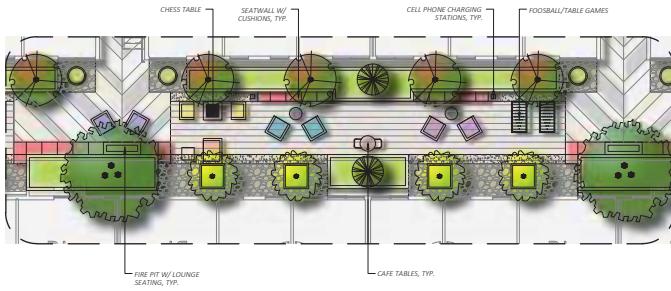


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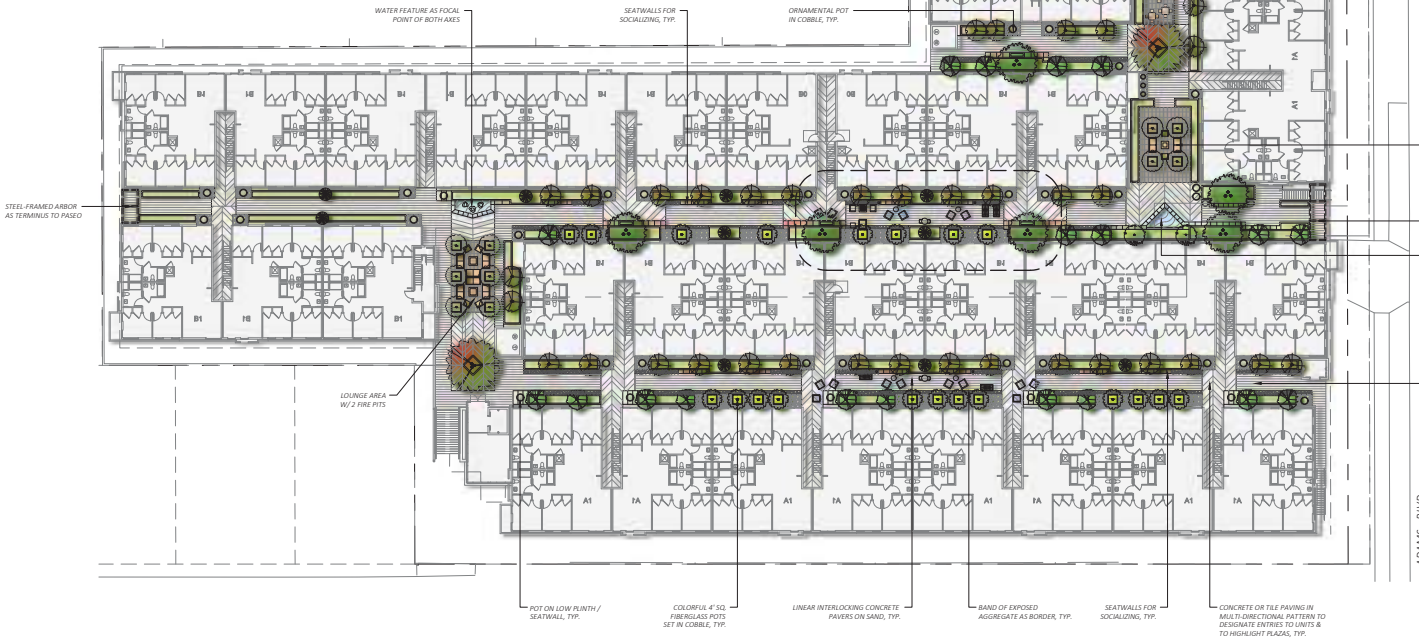
L2





ENLARGEMENT: TYPICAL SECTION OF EAST-WEST PASEOS/COURTYARDS - SCALE: 1" = 20'-0"

THE LENGTH OF ALL PASEOS TO BE FURNISHED WITH MOVABLE FURNITURE SIMILARLY TO ENLARGEMENT, DEPENDING UPON WIDTH OF PASEO.



## SECOND LEVEL PLANT LEGEND

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

75% OF PLANTS USED TO BE FROM:

A. L.A. COUNTY'S BROWNSTEIN TOULAMANT PLANT LIST FOR ZONE 3 AND/OR SUNSET ZONE 20

B. VERY LOW - MODERATE WATER USAGE PLANT MATERIAL FROM WUCOLS

SYMBOL	BOTANICAL NAME	COMMON NAME	L.A. COUNTY ZONE 3	WUCOLS
<b>EAST WEST PASEOS TREES - 24" BOX MIN.   TREE COUNT: PHASE 1 = 67; PHASE 2 = 44; TOTAL = 111</b>				
	CASIA LEPTOPHYLLA	GOLD MEDALLION TREE	✓	MODERATE
	LAURUS NOBILIS	BAY LAUREL	✓	LOW
	OLEA EUROPAEA	OLIVE	✓	LOW
	ACCA SELLOWIANA	PINEAPPLE GUAVA	✓	LOW
	ARBUUS SPECIES	STRAWBERRY TREE	✓	LOW
	BALPHINIA BLAKEANA	HONG KONG ORCHID TREE	✓	MODERATE
	CERCIDIPHYLLUM THUNBERGII	PAUL VERNER THORNLESS	✓	VERY LOW
	GEIGERIA PARVIFLORA	AUSTRALIAN WILLOW	✓	LOW
	TABERNAEMONTANA	TRUMPET TREE	✓	MODERATE
	OLIVEA SEMPERVIRENS	ITALIAN CYPRESS	✓	LOW
	MELALEUCA QUINQUEFLOREA	BROAD-LEAVED PAPERBARK	✓	LOW
<b>NORTH SOUTH COURTYARDS TREES - 24" BOX MIN.   TREE COUNT: PHASE 1 = 21; PHASE 2 = 4; TOTAL = 25</b>				
	ERYTHINA SPECIES	CORAL TREE	✓	LOW
	LAURUS NOBILIS	BAY LAUREL	✓	LOW
	OLEA EUROPAEA	OLIVE	✓	LOW
	SCHNUS MOLLE	CALIFORNIA PEPPER TREE	✓	VERY LOW
	SCHNUS TERRESTRIS	BRASSIA PEPPER TREE	✓	MODERATE
	ARBUUS SPECIES	STRAWBERRY TREE	✓	LOW
	GEIGERIA PARVIFLORA	AUSTRALIAN WILLOW	✓	LOW
	TABERNAEMONTANA	TRUMPET TREE	✓	MODERATE
	ACCA SELLOWIANA	PINEAPPLE GUAVA	✓	LOW
	ARBUUS SPECIES	STRAWBERRY TREE	✓	LOW
	BALPHINIA BLAKEANA	HONG KONG ORCHID TREE	✓	MODERATE
	CERCIDIPHYLLUM THUNBERGII	PAUL VERNER THORNLESS	✓	VERY LOW
	GEIGERIA PARVIFLORA	AUSTRALIAN WILLOW	✓	LOW
	TABERNAEMONTANA	TRUMPET TREE	✓	MODERATE
<b>POOL DECK AND WATER FEATURE TREES - 24" BOX MIN.   TREE COUNT: PHASE 1 = 16; PHASE 2 = 0; TOTAL = 16</b>				
	ARCHONTOPHYLLUM CUNNINGHAMIANA	KING PALM (TRUNK TRUNK)	✓	MODERATE
	PHOENIX DACTYLOIDES	DATE PALM	✓	LOW
	CITRUS SPECIES	CITRUS	✓	MODERATE
	OLEA EUROPAEA	OLIVE	✓	LOW
	INDIAN HAWTHORN	INDIAN HAWTHORN	✓	MODERATE
	YUCCA GLAUCA	YUCCA	✓	LOW
	ACACIA PODOCYPHALLA	PEARL ACACIA	✓	LOW
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	✓	LOW
	GEIGERIA PARVIFLORA	AUSTRALIAN WILLOW	✓	LOW
	TRACHICARPUS FORTUNEI	WINDMILL PALM	✓	MODERATE
<b>BASED PLANTER SHRUBS</b>				
	CALLISTEMON VITIFOLIUS	DWARF BOTTLEBRUSH	✓	LOW
	DODONAEA VISCOSA	HOP BUSH	✓	LOW
	GEIGERIA PARVIFLORA	GEIGERIA	✓	LOW
	MELALEUCA NERIFOLIA	PINK MELALEUCA	✓	LOW
	OLEA EUROPAEA	OLIVE	✓	LOW
	OSMANTHUS FRAGRANS	SWEET OLIVE	✓	MODERATE
	PITTOCOLOM SPECIES	KORIAN	✓	LOW/MODERATE
	PHORMIUM SPECIES	NEW ZEALAND FLAX	✓	LOW/MODERATE
	PHORADENDRON SPECIES	INDIAN HAWTHORN	✓	LOW
	STREPTOCARPUS	BIRD OF PARADISE	✓	MODERATE

TREES IN PLANTERS ALONG PASEOS ARE PLANTED IN FRONT OF WALLS, LEAVING BEDROOM WINDOWS ACCESSIBLE TO FIRE DEPARTMENT, TYP.

## Second Level Landscape Plan

### 806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

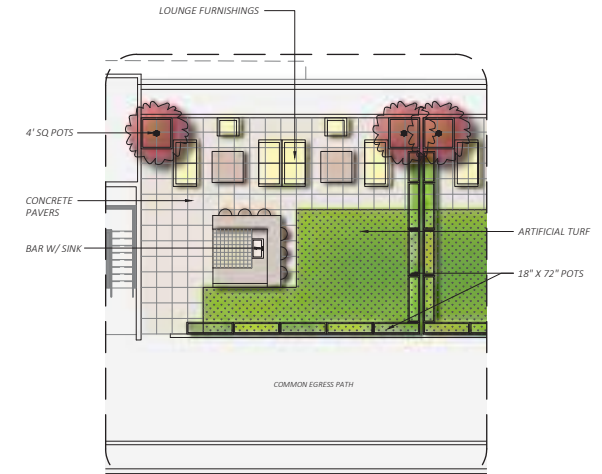
Champion Real Estate Company



July 16, 2019

L3





ENLARGEMENT: TYPICAL PRIVATE DECK - SCALE:  $\frac{1}{16}'' = 1'-0''$

**GENERAL NOTES:**

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
2. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
3. IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS.
4. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.
5. ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.

**WATER CONSERVATION STATEMENT:**

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## TYPICAL ROOF DECK LANDSCAPE PLAN

### 806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

**Champion Real Estate Company**



July 16, 2019

**L4**

## ACCENT TREES

								
PHOENIX DACTYLIFERA "DATE PALM"	WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	CUPRESSUS SEMPERVIRENS "ITALIAN CYPRESS"	ARBUTUS SPECIES "STRAWBERRY TREE"	AGONIS FLEXUOSA "PEPPERMINT WILLOW"	CASSIA LEPTOPHYLLA "GOLD MEDALLION TREE"	CERCIDIUM "DESERT MUSEUM" "DESERT MUSEUM PALO VERDE"	MAGNOLIA SPECIES "MAGNOLIA"	OLEA SPECIES "OLIVE"

## PERIMETER TREES

								
RHUS LANCEA "AFRICAN SUMAC"	TABEBUIA IMPETIGINOSA "PINK TRUMPET"	BAMBUZA OLDHAMII "GIANT TIMBER BAMBOO"	BRACHYCTON POPULEUS "KURRAONG"	CALLISTEMON VIMINALIS "WEEPING BOTTLEBRUSH"	EUCALYPTUS TORQUATA "CORAL GUM"	HYMENOSPORUM FLAVUM "SWEET SHADE"	LOPHOSTEMON CONFERTUS "BRISBANE BOX"	PODOCARPUS GRACILIOR "FERN PINE"

## STREET TREE ON ADAMS BLVD.


CINNAMOMUM CAMPHORA "CAMPHOR TREE"

## RAISED PLANTER SHRUBS

					
COTINUS COGGYGRIA "SMOKE TREE"	DODONAEA VISCOSA "PURPUREA" "PURPLE-LEAVED HOP BUSH"	LEPTOSPERMUM SPECIES "TEA TREE"	MELALEUCA NESOPHILA "PINK MELALEUCA"	PITTOSPORUM "SILVER SHEEN" "KOHLRUI"	PHORMIUM SPECIES "NEW ZEALAND FLAX"

## Plant Images - First Level

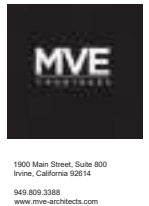
806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

Champion Real Estate Company



July 16, 2019



L5

SHRUBS, GRASSES, GROUNDCOVERS & SUCCULENTS

								
AGAVE SPECIES "AGAVE"	ANAGALLIS SPECIES "ANAGALLIS"	CARISSA MACROCARPA CULTIVARS "NATAL PLUMS"	CEANOETHUS SPECIES "CALIFORNIA LILAC"	CISTUS SPECIES "ROCKROSE"	DIANELLA SPECIES "FLAX LILY"	DIETES VEGETA "FORTNIGHT LILY"	LANTANA SPECIES "LANTANA"	LAVANDULA SPECIES "LAVENDER"

						
LEUCOPHYLLUM SPECIES "TEXAS SAGE"	MYOPORUM PARVIFOLIUM "MYOPORUM"	MUHLENBERGIA SPECIES "MUHLY GRASS"	RHAPHIOLEPIS SPECIES "INDIAN HAWTHORN"	SALVIA SPECIES "SAGE"	DYMONDIA MARGARETAE "SILVER CARPET"	KURAPIA SDO

Plant Images - First Level

806 Adams  
806 W. Adams Blvd., Los Angeles, CA 90007  
APN # 5123-003-022

Champion Real Estate Company



TGP

Landscape Architecture  
Site Planning Urban Design  
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L6

MVE

1900 Main Street, Suite 800  
Irvine, California 92614  
949 809 3388  
www.mve-architects.com

July 16, 2019

EAST-WEST PASEOS TREES

								
CASSIA LEPTOPHYLLA "GOLD MEDALLION TREE"	LAURUS NOBILIS "BAY LAUREL"	OLEA EUROPAEA "COMMON OLIVE"	ACACIA SALICOIDES "PINEAPPLE GUAVA"	AMELANCHIER ALNIFOLIA "STRAWBERRY TREE"	BAUHINIA BLAKEANA "HONG KONG ORCHID TREE"	CERCIDIUM "DESERT MUSEUM" "DESERT MUSEUM PALM VERDE"	GLEDISIA PARVIFLORA "AUSTRALIAN WILLOW"	TABEBUIA SPECIES "TRUMPET TREE"

NORTH-SOUTH COURTYARDS TREES

						
CUPRESSUS SEMPERVIRENS "ITALIAN CYPRESS"	MELALEUCA QUINQUENERVIA "BROAD-LEAVED PAPERBARK"	ERYTHRINA SPECIES "CORAL TREE"	OLEA "WILSONI" "WILSONI OLIVE"	SCHINUS MOLLE "CALIFORNIA PEPPER TREE"	SCHINUS TEREBINTHIFOLIUS "BRAZILIAN PEPPER TREE"	RAPHIOLEPIS "MAJESTIC BEAUTY" "MAJESTIC BEAUTY INDIAN HAWTHORN"

POOL DECK AND WATER FEATURE TREES

							
ARCHONTOPHOENIX CUNNINGHAMIANA "KING PALM"	PHOENIX DACTYLOPERA "DATE PALM"	CITRUS SPECIES	OLEA "LITTLE OLIVE" "DWARF OLIVE"	THEVETIA PERUVIANA "YELLOW OLLANDER"	ACACIA PODALYRIIFOLIA "PEARL ACACIA"	ACACIA STENOPHYLLA "SHOESTRING ACACIA"	TRACHYCARPUS FORTUNEI "WINDMILL PALM"

Plant Images - Second Level

806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007  
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RAISED PLANTER SHRUBS

								
CALLISTEMON 'LITTLE JOHN' "DWARF BOTTLEBRUSH"	DODONAEA VISCOSA 'PURPUREA' "PURPLE-LEAVED HOP BUSH"	GREVILLEA SPECIES "GREVILLEA"	MELALEUCA NESOPHILA "PINK MELALEUCA"	OSMANTHUS FRAGRANS "SWEET OLIVE"	PITOSPORUM SPECIES "KOHUHU"	PHORMIUM SPECIES "NEW ZEALAND FLAX"	RHAPHIOLEPIS INDICA "INDIAN HAWTHORN"	STREUTZIA SPECIES "BIRD OF PARADISE"

Plant Images - Second Level

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## Communication from Public

**Name:** University Park HPOZ

**Date Submitted:** 01/16/2020 12:31 PM

**Council File No:** 19-1603

**Comments for Public Posting:** The material submitted fails in a very basic understanding that it is building within historic area and seeks preferential bonuses that, at their core, cannot comply with the purpose and intent of the applicable plans and zoning. Whatever is built here needs to reinforce not ignore the community character. We ask the Council and PLUM in the light of numerous omissions and inaccuracies in the record to deny use of a categorical exemption, to require evaluation of the land use designations under the redevelopment plan and to initiate design guidelines for compatibility as the South Community Plan requires

# University Park

## Historic Preservation Overlay Zone

Est. March 22 2000 by ordinance #171686

University Park H.P.O.Z. Board

David Raposa, Chairperson  
 Mark F. Malan, Vice Chair  
 Lindsay Apatow, Member  
 Steven Fader, Architect  
 Mayoral Appointee, Vacant



January 16, 2020

Honorable Members of the City Council PLUM Committee  
 Marqueece Harris-Dawson, Chair  
 Bob Blumenfield, Vice-Chair  
 Members Gilbert A. Cedillo, Curren D. Price Jr., John S. Lee

FROM: University Park HPOZ Board  
 Via e mail

Dear Councilmembers:

**RE: CF 19-1603**

ZA-2018-2453-CU-DB-SPR-VTT-82114, ENV-2018-2454-CE, 806 W. Adams Boulevard, 758-832 West Adams Boulevard, 2610 Severance, a for rent 99 unit townhouse project by Champion Development

Dear Councilmembers:

HPOZs are charged with the mission “to develop and maintain the appropriate settings and environment to preserve these (historic) buildings and structures, landscaping, natural features and areas” and “to ensure that all procedures comply with the California Environmental Quality Act.”<sup>1</sup>

To fulfill this obligation, the University Park HPOZ Board met at duly noticed public hearings on February 5 and February 19 and considered the development proposal for 806 West Adams Boulevard. We offer the following comments for your consideration and for the record.

While the project site is not within the Zone, it is immediately adjacent. The University Park HPOZ, created in 2000, is directly across the site in question. Any development at 806 West Adams will impact the Zone in its character, compatibility and traffic. You cannot visually separate one side of the street from the other in terms of impacts to aesthetics, population and land use, and traffic. Further Adams Boulevard deserves special consideration as a scenic highway. The design of the project is

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<sup>1</sup> HPOZ Ordinance

completely inappropriate for Adams Boulevard, which was developed as an attractive residential streetscape and remains an important boulevard for the neighborhood. This this project would impact a designated historic resource, e.g. the University Park HPOZ.

### **Compatible Design**

The University Park HPOZ Board has extensive experience in review of infill projects and their compatibility with neighborhoods.

The orientation of the proposed Project has its entrance on the side street, Severance; and the bulky side of this Project is along Adams Boulevard. This is the complete opposite of what the site plan should be. Adams Boulevard should be the primary focus (both in terms of façade and its pedestrian entrance). The Project's setback should be respectful of the historical setbacks from Adams Boulevard. However, this Project proposes a mere seven feet from the sidewalk to the multi-story building containing parking and several residential levels. That is not in keeping with current land use standards and planning policies.

The setback itself, to be clear, is not only insufficient but is also inconsistent with the pattern of development along this Scenic Highway, which is the namesake for the entire Historic West Adams District.

The Project as proposed is extremely over-built for the community, both in terms of lack of sufficient setbacks and lack of open space.

Podium parking should not be permitted; it rarely exists in University Park; underground parking should be required. In particular, podium parking should not be allowed on Adams Boulevard, as the Project's infill buildings should be at grade level (or a few feet above, allowing for steps) with the street to establish a relationship with the street.

In addition, both the previous South Los Angeles Community Plan, and the newly adopted SLA plan update, established design criteria that this development ignores.

The design material submitted fails in a very basic understanding that the proposed building is within an historic area. The Applicant seeks preferential bonuses that, at their core, cannot comply with the purpose and intent of the applicable plans and zoning. Whatever is built here needs to reinforce, not ignore, the community character.

### **Environmental Review/Technical Issues**

The project will have a demonstrable significant effect on the environment and does not qualify under Article III, Class 32 exemption. A Categorical Exemption (CE) is not the appropriate level of environmental review for a project that is highly discretionary, is in a historically sensitive environment, located on a scenic highway, and fails to meet objectives of the community plan and redevelopment plan.

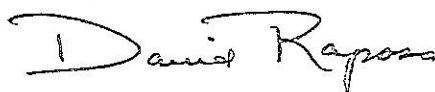


The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts, or which are in conflict with an adopted land use plan.

It is clear that there are unusual circumstances creating the reasonable possibility of significant effects which prohibits the City from using a CE. The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, or similar resources, within an officially designated Scenic Highway; the CE review ignores its adjacency to the University Park HPOZ, the North University Park Specific Plan, and the Fraternity Sorority Row survey history direct. The proposed Project also falls with the University-Exposition Park Redevelopment Project Area, with elements that are also in conflict with the still-in-effect redevelopment plan.

We ask the Council and PLUM in the light of numerous omissions and inaccuracies in the record to deny use of a categorical exemption, to require evaluation of the land use designations under the redevelopment plan and to initiate design guidelines for compatibility as the South Community Plan requires

Respectfully,

A handwritten signature in cursive script that reads "David Raposa".

David Raposa, Chairperson

on behalf of the University Park HPOZ Board and its members:

Mark F. Malan, Vice Chair

Lindsay Apatow, Member

Steven Fader, Architect

## Communication from Public

**Name:** Amy Minter

**Date Submitted:** 01/16/2020 12:43 PM

**Council File No:** 19-1603

**Comments for Public Posting:** Objections to adoption of a categorical exemption from attorney for the appellant.



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Phone: (310) 798-2400

Fax: (310) 798-2402

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**Amy Minter**

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January 16, 2020

*Via Email (CityClerk@lacity.org)*

Los Angeles City Council and Planning & Land Use Management Committee  
c/o Holly L. Wolcott, City Clerk  
City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Objections to Proposed Project at 806 West Adams Boulevard; ENV-2018-2453-CE; ZA-2018-2453-CU-DB-SPR-1A; **CF 19-1603**

Dear Committee Members:

We write on behalf of the West Adams Heritage Association (“WAHA”) in support of the appeal filed by the North University Park Community Association (“NUPCA”) opposing the reliance on a categorical exemption for a student housing development at 806 West Adams Boulevard (Council File 19-1603). This proposed project provides for the development of 99 student housing units, each with at least five bedrooms (“Project”). The Project also includes two three-bedroom units, which would provide “Workforce Housing.” The housing units would be developed in six buildings, with three stories of residential units seated atop at grade podium parking and a four-story clubhouse building, along the City’s historic West Adams Boulevard, surrounded by historic resources, both individual and districts. Out of the 102 units, only 5 would provide restricted affordable very low-income housing. Additionally, only 259 parking spaces would be provided, despite the Project supporting 495 to 990 tenants.

Contrary to claims made by the Project proponent, the Project requires discretionary approval of site plan review, a conditional use permit and density bonus incentives from the City, necessitating compliance with the California Environmental Quality Act (“CEQA”). This discretionary review provides the City the ability to impose

conditions of approval to reduce the impacts associated with the Project. For example, even if the City is required to approve the number of units requested by the Project applicant, the City is not required to approve a project with almost all 5-bedroom units. The City has the discretion to approve smaller units, which would be more compatible with the intended purpose of the Project: to provide family and employee housing, not dorm-style student housing. The City also has the discretion to require underground parking instead of podium parking, as has been required for the majority of developments in the area to maintain compatibility with this historic neighborhood.

The Project applicant has also made the absurd claim that the Project is intended to provide housing for USC faculty and staff, not students. Even a cursory glance at the plans for the Project make clear the Project is intended as student housing. The units are designed around a very small amount of common space in the living room and kitchen, with five large dorm-style bedrooms. The majority of the bedrooms are divided into a suite like arrangement, with the bedroom containing space for a bed on each side of a bathroom located within the suite. USC agrees that this site is clearly intended as student housing. Moreover, the Project proponent has also previously acknowledged this Project is intended as student housing, referring to it in a parking assessment as an “off-campus student housing development” to serve USC. This type of housing units will not provide the greatly needed housing for USC faculty and staff, nor family housing generally.

The City has based its approval of this Project upon a Class 32 categorical exemption to environmental review under CEQA. This categorical exemption is inapplicable because the Project is inconsistent with City plan and zoning policies, goals, and regulations, would result in traffic impacts due to a severe parking shortage and would have adverse noise impacts on the surrounding residential community due to rooftop open space. The use of a categorical exemption is also unavailable because the Project may have aesthetic and cultural resource impacts on the historic West Adams neighborhood, at a Project and cumulative level, and due to the need for conditions of approval to mitigate potential impacts. Further, the Project is inconsistent with the Hoover-Exposition/University Park Redevelopment Plan requirements for density, compatibility, and adequate amounts of affordable housing.

For all of these reasons, we urge the City to grant NUPCA’s appeal, require environmental review to determine the extent of the Project’s impacts, and require Project revisions and mitigation measures to address those impacts.



## **I. The Proposed Approvals Would Violate CEQA.**

CEQA requires the City to conduct an adequate environmental review *prior* to making any formal decision regarding projects subject to the Act. (CEQA Guidelines § 15004). By improperly relying on a categorical exemption to environmental review, the City has failed to do so.

### **A. The City Cannot Rely on a Class 32 Exception.**

The City improperly relies on a Class 32 exemption to CEQA review. To rely on a Class 32 exemption, it is the City's burden to demonstrate, based on substantial evidence, that the Project is "consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations," and that approval of the Project "would not result in any significant effects relating to traffic, noise, air quality, or water quality." (CEQA Guidelines § 15332.) The City has not met this burden.

Moreover, the City does not have discretion to interpret the requirements included in CEQA's Class 32 exemption. The interpretation of the language of the guidelines implementing CEQA or the scope of a particular CEQA exemption presents "a question of law, subject to de novo review" by a court. (*Fairbank v. City of Mill Valley* (1999) 75 Cal.App.4th 1243, 1252; *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1192.) "[A categorical] exemption can be relied on only if a factual evaluation of the agency's proposed activity reveals that it applies." (*Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 386.) "[T]he agency invoking the [categorical] exemption has the burden of demonstrating" that substantial evidence supports its factual finding that the project fell within the exemption. (*Ibid.*)

#### **1. The Project is Not Consistent With General Plan Policies and Zoning Regulations.**

The Project site is located within the Hoover-Exposition/University Park Redevelopment Plan ("Redevelopment Plan") area and thus the Redevelopment Plan regulations are the de facto zoning regulations and land use designation for the site. The Project is inconsistent with a number of the Redevelopment Plan regulations, making it ineligible for reliance on a Class 32 exemption.

The 2.8-acre Project site is designated Low Medium II Residential. Under the Redevelopment Plan, this designation allows 24 dwelling units per gross acre, which equates to 67 dwelling units for the Project site. (Redevelopment Plan §1304; see *PR/JSM Rivara LLC v. Community Redevelopment Agency* (2009) 180 Cal.App.4th 1475, 1486 [Los Angeles Municipal Code allows redevelopment plans to set a lower base density than the zoning for the site].) Instead of relying on the base density for the Project site set by the controlling Redevelopment Plan, the Planning Commission's approval of the Project relied on a base density of 82 units. If a density bonus of 20 percent is applied to the correct base density of 67 dwelling units, only 81 dwelling units would be allowed for the Project instead of the claimed 99 units.

The Project is also inconsistent with the Redevelopment Plan because density higher than 67 dwelling units is only allowed if the following findings can be made that the Project would:

1. Contribute to the revitalization goals of the Plan.
2. Contribute to a desirable residential environment, neighborhood stability, and not adversely impact the neighboring environment.
3. Provide units with adequate living area and avoid excessively dense development.
4. Provide appropriate parking.

(Redevelopment Plan §1306.) Here, the Project is excessively dense, with 100 five-bedroom units and two three-bedroom units. Moreover, it provides only 259 parking spaces for the 495 to 990 student tenants that would reside in the Project.

The Project is also inconsistent with the City's Neighborhood Stabilization Ordinance ("NSO"). The Project site is located within an NSO District.

The purpose of the NSO District is to protect and preserve the existing low density housing stock; to maintain and enhance the quality of life of area residents; to promote well-planned student housing; to establish regulations that address the negative impacts multi-habitable room projects cause; to address inadequate parking; to prevent irreversible damage associated with oversized multi-habitable room projects and to help stabilize neighborhoods.

(LAMC §13.12(A).) Under the NSO, the Project is required to "provide one additional parking space for each habitable room at or above five habitable rooms." (LAMC

§13.12(C)(2).) The Project fails to provide additional parking spaces for the 100 units that include five habitable rooms.

The Project is also inconsistent with policies and goals set forth in the South Los Angeles Community Plan. The Community Plan sets forth that “Projects should contribute to reinforcing the distinctive and historical character of the corridors and the residential neighborhoods they serve.” (South LA Community Plan. p. 3-6.) As discussed below and in expert comments submitted in support of NUPCA’s appeal, the Project is incompatible with the historic character of the surrounding neighborhood, in particular West Adams Boulevard. The Project is not architecturally compatible with the historic neighborhood, making it inconsistent with Community Plan policy LU 4.1. The Project is also inconsistent with the Community Plan design guidelines, in violation of policy LU 4.3, due to its podium parking and lack of pedestrian friendly design. The Project also turns away from the historic West Adams Boulevard, instead of fronting on this street as existing development does. This also reduces the pedestrian-scale of the design and takes away from the historic character of West Adams Boulevard.

The Project is further inconsistent with General Plan policies applicable to Scenic Highways. West Adams Boulevard is a City-designated Scenic Highway in the area adjacent to the Project site. Scenic Highways are designated as such because they are streets “which traverses urban area(s) of cultural, historical or aesthetic value which merit protection and enhancement.” This Project fails to enhance or protect the historic and aesthetic value of West Adams Boulevard, with its incompatibly small setback and lack of pedestrian scale.

For all of these reasons, the Project cannot rely on a Class 32 categorical exemption.

## **2. The Project May Result In Traffic and Noise Impacts.**

The Project may also result in adverse traffic and noise impacts that prevent reliance on a Class 32 exemption.

An expert from USC, relying on extensive experience with student housing impacts in the Project area, provided an assessment of the parking needs of this Project and the impacts associated with projects that lack adequate parking. This expert found that “the Project is likely to accommodate upwards of 800 students.” (January 10, 2019

Letter from USC Land Use and Planning Executive Director.) This is commensurate with the Project proponent's assessment as well. (May 2018 Kimley-Horn Memorandum.) The USC expert further concluded that "the majority of students living in this project would own cars, based on our experience with students living in off-campus student housing." The impact of the significant underparking of the Project site would mean that "cars not parked on-site would need to park in the adjacent neighborhood, materially impacting an already-congested street parking scenario." Traffic impacts would result from students circling the neighborhood, looking for available parking.

While the Project proponent attempts to rely on USC generated student parking studies to support the limited amount of parking it provides, USC has provided evidentiary support to the City that demonstrates these studies are inapplicable to the proposed Project:

The applicant has referenced USC generated student parking studies to support this minimal amount of parking. The USC parking analysis includes first-year students who have very low rates of automobile ownership. Applying these parking rates to off-campus, privately owned student housing would be improper. If only 40% of the student residents own an automobile, the project will be considerably underparked, resulting in hundreds of vehicles searching for on-street parking in the residential neighborhoods in the vicinity of the project. **The resulting congestion and potential increased pedestrian crossings of Adams Boulevard represent a safety risk for the student tenants of the project.**

(October 3, 2019 Letter from USC Land Use and Planning Executive Director, emphasis added.)

The impacts associated with this lack of adequate parking already have been acknowledged by the City in its adoption of the NSO for this area. (LAMC §13.12.) While the City has claimed it cannot require an increase in parking for the Project under the Density Bonus Ordinance, this does not absolve the City of its duties under CEQA and does not exempt the Project from environmental review. Environmental review is required to assess the traffic impacts associated with the Project and determine whether other mitigation measures could be imposed to eliminate or reduce these impacts.

The Project may also result in adverse noise impacts on the surrounding community. The Zoning Administrator's findings determined that "The open areas being



placed on the rooftop would create uses that would be atypical of surrounding development, and bring in active uses on the rooftops of each of the seven buildings that would potentially affect surrounding uses through noise and music.” The City attempted to mitigate this impact, which as discussed below necessitates environmental review in and of itself, by limiting the hours of use to 10 p.m. on weeknights and 12 a.m. on weekends. However, this still remains an atypical use that could adversely impact the surrounding residential neighborhood. The City lacks the necessary substantial evidence to support a finding that the Project would not result in any significant traffic or noise impacts, and as such, cannot rely upon a Class 32 categorical exemption for the Project.

The Project could also result in adverse air quality impacts during construction for an adjacent child care facility. The City must assess whether this impact could be significant.

**B. The City Cannot Rely on a Categorical Exemption When Mitigation Measures Are Required.**

Categorical exemptions cannot be relied upon for projects such as this one where mitigation measures are required. (*Salmon Protection and Watershed Network v. County of Marin* (2004) 125 Cal.App.4<sup>th</sup> 1098, 1108; *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4<sup>th</sup> 1165, 1191, 1201 [agency may not “evade these standards by evaluating proposed mitigation measures in connection with the significant effect exception to a categorical exemption”].) Here, the Zoning Administrator acknowledged the Project’s incompatibility with surrounding development, finding:

The project's scale and massing, in addition to the podium level add to a development that would not be comparable to any residential project in the immediate area. In addition to the height and massing, though not deviating from the Code, the rooftop amenity would overwhelm those multi-family structures immediately abutting the subject project on Severance Street...As such, the finding that the arrangement of the building and associate components of this finding cannot be made.

(ZA Approval, p. 20.)

To address these incompatibility impacts, the site plan for the Project was slightly revised to create a less modern design and attempt to camouflage the steel podium

parking level. The conditions of approval require development in accordance with these revised plans.

The conditions of approval also set hours of operation for the rooftop shared open space to address concerns raised regarding noise impacts. Additionally, the Project was revised to relocate the rooftop open space to more interior portions of the Project site in an attempt to address this impact. The Planning Commission relied upon these revisions in determining the Project would be compatible with current uses in the immediate area.

By definition, a project does not qualify for a categorical exemption unless the agency has determined environmental impacts cannot occur and mitigation measures are unnecessary. Here, the City has imposed conditions of approval to mitigate the Project's impacts. For this reason, the City cannot rely on a Class 32, or any other, categorical exemption to CEQA review. Environmental review is required to assess the adequacy of the conditions to mitigate the Project's impacts to a less than significant level.

### **C. Exceptions to Categorical Exemption Require Environmental Review.**

Categorical exemptions from CEQA are subject to exceptions. Even if a project fits within a specified class of categorical exemption, the exemption is inapplicable if any of the exceptions to categorical exemptions apply. (CEQA Guidelines § 15300.2.) If an exception to a categorical exemption applies, CEQA review in the form of an MND or EIR must be conducted.

#### **1. The Project May Adversely Impact Historic Resources.**

“A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.” (CEQA Guidelines § 15300.2(f).) Under this exception, a categorical exemption cannot be relied upon if there is a fair argument supported by substantial evidence that the project may have a significant adverse impact on an historic resource.

The Project site is located along West Adams Boulevard, which contains one of the most concentrated areas of significant landmark properties in the entire City. The site is surrounded by historic resources:

- Kerkhoff House at 734 West Adams Boulevard is a City Historic Cultural Monument;
- Waters-Shaw Family Residence at 2700 Severance Street is a City Historic Cultural Monument;
- University Park Historic Preservation Overlay Zone (“HPOZ”) located across Adams Boulevard from the Project;
- St. James and Chester Place National Register Historic Districts are located across Adams Boulevard from the Project;
- Automobile Club and St. Vincent de Paul Church, both designated historic resources are located within a block of the Project;
- North University Park Specific Plan area, which functions as a HPOZ, preserves the historic significance of the area just west of the Project site;
- Fraternity and Sorority Row, a surveyed historic district, is located adjacent to the Project site.

The majority of these historic resources are located along West Adams Boulevard, which is a City Scenic Highway, and forms the important historic setting for the areas cache of historic resources. As discussed in detail in expert comments submitted by Mitzi March Mogul, Jim Childs and Laura Meyers, this Project’s the lack of compatibility with the historic streetscape setting of West Adams Boulevard adversely impacts these historic resources. These visual impacts to the historic resources are adverse impacts under CEQA to require analysis in an environmental review document. (*Protect Niles v. City of Fremont* (2018) 25 Cal.App.5th 1129; *Georgetown Preservation Society v. County of El Dorado* (2018) 30 Cal.App.5th 358.)

The comments provided by experts regarding the Project provide substantial evidence to support a fair argument that the proposed Project may have adverse impacts on the many historic resources surrounding the Project site. While a historic assessment was prepared by the applicant, it addressed only the on-site historic resources and completely failed to consider the Project’s secondary impacts on the surrounding resources. Moreover, under the fair argument standard, conflicting evidence requires analysis in an environmental review document.

## **2. The Project Would Result in Cumulatively Considerable Impacts**

A categorical exemption is “inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.” (CEQA

Guidelines § 15300.2(b).) The City cites to another four-story multi-family residential development in the area to support a claim that this Project is compatible with existing development in the historic Project area. To the contrary, this other development demonstrates the cumulative impacts on the visual impacts in this historic corridor. The South Los Angeles Specific Plan has also noted that “many medium-density multi-family developments lack character and quality design and are often built with minimal consideration to the character of surrounding structures.” (South LA Community Plan, 3-16.) This Project would add to that adverse aesthetic, historic and land use impact, resulting in cumulatively considerable impacts that prevent reliance on a categorical exemption for the Project.

Additionally, the City adopted the NSO for this area to address the negative impacts multi-habitable room projects cause, including traffic impacts due to lack of parking, incompatible character of multi-habitable room projects, impacts to the quality of life for existing residents from noise and traffic. Thus, the NSO acknowledges an existing cumulative impact caused by the type of student housing provided by the Project. The Project fails to comply with the requirements of the NSO, including the provision of adequate parking, resulting in the type of cumulative impacts the NSO was intended to protect against and making the Project ineligible for reliance on a categorical exemption.

## **II. Approval of the Project Would Violate Hoover-University Park/Exposition Redevelopment Plan.**

As set forth above, the Project is inconsistent with the density limit required by the Redevelopment Plan. The Project’s 102 units exceeds the 67 dwelling unit limit in the Redevelopment Plan. Additionally, the City cannot make the findings required by the Redevelopment Plan to exceed that number of units, due to the Project’s incompatibility with the surrounding neighborhood, incompatibility with the character of this historic neighborhood, excessive density, and lack of adequate parking.

Additionally, the Redevelopment Plan requires that “[a]t least fifteen percent (15%) of all new or rehabilitated dwelling units developed within the Expanded Project Area by public or private entities or persons other than the Agency shall be available at affordable housing costs to persons and families of low or moderate income.” (Redevelopment Plan §1232.) This requirement is required for development in the aggregate. The City appears to be wholly failing at this aggregate requirement; according to the attached housing reports, no affordable units were constructed in the

Redevelopment Plan area in the years 2014-2018. (Exhibits A and B.) This Project, which provides only six (6) percent affordable units would further inhibit the City's ability to meet the Redevelopment Plan's requirement, imposing a duty on future projects to provide significantly more than 15 percent affordable units.

The City is in an affordable housing crisis, making it all the more important to ensure consistency with this Redevelopment Plan requirement. As such, the City should require a higher percentage of affordable housing units for this Project and other projects proposed within the Redevelopment Plan area as that plan requires.

### **Conclusion**

For all of the reasons set forth herein, in the NUPCA appeal and in additional comments that will be submitted and presented at the PLUM hearing, we urge the Committee to recommend the granting of the appeal pending the completion of environmental review for this Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Minter", is written over the printed name.

Amy Minter

Enclosure:

Exhibit A: 2014-2017 Housing Element Progress Reports

Exhibit B: 2018 Housing Element Progress Report



# EXHIBIT A

2014

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2014 - 12/31/2014

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

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

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

(CCR Title 25 §6202 )

**Reporting Period** 01/01/2014 - 12/31/2014

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

[illegible]

[illegible]



120 South Orlando Avenue	5+	Renter	3	0	0	32	35	0		DB	
2250 South Fox Hills Drive	5+	Renter	2	0	0	20	22	0		DB	
14944 West Magnolia Blvd.	5+	Renter	0	5	0	13	18	0		DB	
11755 West Culver Blvd.	5+	Renter	2	0	0	17	19	0		DB	
1526 South Armacost Avenue	5+	Renter	2	0	0	24	26	0		DB	
12770 West Caswell Avenue	5+	Renter	1	0	0	10	11	0		DB	
1515 West Wilshire Blvd	5+	Renter	18	0	0	200	218	0		DB	
2585 South Sepulveda Blvd	5+	Renter	0	1	0	6	7	0		DB	
670 South Kelton Avenue	5+	Renter	4	0	0	44	48	0		DB	
13610 West Strathern Street	5+	Renter	4	0	0	30	34	0		DB	
4091 South Redwood Avenue	5+	Renter	6	0	0	61	67	0		DB	
4180 West Wilshire Blvd	5+	Renter	3	0	0	26	29	0		DB	
15566 West Rayen Street	5+	Renter	3	0	0	28	31	0		DB	
11811 West Culver Blvd	5+	Renter	3	0	0	24	27	0		DB	
11430 West Burbank Blvd	5+	Renter	14	0	0	111	125	0		DB	
8935 North Orion Avenue	5+	Renter	3	0	0	30	33	0		DB	
5107 West Harold Way	5+	Renter	0	1	0	6	7	0		DB	
5000 South Main Street	5+	Renter	9	49	0	1	59	0		DB	
1129-1419 West 7th Street	5+	Renter	7	0	0	80	87	0		DB	
8822 North Burnet Avenue	5+	Renter	1	0	0	19	20	0			
5700 North Sepulveda	5+	Renter	11	0	0	120	131	0		DB	

[illegible]

12381 W Osborne St	5+	Renter	26	0	0	1	27	27	ATHF/HOM E/ MHP/CDLA C/ TCAC		
9700 N Laurel Canyon Blvd	5+	Renter	24	55	0	1	80	0	ATHF/TCAC / CDLAC		
1603-1619 N Cherokee Ave	5+	Renter	52	13	1	0	66	0	ATHF/CRA/ LAUSD/HC D (TOD)		
1225-1233 S Vermont Ave	5+	Renter	29	10	1	0	40	40	ATHF/LACD C/TCAC		
11734 & 11738 Courtleigh Dr	5+	Renter	22	0	1	0	23	0	ATHF/AHP/ LACDC/MH SA		
5000 S. Main St	5+	Renter	49	9	1	0	59	0	ATHF/TCAC		
1556 W Palos Verdes Dr N	5+	Renter	73	0	1	0	74	0	ATHF/HOM E/MHSA/AH P/Dept of Navy/TCAC		
900 N North Broadway	5+	Renter	39	14	1	0	54	0	ATHF/HOM E/ AHP/TCAC		
4827 S Central Ave	5+	Renter	12	105	1	0	118	118	ATHF/CDB G/MHP/AHP / CDLAC/TCA C		
226 & 235 S Berendo St	5+	Renter	22	48	2	0	72	0	ATHF/HCD/ HOME/LA County		
11722 West Kiowa Avenue	5+	Renter	0	2	0	8	10	0		DB	
7121 North Woodley Avenue	5+	Renter	12	0	0	114	126	0		DB	
1503 South Menlo Avenue	5+	Renter	0	1	0	8	9	0		DB	

6908 North Vesper Avenue	5+	Renter	4	6	0	39	49	0		DB	
8715 North Tobias Avenue	5+	Renter	0	5	0	22	27	0		DB	
1500 South Beverly Drive	5+	Renter	1	0	0	7	8	0		DB	
206-210 North Avenue 52	5+	Renter	0	1	0	6	7	0		DB	
4091 South Redwood Avenue	5+	Renter	5	0	0	62	67	0		DB	
11430 West Burbank Blvd	5+	Renter	14	0	0	111	125	0		DB	
610 S St Louis St	5+	Renter	74	22	1	0	97	0	ATHF/HOME/ RNLA(NSPII) )/TCAC		
7250 N Hazeltine Ave & 14630 W Wyandotte St	5+	Renter	45	61	2	0	108	108	ATHF/TCAC /CDLAC		
1206 & 1222 N Gower St; 977 N Wilton Pl; 5155 & 51	5+	Renter	26	56	1	0	83	83	ATHF/TCAC /CDLAC		
8746 North Burnet Avenue	5+	Renter	1	0	0	19	20	0		DB	
246 West 73rd Street	5+	Renter	0	3	0	4	7	0		DB	
10270 North Tujunga Canyon Blvd	5+	Renter	2	0	0	28	30	0		DB	
18101 West Roscoe Blvd	5+	Renter	2	0	0	39	41	0		DB	
14920 West Parthenia Street	5+	Renter	0	127	0	0	127	0		DB	
(9) Total of Moderate and Above Moderate from Table A3					47	13047					
(10) Total by Income Table A/A3			856	867	47	13047					
(11) Total Extremely Low-Income Units*			0								

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** LOS ANGELES

**Reporting Period** 01/01/2014 - 12/31/2014

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

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

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

\* Note: This field is voluntary



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

Jurisdiction LOS ANGELES  
 Reporting Period 01/01/2014 - 12/31/2014

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	1731	800	7912	71	0	10514	0

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** LOS ANGELES

**Reporting Period** 01/01/2014 - 12/31/2014

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	27238	212	856	0	0	0	0	0	0	0	1068	26170
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	17495	593	867	0	0	0	0	0	0	0	1460	16035
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		19304	40	47	0	0	0	0	0	0	0	87	19217
Above Moderate		48839	6798	13047	0	0	0	0	0	0	-	19845	28994
Total RHNA by COG. Enter allocation number:		112876	7643	14817	0	0	0	0	0	0	0	22460	90416
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2014 - 12/31/2014

**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Family Solutions System	ALL DBS County HHS CLA CC OCA LADOT EMD DPW DoA DoD MO LAHSA LADWP HCIDLA HACLA DCP OHR	2013-2021	2014 Update: The Family Solutions System (FSS) was greatly expanded in 2014. Expansion included establishment of a Family Solutions Center in each Service Planning Area, increased staffing to meet the demand for homeless services for families, increased rapid re-housing assistance, and crisis housing. In addition to the expansion, the LA County Board of Supervisors approved a motion to reprogram approximately \$7.3 million in TANF funding to support the system. The alignment of this funding with the FSS resulted in the LA CoC becoming one of the only jurisdictions in the Country to use TANF funding to directly support the homeless system. The Board's motion also approved the outstationing of 10 DPSS Homeless Case Managers, 8 Substance Abuse Counselors, and 8 Mental Health Clinicians. The standardized assessment was further refined during this period. During the 2014-2015 contract year, the system assisted over 1,000 families secure permanent housing and assisted over 800 families with crisis housing.

	<p>LADBS</p> <p>Initiated seven regional Family Solution Systems throughout the Los Angeles CoC; Serve approximately 1,200 homeless and at- risk persons per year.</p>		
Homebuyer Financial Assistance	<p>During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers; 50 loans for low-income homebuyers per year thereafter, if funding permits; Issue 80 MCCs per year: 40 for low-income and 40 for moderate-income.</p>	2013-2021	<p>Homebuyer Loans Funded : Low Income Loans = 81 Moderate Income Loans= 15 Total Loans funded 96. Mortgage Credit Certificates Issued : MCCs Issued for Low Income = 61. MCCs Issued for Moderate Income = 32. Total MCCs issued = 93.</p>
Homeownership for Voucher Holders	<p>Increase homeownership opportunities among voucher holders.</p>	2013-2021	<p>32 Homeownership vouchers were issued in 2014.</p>
Small Lot Subdivisions	<p>1400 market-rate units; 100 moderate income units; Revised Small Lot Subdivision Guidelines - 2013-2014; Inter-departmental clarification memo - 2013-2014.</p>	2013-2021	<p>140 small lot subdivision units were permitted in 12 separate developments in 2014.</p> <p>In 2014, the Department issued a Specific Plan Director's Interpretation that clarified the relationship between the Small Lot Ordinance and the Venice Coastal Specific Plan.</p>
Barriers to Limited Equity Housing Cooperatives	<p>Study barriers to the greater utilization of limited-equity cooperatives; Utilize limited equity co-ops as a tool to facilitate affordable homeownership</p>	2013-2021	<p>No activity in 2014.</p>
Predevelopment/Acquisition Financing for the Development of Affordable Housing	<p>Facilitate predevelopment and/or acquisition financing for approximately 500 units annually.</p>	2013-2021	<p>New Generation Fund (NGF) Projects with 2014 Closing dates: Total of 7 projects with 412 units</p>
New Production of Affordable Housing	<p>Add 500 units annually to the City of Los Angeles affordable housing stock; 30% of units to be Permanent Supportive Housing (PSH); Construct housing for seniors, the disabled and large families.</p>	2013-2021	<p>2014 Fully - funded Pipeline Projects: 12 projects; total units 757.</p> <p>Family 9 % = 300 units; Family 4 % = 53 units PSH 9 % = 134 units; PSH 4% = 0 units Seniors 9% = 108 units; Seniors 4% = 162 units</p>
Project Based Rental Assistance	<p>1,074 (430 extremely low-income, 644 very low- income) households housed</p>	2013-2021	<p>HACLA has a total of 3,245 allocated units.</p>

	through project- based rental assistance vouchers.		
Land Use Program to Increase the Production of Affordable Housing	Increase the supply of affordable and mixed-income housing; Prepare draft ordinance	2014-2018	On September 30, 2014, a motion (14-1325) by Councilmember O'Farrell requested that the Department of City Planning and the Housing, Community + Investment Department report on the feasibility of the implementation of a value capture policy that would establish a nexus between discretionary land use entitlements and affordable housing. The motion was referred to the Planning and Land Use Committee.
Facilitate Housing for Senior and Disabled Persons	Assist in the development of 250 senior units a year; Construct 1750 Eldercare units; Explore the creation of an affordability component to Eldercare Ordinance.	2013-2021	<p>A total of 270 affordable senior housing units were funded through the Affordable Housing Trust Fund in 2014.</p> <p>DCP received applications for 1 Eldercare Facility in 2014 representing 95 potential new market-rate senior housing units. To improve the application and approval process DCP also adopted a new set of guidelines and procedures for Eldercare Facilities.</p> <p>LADBS continued to provide expedited permitting processes for senior housing projects.</p> <p>HACLA reports assisting the following developments in 2014:  Caroline Severance Manor (43 units)  Day Street Apartments (21)  Beswick Senior Apartments (32)  Burlington Family Apartments (15)  Knob Hill Apartments (38)  New Hampshire Apartments (18)  Rosslyn Hotel Apartments (93)  Rosslyn Apartments (HUD-VASH, 75)</p>
Housing Alternatives for Seniors	Find alternative housing solutions for 1,600 senior residents.	2013-2021	The Department of Aging contracts with a non-profit organization (currently Affordable Living for the Aging), which provides shared housing services for elderly Los Angeles residents. The organization meets with seniors to provide timely information on upcoming housing opportunities, open wait lists and details about their Shared Housing Program (a service that matches individuals to share private residences throughout Los Angeles County).
Innovative Housing Unit Design	500 units with universal design elements; Provide assistance to developers and property owners during project review; Increase the number of affordable, accessible units occupied by persons with	2013-2021	<p>The City continued to assist older adults understand various types of home modifications that may be helpful.</p> <p>The Task Force has not yet been formed.</p> <p>On October 2014, the City Council instructed the Housing and Community</p>



	special needs.		Investment Department to report to the Housing Committee on the resources necessary to monitor whether Americans with Disabilities Act (ADA) accessible units are being made available to those with needs.
Adaptive Reuse	4,000 market rate and 100 affordable housing units	2013-2021	<p>A total of 136 units were created through adaptive reuse in 2014.</p> <p>1,620 adaptive reuse units were under construction or in the pipeline by the end of 2014.</p> <p>A total of 11,745 units have been created through adaptive reuse through 2014.</p>
Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites; Create opportunity for 100 units, including 10 very low- and 10 low-income units.	2013-2021	No status update was available for 2014.
Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period.	2013-2021	An application was received to process a zone change on a surplus piece of government-owned land zoned as Public Facilities, to create 187 UNITS.
Advocate for Housing Funds	Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session; Increase the Affordable Housing Trust Fund.	2013-2021	<p>In 2014 The City Council included in its 2013-14 State Legislative Program SUPPORT for AB 2222 (Nazarian) and OPPOSITION to the passage of AB 69 (Perea).</p> <p>On October 8, 2014, the City Council instructed the HCIDLA to report back on recommendations regarding the identification of a permanent source of funding for the Affordable Housing Trust Fund. A report is expected in 2015.</p>
New Programs to Increase the Production of Affordable Housing	Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing.	2013-2021	<p>In 2014 HCIDLA made a recommendation to dedicate 25 percent of the former tax increment coming to the City of Los Angeles; General Fund to the Affordable Housing Trust Fund (AHTF) beginning in fiscal year 2014-2015. HCIDLA also proposed a phased - in approach to achieve a maximum annual dedication of 35 percent of the former tax increment dollars to the AHTF. These proposals would provide between \$12 million and \$17 million annually to the Trust Fund.</p>
Fair Housing Research	Conduct studies to evaluate the level of housing discrimination in Los Angeles City. Comply with the HUD requirement for an Analysis of Impediments to Fair Housing Choice (AI) study to be conducted	2013-2021	Completion of the City's AI was placed on hold due to the anticipated release of HUD's final Affirmatively Furthering Fair Housing (AFFH) Rule which dictates a new fair housing reporting requirement, the Assessment of Fair Housing (AFH). The AFH is to replace the AI. Note: In 2013, the City (along with partner cities and organizations) submitted extensive comments in response to HUD's proposed AFFH Rule.

	approximately every five years as a condition of receiving Consolidated Plan grant funds. Develop action items per results of studies.; Complete the AI; Identify and implement action items		
Housing Legal Services for Seniors	Assist 200 seniors with legal advice each year.	2013-2021	The Department of Aging contracts with a non-profit legal services organization (currently Bet Tzedek) to provide free, expert legal advice to assist seniors in various legal issues including: public entitlement, housing related laws, legal aid, landlord/tenant disputes, government benefits, health law consumer protection, nursing home law and powers of attorney. Appointments can be scheduled at any of the 16 Multipurpose Senior Centers.
Domestic Violence Shelter Program	Provide 1,500 individuals with access to public services annually; Maintain 580 shelter and transitional beds annually for domestic violence victims.	2013-2021	During CY 2014, 10 domestic violence shelters provided a total of 568 beds (208 ES and 360 TS), and served 1,558 unduplicated clients.
HOPWA Emergency Shelter and Transitional Housing Program	1,589-2,162 housing subsidies per year.	2013-2021	Provided housing subsidy assistance to 1,490 clients.
Emergency Shelter and Transitional Housing Facilities	483 existing emergency shelter beds funded annually; 1,740 existing transitional housing beds funded annually.	2013-2021	Emergency Shelter beds: Total 3,326 Beds - 3120 beds (ESG) and 206 beds (CDBG) Transitional Housing: Total 4,122 Beds - 440 beds (CDBG), 79 beds (General Funds) 1,404 beds (CoC - LAHSA) and 2,116 (CoC - Directs )
Overnight Shelter (Winter Shelter and Year-Round Shelter)	871 temporary shelter beds year round; 1,335 temporary winter shelter beds.	2013-2021	Year Round Shelter: Total 1,267 Beds (General Funds) Permanent Housing: Total 7,251 Beds - 119 beds (General Funds), 1,573 beds (CoC - LAHSA) and 5,559 (CoC - Directs) Temporary Winter Shelter Beds: Total 1,521 beds (City General Funds and County General Funds) Family Solutions Center: 270 beds
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness.	2013-2021	On October 8, 2014 the City Council instructed the HCIDLA to report within 60 days with recommendations to address all of the issues relative to identification of a permanent source of funding for the Affordable Housing Trust Fund. The report is expected in 2015.  Mayor Garcetti signed on to the First Lady's Pledge to end Veteran Homelessness.
Veterans Affairs Supportive Housing (VASH)	Maintain 1,000 housing vouchers for formerly homeless Veterans.	2013-2021	N/A- defer to HACLA
Job Training and Placement for Homeless Individuals	Provide educational/vocational training and	2013-2021	LAHSA subcontractors provide direct educational and vocational training to homeless persons.

	employment placement/retention services to 1000 homeless persons annually.		From contract period 4/1/2014 through 3/31/2015, LAHSA City-funded subrecipients assisted 3,434 individuals retain or obtain employment.
HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide between 4,618-6,613 clients with supportive services annually.	2013-2021	Provided supportive services to 6,120 clients.
Rental Assistance for Homeless Households	Maintain 4,000 Housing Choice Vouchers to homeless individuals or households	2013-2021	HACLA has a S8 Waiting List Limited Preference for homeless and chronically homeless. The voucher allocation is 4,911 tenant-based vouchers.
Rental Assistance for Homeless Households with Disabilities	Maintain housing for 2,400 homeless households with disabilities annually.	2013-2021	HACLA has 3,184 units of supportive housing allocated for the homeless with disabling conditions (2011).
Permanent Supportive Housing For Homeless Persons	Maintain 1,477 permanent supportive housing units for homeless households annually.	2013-2021	<p>Nine projects with 180 permanent supportive housing units financed for homeless households in 2014.</p> <p>HACLA continued to allocate 3,949 permanent supportive housing units, of which 180 were awarded to 9 new developments in 2014.</p> <p>LAHSA: Under the 2014 SuperNOFA application zero (0) NEW units of Permanent Supportive Housing were submitted for funding for homeless persons. The LA Continuum of Care was awarded \$91,956,831.</p>
Downtown TFAR Public Benefit Fee	\$20 million for affordable housing development; Evaluate whether changes are needed as part of the re:code:LA Unified Downtown Development Code (Program 66).	2013-2021	<p>Two TFAR applications were received in received in 2014. The first, at 4th and Hill, is a 428 unit development that requested less than 50,000 square feet in TFAR in addition to utilizing the floor area Greater Downtown Housing Incentive. The project will have 107 total affordable units, which includes 5% VL and 20% Workforce housing.</p> <p>A 60 unit project in South Park applied for and was permitted with 11 very low income units.</p> <p>By the end of 2014 the Zoning Code revision project called re:codeLA had released and gained decision-maker input and approval on the Zoning Code Evaluation Report. This evaluation report provides recommendations to address inadequacies with the current zoning code, including a recommendation to "rethink the approach to affordable housing Downtown, and how it might function within the context of an updated approach to TFAR. An affordable housing component could be added to TFAR..."</p>
Access to Housing for Health Program (AHH)	Assist approximately 70 persons per year.	2013-2021	No status update was available for 2014.
Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end	2013-2021	In 2014, there were 12 regular Coordinating Council meetings and 2 Special meetings, hosted and facilitated by LAHSA. During each meeting, there was at

	<p>homelessness adopted by the City Council;</p> <p>Regular reports on financial management;</p> <p>Regular reports on contract management and program implementation;</p> <p>Report on applicability of Standards for Excellence criteria being developed by Home for Good.</p>		<p>least one SPA Representative present or on the phone to represent each SPA in Los Angeles, as well as other attendees including City and County government, and LAHSA representatives. Topics of discussion at these meetings include; reallocation methodology and process for the Continuum of Care Application, CoC Governance structure, and other CoC Governance-related decisions. In 2014, there were 3 SPA Quarterly meetings in which LAHSA staff hosted and facilitated meetings in each of the eight SPA's in Los Angeles. These meetings occurred in March, June, and November/ December. On average, there were 39 participants per SPA meeting.</p>
Access New Resources and Services for the Homeless	Periodic reports on legislative and budgetary initiatives.	2013-2021	In late 2014 the City Council bundled a number of housing related motions requesting reports on policy initiatives to address affordable housing into one unified motion. A report from the HCID and DCP on policy options available to create a permanent source of funding for the City is expected in 2015.
Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds.	2013-2021	4 LACHAC meetings, and 12 Housing Specialist meetings. The Request for Proposals was released to solicit HOPWA agencies for the regionalized program design to be implemented in 2015-2016 program year.
City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement.	2013-2021	<p>Mayor Garcetti appointed a Director of Homelessness Policy in October 2014.</p> <p>In October 2014, a City Council motion was raised to requesting a report to Council with recommendations for providing a full-time coordinator, director or czar within the City's organizational structure for coordinating activities to address homelessness, including coordination with the Los Angeles Homeless Services Authority, Los Angeles County, and other government agencies.</p>
Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	2013-2021	In 2014, there was no Homeless Count, per HUD regulations that states agencies conduct a Homeless Count every odd year. However, in the 2013 Homeless Count, in the City of LA, there were 22,993 homeless individuals, family members and youth, and 68 cities opted in.
Homeless Management Information Systems (HMIS) Data Collection	All providers receiving City funding shall participate in HMIS.	2013-2021	LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. As of June 2014, the HMIS bed coverage rate approached 73%.
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster.	2013-2021	No natural disasters hit Los Angeles in 2014.
Outreach and Training for Emergency Preparedness and Response	<p>4 fairs during Emergency Preparedness Month annually;</p> <p>2 Neighborhood Preparedness Ambassadors Trainings annually;</p> <p>Outreach to neighborhood and community</p>	2013-2021	<p>The City completed its Regional Disaster Housing Planning activities in 2014. The project focused on residential recovery and reconstruction throughout the 5 county region. The planning activities included a disaster working group comprised of local housing industry representatives as well as state and federal housing and disaster planning experts.</p>

	groups as requested.		
Zoning and Development Standards for Homeless Housing	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	2013-2021	No activity in 2014.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities.	2013-2021	During the first half of 2014, the City Council's Ad Hoc Committee on Community Care Facilities considered reports and recommendations from DCP on the issue of licensed community care facilities. A draft ordinance was presented in that would have, among other things, created a by-right approval process for licensed community care facilities with more than 6 persons (subject to meeting a set of performance standards). However the Committee failed to approve the legislation in 2014. The Ad Hoc Committee ceased to meet during the second half of 2014 but is likely to re-convene in 2015.
Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	2013-2021	<p>The Los Angeles CoC has developed and is refining the LA Coordinated Entry System for families, individuals and youth to ensure a systematic prioritization and matching process so that the most service intensive resources are maximized by going to the people who are in the greatest need.</p> <p>A coordinated entry system for families called the Homeless Family Solutions System was implemented in March 2013. The CES was eventually expanded to include all single adults experiencing homelessness. The Los Angeles CES for individuals experiencing homelessness was designed and implemented under the umbrella of Home For Good, and other collaborative partners. CES was implemented first as a pilot program in a small geographic area of LA County in 2013. In 2014, CES was expanded in two stages, first in regional pilots and then scaled to the entire county. Youth CES is currently in progress. Beginning in February 2014 through November 2014, LAHSA met with community stakeholders to solicit input through focus groups with youth, providers, and public system stakeholders to solidify youth CES pilot components through condensed community planning processes.</p> <p>LAHSA's Emergency Response Team (ERT) is a lead outreach and engagement program in the City and County Los Angeles. The ERT responds to outreach requests from Elected Officials, City and County Departments and the community. They conduct outreach to locate and engage homeless persons living places not meant for human habitation. ERT teams provide crisis intervention services, benefits assistance, direct transportation, nutrition and hygiene resources and access to health services, shelter and housing.</p>
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually.	2013-2021	33,323 clients assisted.



Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	2013-2021	No activity in 2014.
Neighborhood Awareness of Special Needs Housing	Establish outreach curriculum; Pursue funding for training program.	2013-2021	In 2014, the ERT continued to network with other outreach programs and community groups countywide and supported special community outreach events. ERT outreach projects included Emerald Necklace/San Gabriel Valley Outreach Task Force, Arroyo Seco Community Outreach Project, LAC/USC Medical Center Emergency Room Outreach, La Placita Homeless Task Force, Operation Health Streets Coordinated Outreach Project, and Los Angeles County Supervisor Districts 1 and 5 Special Purpose Outreach Projects. As part of the continuing outreach with Los Angeles City Department of Public Works Bureau of Street Services (BSS) and Los Angeles City Department of Sanitation (LASAN) Project Clean Streets the ERT conducted outreach and engagement at 640 encampment locations in the City of Los Angeles.
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2013-2021	In 2014, LAHSA provided technical assistance through various program areas to emergency, transitional and permanent housing providers. This included; Outcomes reports training for Quarterly Performance Reports, which was held on a quarterly basis. All trainings were at full capacity. With the expansion of the Family Solutions System (FSS), in July 2014, LAHSA met with individual Family Solution Centers (FSCs) to implement their contracts into HMIS. HMIS also continued to provide regular data quality training; including training on HMIS policies and procedures, data quality resolution for housing providers and case managers entering data into HMIS. There were also joint report and outcomes trainings for Winter Shelter providers. These trainings consisted of programmatic technical assistance, reports, data quality and outcomes assistance. Additionally, throughout the completion of the Continuum of Care SuperNOFA application, LAHSA provided daily technical assistance for housing provider applicants. Additionally, there were trainings to provide guidance in Risk Management and Monitoring processes for LAHSA sub-recipients.
Monitor and Preserve At-Risk Affordable Housing	Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report; Involve property owners and residents of identified at-risk units in preservation efforts; Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing.	2013-2021	HCIDLA continued to create and implement non-financial strategies to extend and preserve affordable housing at-risk of losing its affordability restrictions. The HCIDLA was awarded a one year grant in the amount of \$183,788.64 from the MacArthur Foundation to help support a one-year initiative, specifically geared to develop a long-term proactive and preventive strategy to integrate, track, monitor and preserve the subset of the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA) portfolio that is set to expire in 2015. The purpose of the grant was to assist the HCIDLA bolster its preservation efforts of the CRA/LA at-risk housing inventory. Initial estimates indicated there were approximately 3,500 units in 130 properties with covenants set to expire in 2015. The funds were allocated to assist the

			<p>HCIDLA carry out four main initiatives: 1) Grant Administration and Support; 2) Expiring Covenants Assessments &amp; Categorization; 3) Outreach and Education and 4) Staff Development. These initiatives will take effect on CY 2015.</p> <p>The HCIDLA continued with its outreach and education efforts and focused on properties where owners had decided to terminate affordability restrictions. The 2014 outreach activities focused on a long term outreach and enforcement efforts to owners of expiring HUD assisted housing and properties with terminating bond restrictions and other City covenants. Through these efforts, the HCIDLA conducted outreach and education to 9 property owners and stakeholder representing 344 units of at-risk restricted affordable housing.</p>
Education about Growth, Housing Need, MixedUse and Mixed-Income Neighborhoods	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	2013-2021	<p>The City contracts with the Housing Rights Center (HRC) to conduct presentations and/or workshops different neighborhood councils as part of the Citywide Fair Housing Program.</p> <p>HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mixed income neighborhood.</p> <p>DCP staff assisted area non-profits in the development of a "Transit-Oriented Districts University" curriculum. TOD University serves as a tool to empower residents and community members and increase their knowledge of affordable housing and equitable transit-oriented districts.</p>
Stormwater Mitigation	Integrate on-site storm water design guidelines into project review process.	2013-2021	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012.
Planning for Neighborhood Character	10 updated Community Plans; Implementation tools as appropriate.	2013-2021	<p>Seven community plan updates were in various stage of progression by the end of 2014. Each contained provisions to address neighborhood character through new Community Plan Implementation Overlays or new Residential Floor Area zones.</p> <p>The re:codeLA project released an Evaluation Report which laid forth a goal of including mechanisms to address better transitions between single family homes and other types of development in the new zoning code (to be adopted 2017).</p> <p>On November 5, 2014 the City Council adopted DCP recommendations to address various neighborhood conservation issues, including the following: 1) Establish an Interim Control Ordinance (ICO) to limit the demolition of singlefamily</p>

			homes in five proposed Historic Preservation Overlay Zones (HPOZs), 2) Close loophole in the Baseline Mansionization Ordinance (BMO), 3) Create and implement new single-family zones that address the specific goals of four proposed Residential Floor Area (RFA) overlay districts and one hillside neighborhood, and 4) Establish five new Historic Preservation Overlay Zones (HPOZs).
Density Bonus	Create 375 non-subsidized very low income units; Create 750 non-subsidized low income units; Create 187 non-subsidized moderate income units; Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines.	2013-2021	A total of 56 density bonus projects, representing 504 affordable units (182 VL, 280 L, 42, Mod, 1637 Above Mod), recorded were permitted in 2014.  143 density bonus projects were filed with DCP in 2014.
Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy efficient refrigerators annually.	2013-2021	LADWP reports the following: * 6,200 Refrigerators Exchanged in 2014; * 3,748 Consumer Rebates for Energy Star refrigerators in 2014; * 1,989 refrigerators/freezers recycled in 2014
Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings.	2013-2021	LADWP continues to implement a wide range of customer incentives to encourage energy efficiency in existing buildings. In late 2014, the commercial lighting rebate program and the custom commercial program were revised to encourage greater participation and accelerate the switch to newer, more efficiency technologies. LADWP began partnering with SoCalGas on joint rebate and incentive programs in early 2013, to encourage more comprehensive efficiency measures in Los Angeles buildings. Joint programs in 2014 included support for the LA Better Buildings Challenge, which works with building owners to achieve a 20% energy savings by 2020. Program listings are available at <a href="http://www.ladwp.com/save">www.ladwp.com/save</a>
Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually.	2013-2021	In 2014, the City Attorney's Code Enforcement Section received approximately 654 property-based referrals submitted by the Los Angeles Department of Building & Safety (LADBS), Housing & Community Investment Department (HCID), Los Angeles Fire Department (LAFD) and Department of Public Health (DPH).  During the same period, Code Enforcement conducted 575 City Attorney Office Hearings (CAOHs) with property owners. Prosecutors filed 80 misdemeanor criminal complaints. This effort resulted in 2745 rental units having brought into compliance during this reporting period.

Affordable Housing in the Coastal Zone (Mello Act Implementation)	<p>Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone;</p> <p>Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone;</p> <p>45 very low income units;</p> <p>30 low income units;</p> <p>50 moderate income units</p>	2013-2021	The City received a grant from the California Coastal Commission for assistance in creating Coastal Development Plans.
Building Design for Sustainability	<p>Guidelines developed and updated;</p> <p>Integrate guidelines into all project reviews.</p>	2013-2021	No activity in 2014.
Residential Rehabilitation of Public Housing	<p>Complete revitalization of Jordan Downs, including:</p> <p>280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units; 100 new extremely low-income units, 400 new very low-income units (&lt; 60% AMI), 20 low-income workforce housing units (&lt; 80% AMI) and 380 market-rate units.</p>	2013-2021	<p><b>New Dana Strand Redevelopment</b></p> <p>In 2014 the Housing Authority continued working its Development partners on the final phase of the redevelopment of the former Dana Strand Village. An extensive community outreach program with concerned residents and existing residents of all phases was carried out. Developers incorporated feedback from the community and finalized the Plan and applied for required entitlements for this project.</p> <p><b>Rose Hill Courts</b></p> <p>Rose Hill Courts is a 100 unit public housing development built in the 1940's. The property has been experiencing termite infestation and damage to the existing structure with the infestation extending to subterranean level around the foundation walls, piers and plumbing pipes. In 2014, HACLA selected Related Companies of California through a Request for Qualifications to evaluate the viability of redeveloping or rehabbing the Rose Hill Courts public housing site and if viable, to undertake the planning, entitlement, community outreach, funding and other related activities associated with the efforts.</p> <p><b>Jordan Downs Redevelopment</b></p> <p>In 2014, the Housing Authority completed an Environmental Assessment (EA) report for HUD's NEPA purposes and a Finding of No Significant Impact (FONSI) was issued by City of LA HCID (the responsible entity). The Department of Toxic Substances Control approved an Interim Remedial Action Plan for the 9901 Alameda property. HUD commitment to provide 70 Rental Assistance Demonstration (RAD) units, facilitating the funding of the first phase</p>

			consisting of 250 units. HACLA Board of Commissioners authorized expenditure of up to \$14 million for the remediation of the 9901 Alameda property. HACLA Board of Commissioners committed \$3.1 million for a match of funds toward the \$5.9 million Metro grant.
Services in Public Housing	<p>50 residential clients served by educational assistance programs;</p> <p>100 residential clients served by computer training programs;</p> <p>100 youth served by recreational, educational and cultural programs;</p> <p>1,600 residential clients served by career assistance programs;</p> <p>Submit application for Workforce Investment Act Recertification for 2013 -15</p>	2013-2021	<p>HACLA now operates the Watt/Los Angeles Work Source Center. The center provided service to 1500 customers who received intensive services and training. Seven hundred and sixty (760) of the clients enrolled were public housing residents and section 8 participants. HACLA's Work Source Center was awarded a WIA/WIOA Out of School Youth Grant to provide services to disconnected youth ages 17 - 24 in the County of Los Angeles, Supervisor District #2. One hundred and twenty five (125) of the clients enrolled were residents of Public Housing. Over 1000 youth participated in the Money Smart Financial Literacy training. Seven hundred and ninety six (796) of the youth were public housing residents. Over 500 families receive bread at four HACLA locations (Nickerson Gardens, Ramona Gardens, Mar Vista Gardens and Rancho San Pedro) weekly, donated by the West Angeles Church Food Bank. The Summer Lunch and snack programs provide over 10,000 meals to youth (Dare to Care Meal Programs.) HACLA continues to provide comprehensive Case Management Services to the residents of Jordan Downs in conjunction with the overall revitalization effort.</p>
Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually.	2013-2021	<p>The Los Angeles County Department of Health Services (DHS), in collaboration with other governmental partners and the Conrad N. Hilton Foundation, has launched a new supportive housing rental subsidy program called the Flexible Housing Subsidy Pool (FHSP). The goal of the FHSP is to secure decent, safe, and affordable housing for DHS patients who are homeless and have complex physical and behavioral health conditions.</p> <p>Los Angeles County Board of Supervisors has approved \$14 million toward the FHSP over the next four years. These funds are matched with \$4 million from the Hilton Foundation over the next two years. Funding is expected to provide housing subsidies for at least 2,400 persons, who will be linked with wrap-around, intensive case management services to support them in their transition to permanent housing and to achieve long-term housing stability.</p>
Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 20 housing-related disputes.	2013-2021	<p>The DRP entered its 26th year of providing comprehensive dispute resolution services including information, referral, conciliation, mediation, facilitation and consultation services.</p> <p>The DRP reviews Rent Stabilization Ordinance (RSO) case files, contacts the parties (landlord and tenant) involved in the dispute, and invites them to resolve their conflict through mediated dialogue in lieu of prosecution.</p>
Computerized Information Center/Information &	Assist 150 or more clients seeking	2013-2021	DOD provided 133 referrals related to housing to persons with disabilities. The



Referrals for Persons with Disabilities	homeless services and housing resource referrals annually.		<p>majority of those referrals were related to finding affordable housing (46), followed by home modifications (23), landlord/tenant disputes (20), evictions (13), homeless services (8), and rental assistance (3).</p> <p>The Computerized Information and Referral Center provided three direct referrals to the City Attorney's Dispute Resolution Program (DRP) for landlord/tenant disputes. The Majority of CIC housing disputes were referred to the Eviction Center and to the Housing Rights Center due to the immediate crisis and time.</p>
Innovative Parking Strategies	Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.	2013-2021	The Department of City Planning was awarded a Sustainable Planning grant from SCAG to examine opportunities for modified parking requirements in the Boyle Heights community, as part of the Boyle Heights Community Plan update process.
Systematic Code Enforcement Program (SCEP)/Gateway to Green	<p>Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code;</p> <p>Achieve code compliance with habitability standards within 120 days of systematic inspection;</p> <p>Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time;</p> <p>Launch Gateway to Green Program in 2014.</p>	2013-2021	In CY 2014, the SCEP program inspected 161,580 multifamily, residential rental units; achieved 99% code compliance within 120 days of inspection; initiated contact for complaint compliance within 72 hours (3 business days) for 91% of complaints received; launched Gateway to Green (G2G) in July 2014.
Foreclosure Registry Program	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.	2013-2021	The Foreclosure Information Management System (FIMS) currently houses approximately 10,000 registrations. A more comprehensive Foreclosure Registry System (FIMS 2.0) is being developed to track foreclosed properties and share foreclosure data with multiple City Departments.
Single Family Rehabilitation	384 extremely low-, very low- and low-income units annually.	2013-2021	490 total projects completed in 2014
Foreclosure Eviction Moratorium	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.	2013-2021	Transmittal to extend the Ordinance to December 31, 2017, submitted to the Mayor for approval on November 25, 2015.
Utility Maintenance Program	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130	2013-2021	<p>During Calendar Year 2014, 90 utility shut offs were prevented, thereby helping to prevent the displacement of tenants.</p> <p>No. of Referrals from DWP - 0</p> <p>Total number of open UMP cases at the end of 2014 - 6</p>

Mobile Home Park Preservation	Assist 100 mobile park tenants; 250 market-rate mobile home park pads in residential areas preserved.	2013-2021	No activity in 2014.
Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions	Propose Zoning Code amendment or Director's Interpretation.	2013-2021	Discussions with the re:codeLA consultant team took place in 2014 to discuss possible revisions to the zoning code on condominium conversions. It is unclear whether any changes will be proposed to the current process.
Preservation of Rent-Stabilized Housing Units	Preserve more than 638,000 RSO units; Approximately 330 rent adjustment applications will be processed for over \$13 million in property improvements will be approved annually.	2013-2021	409 rent adjustment cases were processed in 2014; \$16,517,000 invested in property improvements
RSO Enforcement	Investigate and enforce 6,000 RSO violations annually; Refer 60 non-compliant cases to the City Attorney annually.	2013-2021	5,964 cases were received and 30 cases were sent to the City Attorney's Office. The remainder were resolved in-house.
Public Housing Annual Inspections	All public housing units inspected annually. All Section 8 units inspected annually.	2013-2021	All units have been inspected in accordance to HUD's UPCS protocol.
Healthy Homes and Lead-Safe Housing	Complete interventions in 52 extremely low-, 79 very low- and 131 low-income units annually.	2013-2021	190 Healthy Homes and Lead Safe Housing were completed.
Lead-Based Paint Evaluation and Abatement Program in Public Housing	Abate lead-based paint hazards in 280 units	2013-2021	Since 2010 the Housing Authority has abated 545 asbestos containing units.
Urgent Repair Program	Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations.	2013-2021	In CY 2014, 591 cases were referred to the Urgent Repair Program for resolution. Of the 591 cases, 389 were resolved by the owner, and 29 were resolved by the HCIDLA-approved City contractor. The remaining cases are pending resolution.
Nuisance Abatement in Residential Buildings	Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually.	2013-2021	The City's enforcement agencies continued to successfully resolve nuisance complaints on residential properties.
Rent Escrow Account Program (REAP)	Enforce REAP as a vehicle to motivate property owners to maintain their properties and	2013-2021	527 cases brought into compliance and removed from REAP.

	comply with health, safety and habitability standards.		
Monitor and Update the Density Bonus Program	Annual report on affordable housing units produced as a result of land use incentives; Make revisions to the density bonus provisions in the Code; Update the Affordable Housing Incentives Guidelines.	2013-2021	The DCP began preparation of a report for the Mayor's Office that will document the number and percentage of housing units produced as a result of land use incentives.  An internal DCP working group was formed in 2013 to identify issues related to the implementation of the City's Density Bonus Ordinance. Work progressed in 2014 although any ordinance changes will not occur to at least 2015, subject to resource availability.
HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, 10 units per year dedicated to serving persons living with HIV/AIDS and their families.	2013-2021	3 Permanent Supportive Housing Developments received HOPWA financing; each will provide 10 units for persons living with HIV/AIDS, for a total of 30 units funded. HOPWA funds were leveraged with other sources of funds through HCIDLA's NOFA process.
Rent Escrow Account Program (REAP) Rehabilitation Loan Pilot Program	Provide 20 qualifying small-scale property owners with a low interest, deferred payment loan to rectify Housing Code violations; ensure rental units are properly maintained and provide a safe and healthy residence for the tenants of RSO units; and expedite the removal of properties from REAP. Removing the property from REAP will allow the property owner to restore their source of rental income. The pilot program will last for 18 months.	2013-2021	The REAP Rehabilitation Loan Pilot Program is awaiting funding to begin. The HCIDLA has requested CDBG funding through the HCIDLA Consolidated Plan for the 42nd program year (2016-2017).
Billing Information Management System	Maintain Billing Information Management System.	2013-2021	Property ownership information was initially migrated from the L.A. County's Land Use Property Automated Management System (LUPAMS), which captures changes to property ownership. Due to the vigorous nature of the economic cycles and the high property turnover rates within the Los Angeles rental property, HCIDLA purchases ownership data from a third party vendor on a weekly basis in an effective, proactive capacity to ensure the integrity of the property ownership data.
Due Process Hearing	Conduct 1,300 hearings.	2013-2021	Conducted 1421 hearings.

Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	2013-2021	49,131 constituents served through outreach activities.
Preservation of Affordable Housing	Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	2013-2021	<p>In 2014, the HCIDLA assisted in preserving 349 units of restricted affordable housing through the issuance of 4% Bonds for the aquisition and rehab and recapitalization transactions. In addition, there were 9 properties with HUD Project-based Section 8 contract with a total of 854 units that renewed for 20-years. These renewals were a result of direct onwer actions, HCIDLA bond issuances, recapitalizations, HCIDLA and other stakeholders outreach and eduction efforts.</p> <p>NOTES: The 349 unit figure is from the GM's HCIDLA's Affordable Housing Rehab Units report - executed loan agreements in CY 2014.</p>
Rent Stabilization Ordinance (RSO)	<p>Maintain registration of 638,000 units annually;</p> <p>Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return;</p> <p>Maintain registration of 6,500 spaces in 57 mobile home parks;</p> <p>400 landlord declarations of intent to evict will be processed annually;</p> <p>300 tenant households will be provided approximately \$3 million in relocation assistance through the HCIDLA contractor annually.</p>	2013-2021	<p>* 517 Landlord Declarations(LD) applications processed</p> <p>* 604 Households provided relocation assistance</p> <p>* \$6,284,150 in relocation assistance entitlements</p>
Housing Choice Voucher Program	Maintain 47,500 Section 8 vouchers for very low-income households.	2013-2021	HACLA has a total of 48,893 vouchers for very low-income households. This includes HUD-VASH for homeless veterans, of which 584 new vouchers were awarded to HACLA in 2014.
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 375 vouchers.	2013-2021	HACLA has a total of 375 units allocated specifically for the disabled.
Neighborhood Stabilization Program (Foreclosed Properties)	300 units acquired, rehabilitated, and resold/rented.	2013-2021	Acquisition and rehabilitation were completed in previous years, in CY 2014, the NSP program sold 31 properties.
Historic Preservation	<p>Expand the number of HPOZs and HCMs;</p> <p>Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs.</p>	2013-2021	<p>The City Council directed DCP to begin the adoption process for a new HPOZ called the Berkshire Craftsman Revival Bungalow District in El Sereno, including the adoption of an Interim Control Ordinance to regulate demolition and new construction.</p> <p>A total of XXX new Historic Cultural Monuments were approved in 2014</p>
Mills Act Implementation	50 homes annually	2013-2021	There were 66 Mills Act contracts recorded in 2014.

Property Management Training Program (PMTTP)	Complete 12 Property Management Training programs annually for approximately 420 landlords & managers; Refer non-compliant property to property management training programs provided by partnering apartment owner associations in Los Angeles	2013-2021	HCIDLA participated in 12 Property Management Training Programs administered by partnering agencies; HCIDLA mailed 1,164 referral letters to non-compliant property owners, and 263 participated in the program.
Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; Monitor and enforce compliance with affordability covenants; Identify affordability covenants in ZIMAS.	2013-2021	In Calendar Year 2014, the Affordable Housing Inventory that was monitored for occupancy was 27,117 units in 1,096 projects.  The various City housing agencies continue to participate in providing information on the affordable housing inventory.
Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	2013-2021	The total units reported in 2014: 1695  The units by AMI: PSH: 75 0-50%: 446 51-80%: 642 81-120%: 32 121%+: 500  The units by program: PSH: 75 Multi-Family: 781 Single-Family: 75 Land Use: 764
RSO Monitoring	Annual report on the status of the RSO inventory; 50 Ellis removal applications processed annually.	2013-2021	209 Ellis applications processed.
Housing Element Sites Inventory Update	Annual report on development of sites included in the Inventory of Sites	2013-2021	No activity in 2014.
Monitor and Report on Housing Production Goals	Quarterly and annual summaries on residential building activity; Annual report on the City's housing production and preservation goals and accomplishments; Annual report on changes in the rental	2013-2021	The DCP issued a summary of building activity in the Annual Growth and Infrastructure Report, which included housing production and net changes in the rental housing stock including demolitions and conversions. The DCP also prepared issuance of a Performance Metrics Report for the Mayor's Office, which would focus on the amount of housing growth near transit as well as the percentage of affordable housing created through planning and land use

	housing stock.		incentives.
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	2013-2021	<p>In 2014 the DCP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans.</p> <p>In addition, the DCP published a Growth and Infrastructure Report in 2014 that detailed population, housing, employment and development trends through July 2014, including estimated growth since the 2010 census. The DCP also began work to update its public (web) database of population and housing estimates by sub-areas of the City. The 2010 Census information was also being prepared for public release on the DCP website.</p>
Census 2020	Census forms and methodologies that better reflect the City's needs.	2013-2021	No activity in 2014. Initial work is expected to begin in 2015 to prepare for the 2020 Census.
Housing Needs Assessment by Community Plan Area	Housing Needs Assessment by Community Plan Area	2013-2021	The seven community plan updates in progress in 2014 each analyzed housing needs. The plans employ a variety of strategies to produce and preserve housing for a variety of incomes and needs. At least two of the plans are expected to create affordable housing bonus programs.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data on DCP website; Periodic reports of socioeconomic and demographic data.	2013-2021	<p>In 2014 the DCP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans.</p> <p>In addition, the DCP published a Growth and Infrastructure Report in 2014 that detailed population, housing, employment and development trends through July 2014, including estimated growth since the 2010 census. The DCP also began work to update its public (web) database of population and housing estimates by sub-areas of the City. The 2010 Census information was also being prepared for public release on the DCP website.</p>
Consolidated Plan	Complete 1 and 5-year plans	2013-2021	Completed
Expedited Residential Recovery	Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster; Issue loans and grants within four weeks of application for reconstruction funds.	2013-2021	No natural disasters requiring housing assistance occurred in 2014.



Expedite Affordable Housing Projects	<p>Reduce building permit processing time by up to 12 months;</p> <p>Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development;</p> <p>Prioritize affordable housing projects to expedite processing of permits and any related entitlements;</p> <p>Assist 20 affordable housing projects per year;</p> <p>Reduce entitlement processing time by up to three months</p>	2013-2021	The BuildLA program, which will significantly increase efficiency in the development process, continued to move forward in 2014 with a series of intra-agency City staff workshops held over two weeks. A vendor is to be selected too build the new permitting/entitlement technology interface in early 2015.
Implement CEQA Streamlining Measures	<p>Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects;</p> <p>Assist 10 Transit Priority Projects and Infill Projects per year.</p>	2013-2021	The DCP was awarded a grant by the Southern California Association of Governments (SCAG) to hire a consultant to assist in the facilitation of CEQA streamlining measures outlined by this program. The work is expected to begin in 2015.
Preservation Barriers Assessment	<p>Identify development standards that pose compliance difficulties for preservation projects;</p> <p>Adopt amendments to the Zoning Code to alleviate challenges</p>	2013-2021	In December 2014 the City Council directed HCID, the DCP, and DBS to 1) report on the number of illegal/unapproved units in multi-family buildings discovered per year and include the end result, as well as 2) work with tenant groups and property owners and report on options for preserving unapproved housing units and what other jurisdictions have done to save these units. A report and Ordinance is expected in 2015.
Improvements to Entitlement Processing/ Department Realignment	<p>Complete fee study of entitlement processing costs;</p> <p>Amend the Zoning Code to implement full cost recovery</p>	2013-2021	The preparation of a planning fee study of entitlement processing costs began in 2014.
Development and Design Standards	<p>Include development and design standards in 10 Community Plans</p>	2013-2021	In early 2014 a trial court invalidated the Hollywood Community Plan update, the first of seven community plans that had been scheduled for City Council consideration. The decision resulted in significant delays for the entire new community plan program. Development and design standards remain in each of the seven draft plans that had been released by the end of 2014.
Zoning Code Revision	<p>Adopt a brand new Zoning Code that establishes clear and predictable regulations.</p>	2013-2021	By the end of 2014 the Zoning Code revision project called re:codeLA had released and gained decision-maker input and approval on the Zoning Code Evaluation Report. This evaluation report provides recommendations to address inadequacies with the current zoning code.

			<p>Numerous housing related issues were addressed in the Report including increasing incentives for affordable housing, the preservation of affordable housing, improving regulations for secondary units, expanding adaptive reuse, removing barriers for micro units, improving options for shared housing and re-organizing the affordable housing incentives downtown.</p>
Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types.	2013-2021	<p>During the first half of 2014, the City Council's Ad Hoc Committee on Community Care Facilities considered reports and recommendations from DCP on the issue of both licensed and unlicensed group housing arrangements. A draft ordinance was presented in July 2014, however the Committee failed to approve the legislation. The legislation would have, among other things, created a by-right approval process for licensed facilities with more than 6 persons (subject to meeting a set of performance standards) and changed the zoning code definition of boarding and rooming house to require at least three guest rooms to qualify (rather than just one today).</p>
Second Unit (Granny Flat) Process	<p>30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.</p>	2013-2021	<p>Approximately 40 secondary units on single-family lots were permitted by the City during 2014.</p> <p>The City's re:codeLA effort, which is overhauling the City's zoning code, issued an Evaluation Report in 2014 that included the following analysis of barriers and recommendations: (Compliance with existing rules) "has made it difficult to build second units on existing lots. Second units must meet setback, lot coverage, passageway and height requirements that are really intended for principal units. Also, due to the general nature of the State requirements, no compatibility requirements exist and units as large as 1,200 square feet have been built in settings where they are out of scale and character with the neighborhood. As part of re:code LA, new regulations for second units should be developed and incorporated into the zoning code."</p>
Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	2013-2021	<p>The new building code was updated in December 2013 to incorporate provisions of the 2013 California Building Code, which is based on the 2012 International Building Code.</p>
Zoning and Neighborhood Implementation Tools for Mixed Use Development	<p>1,000 housing units in mixed use developments; Identify targets in all Community Plans; Adopt ordinances if appropriate.</p>	2013-2021	<p>New by-right mixed-use zones (called Community Plan Implementation Overlays - CPIOs) are being developed along transit-rich commercial corridors in the seven draft Community Plan updates.</p>
Reduced "Trips" for Housing near Transit and/ or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	2013-2021	<p>The DOT has been implementing the guidelines that allow for 2 trip credits of up to 25% for residential development that is located in close proximity to certain transit stops and up to 5% for developments with affordable housing units. The City's DCP and DOT obtained a grant from the Strategic Growth Council that will, amongst other things, allow for the production of empirical</p>

			evidence to establish the difference in trip generation in different types of residential projects including affordable housing, senior housing, transit-proximate housing and mixed use development.
Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.	2013-2021	<p>Significant work now taking place on 11 future Transit Neighborhood Plans for the next two light-rail lines: Expo Phase 2 and Crenshaw/LAX.</p> <p>The City of Los Angeles approved two Specific Plans in 2014 that significantly expanded the allowance of residential use and density in two transit-oriented areas of the City - the Warner Center Specific Plan and the Cornfield Arroyo Seco Specific Plan (CASP). The CASP includes several innovative strategies to encourage more affordable residential development within the plan area, including a system of floor area bonus in exchange for affordable housing. A financial feasibility study prepared by consultants demonstrated the relative value of increased floor area in different scenarios. Using this information, the City established an affordable housing obligation schedule for developers seeking FAR increases. The CASP won the 2014 California APA Award of Excellence for a Comprehensive Plan, Large Jurisdiction. The City Warner Center Specific Plan was significantly expanded to accommodate additional residential density based on a market study and analysis.</p> <p>Boyle Heights TOD Study</p>
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans (TNPs) for 24 transit station.	2013-2021	Each of the 10 new Community Plans being updated in 2014 includes targeted growth areas and incorporates appropriate land use designations to achieve citywide and local growth objectives.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Annual report to City Planning Commission.	2013-2021	No activity in 2014.
Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually; Certify compliance with the Los Angeles County Congestion Management Program annually.	2013-2021	The 2014 Local Development Report was submitted to Metro. It reported a net increase of 1,686 dwelling units in developments near rail stations in FY 2013-14. The City received certified compliance with the LA County Congestion Management Program.
Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers.	2013-2021	Work progressed on the development of the Westside Mobility Plan, which amongst other things, aims to expand fees to rental housing development to help pay for area transportation improvements. An exemption and/or credit for the provision of affordable housing units is being considered.

Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	2013-2021	<p>Expediting green projects is done through the regular expedite process. Case management offers service to green projects.</p> <p>DCP reports that no Tier 1 or 2 projects requested expedited service in 2014.</p>
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year.	2013-2021	This program continues with 6,714 clothes washer rebates provided in 2013-14.
Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	2013-2021	There has been substantial growth in the number of time-of-use meters for LADWP electric customers. A separate meter is sometimes required for particular rate incentives. In 2014 there were 5,188 time-of-use meters in place, including 883 electric vehicle-only meters, 1,694 Solar-only meters, and 188 meters that combine EV and solar.
Green Power for a Green LA	25,000 households choosing alternative energy sources.	2013-2021	The LADWP reports a total of 15,948 Green Power customers at the end of 2014. In addition, LADWP's own generation mix continues to incorporate additional renewable sources, with a reported 23% renewables in 2014.
Million Trees LA	<p>Distribute free shade trees to residents to increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program.</p> <p>Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods. CDBG, SCAQMD, Private Donations, LADWP Funds</p>	2013-2021	Through the City Plants program, City residents are eligible to receive up to seven free shade trees. The LA Conservation Corps delivers the trees to a property along with stakes, ties, and fertilizer pellets. Parkway trees and trees in front of businesses are also available.
Recycle Construction Waste	<p>Establish incentive program for source separation of construction and demolition waste;</p> <p>Establish rebate program for construction and demolition waste taken to a City-certified waste processor;</p> <p>Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor.</p>	2013-2021	The Citywide Construction and Demolition (C&D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&D waste generated within City limits be taken to City certified C&D waste processors (BOS is responsible).

Sustainable Building Materials and Practices	Integrate guidelines into project review process; Develop and maintain an outreach website.	2013-2021	The LADBS and LADWP implements the sustainable building materials requirements of the Green Building Code. Guidelines regarding sustainable building materials are integrated into project reviews.
Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pickup for all residential developments.	2013-2021	No update in 2014.
Home Energy Improvement Program	Provide free green assessments to property owners.	2013-2021	LADWP reports that 1,499 HEIP assessments were completed in 2014.
Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects; Notifications to CNCs for filed applications bi-weekly; Case filing activity posted on DCP website bi-weekly	2013-2021	Duplicate case files and early notification were provided to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (through the Certified Neighborhood Council Notification Program and the Early Notification System). The Neighborhood Council Liaison position was maintained by DCP throughout 2014.
SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results.	2013-2021	The SurveyLA project continued surveying Los Angeles community plan areas for historic and/or culturally significant resources, including completion of reports for Arleta-Pacoima, Bel-Air-Beverly Crest, Coyle Heights, Brentwood-Pacific Palisades, Silverlake-Echo Park, Westchester-Playa Del Rey and Westlake. An LGBT context statement was also produced in 2014.
Neighborhood Preservation - Downzoning	Rezone appropriate areas in 10 Community Plans.	2013-2021	10 Community Plans in development, including consideration of selective downzoning and design guidelines to preserve prevailing scale of development in the neighborhood.
Urban Design Studio	Maintain Urban Design Studio as a division within the DCP; Maintain the Professional Volunteer Program (PVP).	2013-2021	The DCPs Urban Design Studio was maintained and expanded throughout 2014 to include review and advice on residential projects regarding overall project design and sustainable alternatives for public right of way improvements associated with residential projects. The DCP continued to utilize the Professional Volunteer Program (PVP).
Landscape Design	Integrate Landscape Ordinance and Low Impact Development; Ordinance into project review process.	2013-2021	The City continued to capture, treat and infiltrate stormwater and urban runoff by utilizing the recently adopted Low Impact Development Ordinance, as well as additional water conservation measures.
Downtown Affordable Housing Bonus	300 moderate, 225 low, and 225 very low income affordable units; Study whether program is meeting objectives and ways to make improvements.	2013-2021	Market rate projects continued to take advantage of the provisions of the program. However, no developers are believed to have received the affordable housing bonus in 2014. At least two projects are in the pipeline however.
Community Level Affordable Housing Programs	Playa Vista: 125 moderate-income for-	2013-2021	Phase Two of Playa Vista continued construction in 2014.

	<p>sale and 83 low-income rental units in Phase 2; Cornfield Arroyo Seco: 20 very low-income and 46 low-income units; Central City West: 500 low-income units; Creation of 10 community plans with affordable housing incentives.</p>		<p>No units were built in the CASP area.</p> <p>The City of Los Angeles approved the Cornfield Arroyo Seco Specific Plan (CASP) on July 2, 2014. One key element of the CASP is the provision of Bonus Floor Area and/or to Transfer Floor Area for projects that provide affordable housing units.</p>
Reasonable Accommodation	<p>Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.</p>	2013-2021	<p>In 2014, there were 269 sign language interpreter services and 88 Communication Access Realtime Translation (CART) reasonable accommodation requests that were processed and provided.</p> <p>In addition to the above, DOD provided ADA training to 2,396 participants in 2014. Fair Housing training was also provided to over 80 participants in 2015.</p> <p>In addition, 27 requests were processed and provided for ADA equipment</p>
Citywide Fair Housing Program	<p>Receive 7,310 fair housing inquiries annually; Resolve 413 fair housing investigations annually; Conduct 67 fair housing training sessions annually; Train 35 new fair housing testers annually; Maintain the Housing/Predatory Lending Hotline</p>	2013-2021	<p>Received 9,116 general housing inquiries.</p> <p>414 fair housing investigations conducted and resolved. 122 were settled; 4 were referred for litigation; 2 were referred to the California Department of Fair Employment and Housing; 91 were closed because no enforcement action was possible; and 57 clients withdrew in the year.</p> <p>77 fair housing training sessions conducted.</p> <p>23 new fair housing testers trained.</p> <p>28 calls received on Lending Hotline inquiring about mortgage foreclosures, fraud, high cost loans, mortgage rates, and other types of lending questions.</p>
Housing Information	<p>Establish a consolidated housing information database on the City's website; Update available Section 8 Voucher units online.</p>	2013-2021	<p>HACLA continued to conduct voucher issuance sessions, worked with program partners to disseminate information and used GoSection 8 for property listings.</p>
RSO Tenant/Landlord Outreach and Education Program	<p>Develop mechanism to ensure disclosure; 120 public presentations will be conducted annually, including Property Management Training Program presentations, community presentations, landlord/tenant</p>	2013-2021	<p>The Rent Division conducted and/or facilitated 175 presentations and workshops in 2014. The City adopted an RSO posting requirement in 2009. RSO property status will be available in ZIMAS in 2015.</p>



	workshops and drop-in sessions, and fair housing clinics.		
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# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2014 - 12/31/2014

General Comments:

2015

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2015 - 12/31/2015

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

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

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

(CCR Title 25 §6202 )

**Reporting Period** 01/01/2015 - 12/31/2015

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

[illegible]

[illegible]



[illegible]

[illegible]

1070 S Bedford St	5+	Renter	2	0	0	17	19	0		DB	
5955 W Saturn St	5+	Renter	2	0	0	27	29	0		DB	
1731 S Federal Ave	5+	Renter	2	0	0	23	25	0		DB	
3644 S Overland Ave	5+	Renter	8	0	0	84	92	0		DB	
12405 W Oxnard St	5+	Renter	1	0	0	16	17	0		DB	
15157 W Roscoe Blvd	5+	Renter	2	0	0	37	39	0		DB	
5537 W La Mirada Ave	5+	Renter	0	2	0	8	10	0		DB	
10625 Tabor St	5+	Renter	4	0	0	28	32	0		DB	
4231 S McLaughlin Ave	5+	Renter	1	1	0	11	13	0		DB	
1558 N Gordon St	5+	Renter	4	0	0	43	47	0		DB	
15123 W Sherman Way	5+	Renter	0	0	2	31	33	0		Discretionary	
715-721 E Venice Blvd	2 to 4	Renter	0	1	0	3	4	0		Discretionary	
721 S Bonnie Brae St	5+	Renter	5	0	0	23	28	0		Discretionary	
5503 S Figueroa St	5+	Renter	65	0	1	0	66	0	HOME, CDBG, CDLAC, TCAC		
8300 & 8327 S Hoover St	5+	Renter	26	50	1	0	77	0	CRA, AHP, CDLAC, TCAC		
616 S Normandie Ave	5+	Renter	57	223	3	0	283	0	CDLAC, TCAC		
20750 W Sherman Way	5+	Renter	62	32	1	0	95	0	HOME, CRA, HCD(IIG), MHP, AHP , CDLAC, TCAC, MHSA		

1901 W 6th St	5+	Renter	31	21	1	0	53	0	HOME, AB1290, TCAC, CDLAC, HCD(IIG, TOD), LACDC		
1201 E 7th St & 1205 E. 6th St	5+	Renter	104	0	2	0	106	0	HCD Recast, HOME, LA COUNTY, AHP, CDLAC, TCAC		
1207 S. Vermont Ave	5+	Renter	11	97	3	0	111	0	FHA, TCAC, CDLAC		
900 & 906 Crenshaw Blvd	5+	Renter	65	0	2	0	67	0	HOME, CRA, CDLAC, HCD(IIG), AHP, LACDC, TCAC		
7108 N Amigo Avenue	5+	Renter	3	0	0	30	33	0		DB	
(9) Total of Moderate and Above Moderate from Table A3					45	15833					
(10) Total by Income Table A/A3			893	536	45	15833					
(11) Total Extremely Low-Income Units*			0								

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      LOS ANGELES

**Reporting Period**      01/01/2015      -      12/31/2015

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

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

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

\* Note: This field is voluntary

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

Jurisdiction LOS ANGELES

Reporting Period 01/01/2015 - 12/31/2015

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	23	0	0	23	0
No. of Units Permitted for <b>Above Moderate</b>	1651	642	10348	97	0	12738	0

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

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**Reporting Period**      01/01/2015      -      12/31/2015

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	20427	212	856	893	0	0	0	0	0	0	1961	18466
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	12435	593	867	536	0	0	0	0	0	0	1996	10439
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		13728	40	47	45	0	0	0	0	0	0	132	13596
Above Moderate		35412	6798	13047	15833	0	0	0	0	0	-	35678	0
Total RHNA by COG. Enter allocation number:		82002	7643	14817	17307	0	0	0	0	0	0	39767	42501
Total Units   ► ► ►													
Remaining Need for RHNA Period   ► ► ► ► ►													

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

# ANNUAL ELEMENT PROGRESS REPORT

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(CCR Title 25 §6202 )

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**Reporting Period**      01/01/2015      -      12/31/2015

**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness.	2013-2021	The City allocated \$10.1M of general funds for Rapid-Rehousing to house up to 1,000 homeless persons and homeless veterans. LA City has received 530 HUD-VASH vouchers to house homeless veterans. The Housing Authority also allocated 500 housing choice vouchers to house veterans who do not meet the HUD-VASH program requirements.
Family Solutions System	Initiated seven regional Family Solution Systems throughout the Los Angeles CoC; Serve approximately 1,200 homeless and at- risk persons per year.	2013-2021	The FSS implemented a new standardized assessment process which included the adoption of the VI-FSPDAT, a heavily validated, evidence based triage tool. The tool was implemented in July with the tool's actual creator training FSS staff on its utilization. The system was also awarded \$2 million to pilot a homelessness prevention program which will be launched in December. In the first quarter of the 2015-2015 contract year, the system had housed over 600 families and assisted almost 500 families with crisis housing.
Veterans Affairs Supportive Housing (VASH)	Maintain 1,000 housing vouchers for formerly homeless Veterans.	2013-2021	In 2015, there were 12 regular Coordinating Council meetings and 2 Special meetings. During each meeting there was at least one representative of each SPA in Los Angeles. In 2015, there were three CoC Quarterly SPA meetings which took place in July/August, March/April and October/November. On average, there were 29 attendees per meeting.

			<p>On September 22, 2015, Los Angeles City Councilmembers Gilbert Cedillo and Mike Bonin submitted a motion declaring a state of emergency due to an unprecedented and growing homeless crisis. In addition, a motion was submitted instructing the City Administrative Officer and the Chief Legislative Analyst to develop a report to the Council for a multi-year spending plan to reduce homelessness in the City of Los Angeles by committing up to, but not limited to \$100M. The Council is anticipated to have a full and detailed plan by the end of the year.</p> <p>On August 17, 2015 Phil Ansell, Director of the County's Homeless Initiative, has been designed to generate a coordinated set of County strategies to reduce homelessness through an intensive planning process. In February of 2016, this process will culminate in consideration by the Board of Supervisors of a coordinated set of recommended County strategies that will be designed to encourage the involvement of all 88 cities throughout the County. As part of the planning process, a series of policy summits has been underway, with each summit addressing a different focus area of homelessness to include: affordable care act opportunities; coordination of current services (no wrong door); discharges into homelessness; homelessness prevention; outreach and engagement encampment/street homelessness; land use, subsidized housing; supplemental security income/veterans benefits advocacy, and employment. The policy summits are scheduled to conclude in early December.</p>
HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide between 4,618-6,613 clients with supportive services annually.	2013-2021	3243
Rental Assistance for Homeless Households	Maintain 4,000 Housing Choice Vouchers to homeless individuals or households	2013-2021	HACLA has a Waiting List Limited Preference for homeless and chronically homeless. The voucher allocation is 4,911 tenant-based vouchers.
Rental Assistance for Homeless Households with Disabilities	Maintain housing for 2,400 homeless households with disabilities annually.	2013-2021	HACLA has 3,932 units of supportive housing allocated for the homeless with disabling conditions (2011).
HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, 10 units per year dedicated to serving persons living with HIV/AIDS and their families.	2013-2021	11 pending
Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually.	2013-2021	Supported the County's request to apply Affordable Health Care Act funding for housing.
Permanent Supportive Housing For Homeless Persons	Maintain 1,477 permanent supportive housing units for homeless households annually.	2013-2021	<p>13 projects with 632 permanent supportive housing units financed for homeless households in 2015.</p> <p>HACLA continued to allocate 4,188 permanent supportive housing units, of</p>

			<p>which 632 were awarded to 13 new developments in 2015.</p> <p>LAHSA: Under the 2015 SuperNOFA application zero (0) NEW units of Permanent Supportive Housing were submitted for funding for homeless persons. The LA Continuum of Care has requested \$110,004,514.</p>
Access New Resources and Services for the Homeless	Periodic reports on legislative and budgetary initiatives.	2013-2021	The City Council voted to commit 12.4 million for emergency relief to get homeless people off the streets before the anticipated El Niño winter storms. This includes \$10 million in short-term rent subsidies for veterans and other homeless people, and \$1.7 million for emergency shelter beds. It marks the first time in city history that general fund dollars have been used for homeless aid. In addition, the City made an initial investment of \$2.9M in F/Y 15-16 to scale up the Coordinated Entry System by increasing outreach workers to find homeless residents and place into a housing placement pipeline. This funding also supported CES administrative staff positions.
Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds.	2013-2021	In Progress
City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement.	2013-2021	As of the 2015 Homeless Count, the City of LA was found to have 25,686 homeless individuals and family members, and youth. This represents an increase of 12% from the count in 2013. The number of municipalities that "opt in" to conduct their counts and achieve a higher coverage rate of census tracts. The 2015 Count included 61 opt-in areas. Monthly Homelessness Cabinet meeting have been held each month, except November.
Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	2013-2021	LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. As of June 2015, the HMIS bed coverage rate approached 65%.
Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	2013-2021	<p>As of mid-2015, CES for homeless individuals, LAHSA in collaboration with the United Way, Home For Good have focused on establishing a structure for the Los Angeles CES which covers an enormous geographic area and involves a large set of stakeholders. Particular emphasis has been placed on developing the infrastructure for the system and implementing a systematic approach to assessment that identifies the highest-needs people. The next phase of work will focus on ensuring that CES is a fully-functioning system, such as: recruiting additional housing providers; working through the logistics of aligning housing providers; eligibility and entry criteria work with CES; and resolving the technological issues.</p> <p>In 2015, CES for homeless youth, input gained from youth and stakeholders has informed planning and implementation logistics and the implementation phase is currently in place. This includes; working with agencies to define roles and responsibilities, organizational MOUs, develop a screening tool and core</p>

			assessments. The final step toward youth CES implementation is to support implementation of Youth CES Pilots in 2-3 communities in LA County with a goal of beginning this process in February 2017. This implementation process will include lessons learned from first Youth CES pilot, trainings with the Youth CES Toolkit with providers at new sites.
Computerized Information Center/Information & Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually.	2013-2021	The Computerized Information and Referral Center provided seven direct referrals (3 in 2014 and 4 in 2015) to the City Attorney's Dispute Resolution Program (DRP) for landlord/tenant disputes. The Majority of CIC housing disputes were referred to the Eviction Center and to the Housing Rights Center due to the immediate crisis and time. In addition to the above, DOD provided ADA training to 1,182 participants in 2015. Fair Housing training was also provided to over 80 participants in 2015. In addition, 10 requests were processed and provided for ADA equipment.
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually.	2013-2021	29961
Neighborhood Awareness of Special Needs Housing	Establish outreach curriculum; Pursue funding for training program.	2013-2021	<p>The ERT responded to 1,002 encampment locations in the City of Los Angeles.</p> <p>The City and County Expansion of LAHSA's ERT program in 2015 gave the teams the opportunity to increase geographic outreach, the depth of outreach coverage in regions, improved access to services and emergency housing, immediate access to resources and improved coordination of services leading to permanent and supportive housing through the Coordinated Entry System (CES) Program. ERT teams are also providing direct access to the Homeless Families Solution System (HFSS) programs for homeless families.</p> <p>The 2015 City of Los Angeles Innovation and Performance Commission elected to fund the LAPD Central Division/LAHSA ERT outreach pilot program with the purpose of identifying and assisting homeless encampment dwellers in the Skid Row area of Los Angeles. The goal is to provide intervention and immediate services/referrals to chronically homeless persons experiencing serious health, disabling conditions, and compromised by challenges that limit their ability to access services.</p> <p>The ERT is conducting special purpose outreach projects for Los Angeles City Council Districts 15 and 9. The 2015 Council District 15 and upcoming 2016 Council District 9 outreach programs provide for targeted outreach in those districts in collaboration with local service providers.</p> <p>In 2015, the ERT joined LAPD Olympic Division, LA City Attorney's Neighborhood Prosecutor Program and local service providers in the HOPE</p>

			PROJECT, a special outreach and direct services program for encampment dwellers residing in the LAPD Olympic Division district. A subsequent outreach project is also active in Rampart Division and LA City Attorney's Neighborhood Prosecutor Program and local service providers. Effective December 2015, 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.
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2013-2021	In 2015, LAHSA continued to provide technical assistance to emergency, transitional and permanent housing providers. With the implementation of the Vulnerability Index- Service Prioritization Decision Assistance Tool (VI-SPDAT) in HMIS in January 2015 and CES, LAHSA expanded its HMIS CES and outreach trainings. Additionally, for Outcomes reports training; LAHSA trainings were expanded to include both in-person and webinar trainings to make them more accessible for housing providers. For technical assistance during the 2015 Continuum of Care SuperNofa application, which was submitted in November 2015, LAHSA offered "Weekly Office Hours" for subrecipient applicants. These weekly technical assistance trainings were virtual office hours using WebEx where the LAHSA NOFA team answered NOFA questions received and webinar attendees. All of the questions and answers were posted to our LAHSA NOFA webpage on a weekly basis.
Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions	Propose Zoning Code amendment or Director's Interpretation.	2013-2021	Discussions with the re:codeLA consultant team took place in 2014 to discuss possible revisions to the zoning code on condominium conversions. In 2015, there were additional discussions within the Department of City Planning.  Council Motion 15-0728 was passed on June 10, 2015, directing HCID to report on demolitions of RSO units and to review the small lot division ordinance in relation to existing RSO units.
Housing Element Sites Inventory Update	Annual report on development of sites included in the Inventory of Sites	2013-2021	No activity in 2015
Monitor and Report on Housing Production Goals	Quarterly and annual summaries on residential building activity; Annual report on the City's housing production and preservation goals and accomplishments; Annual report on changes in the rental housing stock.	2013-2021	The DCP issued a summary of building activity in the Annual Growth and Infrastructure Report, which included housing production and net changes in the rental housing stock including demolitions and conversions. The DCP also prepared issuance of a Performance Metrics Report for the Mayor's Office, which focus on the amount of housing growth near transit as well as the percentage of affordable housing created through planning and land use incentives. This report is available through the DCP website at <a href="http://www.planning.lacity.org">www.planning.lacity.org</a> .
Monitor and Update the Density Bonus Program	Annual report on affordable housing units produced as a result of land use incentives; Make revisions to the density	2013-2021	The DCP began preparation of a report for the Mayor's Office that will document the number and percentage of housing units produced as a result of land use incentives.



	bonus provisions in the Code; Update the Affordable Housing Incentives Guidelines.		An internal DCP working group was formed in 2013 to identify issues related to the implementation of the City's Density Bonus Ordinance. Work progressed in 2014 although any ordinance changes are not likely until at least 2016, subject to resource availability.
Zoning Code Revision	Adopt a brand new Zoning Code that establishes clear and predictable regulations.	2013-2021	By the end of 2014 the Zoning Code revision project called re:codeLA had released and gained decision-maker input and approval on the Zoning Code Evaluation Report. This evaluation report provides recommendations to address inadequacies with the current zoning code.
Density Bonus	Create 375 non-subsidized very low income units; Create 750 non-subsidized low income units; Create 187 non-subsidized moderate income units; Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines.	2013-2021	74 projects filed with DCP, 73 projects permitted with 361 recorded affordable units (301 VL, 58 L, 2 M)
Zoning and Development Standards for Homeless Housing	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	2013-2021	Council Motion 15-1138 was passed in 2015 declaring a state of emergency with regards to homelessness in the City and directing the City Attorney to prepare an emergency shelter ordinance. Ordinance adoption likely in 2016.
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster.	2013-2021	No natural disasters hit Los Angeles in 2015.
Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pickup for all residential developments.	2013-2021	Discussions began that would lead to recycling on multiple family and commercial developments.
Sustainable Building Materials and Practices	Integrate guidelines into project review process; Develop and maintain an outreach website.	2013-2021	The LADBS and LADWP implements the sustainable building materials requirements of the Green Building Code. Guidelines regarding sustainable building materials are integrated into project reviews.
Building Design for Sustainability	Guidelines developed and updated; Integrate guidelines into all project reviews.	2013-2021	No activity in 2015.
Recycle Construction Waste	Establish incentive program for source separation of construction and demolition waste; Establish rebate program for construction and demolition waste taken to a City-certified waste processor; Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor.	2013-2021	The Citywide Construction and Demolition (C&D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&D waste generated within City limits be taken to City certified C&D waste processors (BOS is responsible).

Million Trees LA	Distribute free shade trees to residents to increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program. Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods. CDBG, SCAQMD, Private Donations, LADWP Funds	2013-2021	Through the City Plants program, City residents are eligible to receive up to seven free shade trees. The LA Conservation Corps delivers the trees to a property along with stakes, ties, and fertilizer pellets. Parkway trees and trees in front of businesses are also available.
Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	2013-2021	No activity in 2015
Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedness Month annually; 2 Neighborhood Preparedness Ambassadors Trainings annually; Outreach to neighborhood and community groups as requested.	2013-2021	The City completed its Regional Disaster Housing Planning activities in 2014. The project focused on residential recovery and reconstruction throughout the 5 county region. The planning activities included a disaster working group comprised of local housing industry representatives as well as state and federal housing and disaster planning experts.
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans (TNPs) for 24 transit station.	2013-2021	Each of the 10 Community Plans being updated in 2015 includes targeted growth areas and incorporates appropriate land use designations to achieve citywide and local growth objectives.
Second Unit (Granny Flat) Process	30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.	2013-2021	Approximately 97 secondary units on single-family lots were permitted by the City during 2015. The City's re:codeLA effort, which is overhauling the City's zoning code, issued an Evaluation Report in 2014 that included the following analysis of barriers and recommendations: (Compliance with existing rules) "has made it difficult to build second units on existing lots. Second units must meet setback, lot coverage, passageway and height requirements that are really intended for principal units. Also, due to the general nature of the State requirements, no compatibility requirements exist and units as large as 1,200 square feet have been built in settings where they are out of scale and character with the neighborhood. As part of re:code LA, new regulations for second units should be developed and incorporated into the zoning code."
Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	2013-2021	The new building code was updated in December 2013 to incorporate provisions of the 2013 California Building Code, which is based on the 2012 International Building Code.

Census 2020	Census forms and methodologies that better reflect the City's needs.	2013-2021	Initial work began in 2015 to prepare for the 2020 Census.
Expedited Residential Recovery	Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster; Issue loans and grants within four weeks of application for reconstruction funds.	2013-2021	No natural disasters requiring housing assistance occurred in 2015.
Expedite Affordable Housing Projects	Reduce building permit processing time by up to 12 months; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development; Prioritize affordable housing projects to expedite processing of permits and any related entitlements; Assist 20 affordable housing projects per year; Reduce entitlement processing time by up to three months	2013-2021	The BuildLA program, which will significantly increase efficiency in the development process, continued to move forward in 2015. A vendor was selected to build the new permitting/entitlement technology interface.
Historic Preservation	Expand the number of HPOZs and HCMs; Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs.	2013-2021	2015: 25 Historic Cultural Monuments adopted.
Mobile Home Park Preservation	Assist 100 mobile park tenants; 250 market-rate mobile home park pads in residential areas preserved.	2013-2021	No activity in 2015.
Nuisance Abatement in Residential Buildings	Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually.	2013-2021	The City's enforcement agencies continued to successfully resolve nuisance complaints on residential properties.
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	2013-2021	<p>In 2015 the DCP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans.</p> <p>The DCP published a Growth and Infrastructure Report in 2015 that detailed population, housing, employment and development trends through July 2015, including estimated growth since the 2010 census. The DCP also</p>

			began work to update its public (web) database of population and housing estimates by sub-areas of the City. The 2010 Census information was also being prepared for public release on the DCP website. The Homeless Count report is published on the LAHSA website.
Housing Needs Assessment by Community Plan Area	Housing Needs Assessment by Community Plan Area	2013-2021	The nine community plan updates in progress in 2015 each analyzed housing needs. The plans employ a variety of strategies to produce and preserve housing for a variety of incomes and needs. At least two of the plans are expected to create affordable housing bonus programs.
Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use developments; Identify targets in all Community Plans; Adopt ordinances if appropriate.	2013-2021	New by-right mixed-use zones (called Community Plan Implementation Overlays - CPIOs) are being developed along transit-rich commercial corridors in the nine draft Community Plan updates. Transit Neighborhood Plans are also creating new MU zones to protect jobs and housing mix.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Annual report to City Planning Commission.	2013-2021	No activity in 2015
Stormwater Mitigation	Integrate on-site storm water design guidelines into project review process.	2013-2021	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012.
Neighborhood Preservation - Downzoning	Rezone appropriate areas in 10 Community Plans.	2013-2021	10 Community Plans in development, including consideration of selective downzoning and design guidelines to preserve prevailing scale of development in the neighborhood.
Urban Design Studio	Maintain Urban Design Studio as a division within the DCP; Maintain the Professional Volunteer Program (PVP).	2013-2021	The DCP's Urban Design Studio was maintained throughout 2015 to include review and advice on residential projects regarding overall project design and sustainable alternatives for public right of way improvements associated with residential projects. The DCP continued to utilize the Professional Volunteer Program (PVP).
Landscape Design	Integrate Landscape Ordinance and Low Impact Development; Ordinance into project review process.	2013-2021	The City continued to capture, treat and infiltrate stormwater and urban runoff by utilizing the recently adopted Low Impact Development Ordinance, as well as additional water conservation measures.
Affordable Housing in the Coastal Zone (Mello Act Implementation)	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone; 45 very low income units; 30 low income units; 50 moderate income units	2013-2021	The City received a grant in 2014 from the California Coastal Commission for assistance in creating Coastal Development Plans.  Progress in 2015.

Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 20 housing-related disputes.	2013-2021	<p>The DRP entered its 26th year of providing comprehensive dispute resolution services including information, referral, conciliation, mediation, facilitation and consultation services.</p> <p>The DRP reviews Rent Stabilization Ordinance (RSO) case files, contacts the parties (landlord and tenant) involved in the dispute, and invites them to resolve their conflict through mediated dialogue in lieu of prosecution.</p>
Access to Housing for Health Program (AHH)	Assist approximately 70 persons per year.	2013-2021	No status update available for 2015.
Advocate for Housing Funds	Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session; Increase the Affordable Housing Trust Fund.	2013-2021	<p>Support legislation or administrative action that would eliminate the floating rate used by the Low-Income Housing Tax Credit (LIHTC) program and make permanent a nine percent and four percent minimum rate. REIR Report and Resolution, CF 15-0002 Federal Housing Trust Fund/ Increase 15-0002-S20 5/26/2015 AB 90 (S)</p> <p>Funding From Affordable Housing 15-0002-S12 02/20/2015 (S) Housing Authorities 15-0002-S22 5/26/2015 AB 1056 (S) Income taxes: credits: low-income housing 15-0002-S19 5/26/2015 AB 35 (S) Building Homes and Jobs Act 15-0002-S18 5/26/2015 AB 1335 (S) County Oversight Board 15-0002-S29 4/29/2015 AB 204 (S) 9/11/2015 Federal Housing Trust Fund/ Increase 15-0002-S20 5/26/2015 AB 90 (S) 10/9/2015 - Funding From Affordable Housing 15-0002-S12 02/20/2015 (S) Housing Authorities 15-0002-S22 5/26/2015 AB 1056 (S) 7/13/2015 - Income taxes: credits: low-income housing 15-0002-S19 5/26/2015 AB 35 (S) 10/10/2015 Local Government: Powers 15-0002-S67</p>

			6/30/2015 AB 718 (SIA) 9/11/2015 - Mosaic Gardens at Westlake 15-0002-S39 4/28/2015 (S)
Mills Act Implementation	50 homes annually	2013-2021	There were 63 Mills Act contracts recorded in 2015.
Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects; Notifications to CNCs for filed applications bi-weekly; Case filing activity posted on DCP website bi-weekly	2013-2021	Duplicate case files and early notification were provided to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (through the Certified Neighborhood Council Notification Program and the Early Notification System). The Neighborhood Council Liaison position was maintained by DCP throughout 2015.
Housing Legal Services for Seniors	Assist 200 seniors with legal advice each year.	2013-2021	The Department of Aging contracts with a non-profit legal services organization (currently Bet Tzedek) to provide free, expert legal advice to assist seniors in various legal issues including: public entitlement, housing related laws, legal aid, landlord/tenant disputes, government benefits, health law consumer protection, nursing home law and powers of attorney. Appointments can be scheduled at any of the 16 Multipurpose Senior Centers.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities.		During the first half of 2014, the City Council's Ad Hoc Committee on Community Care Facilities considered reports and recommendations from DCP on the issue of licensed community care facilities. A draft ordinance was presented in that would have, among other things, created a by-right approval process for licensed community care facilities with more than 6 persons (subject to meeting a set of performance standards). However the Committee failed to approve the legislation in 2014. The Ad Hoc Committee ceased to meet during the second half of 2014.
Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually; Certify compliance with the Los Angeles County Congestion Management Program annually.	2013-2021	The 2015 Local Development Report was submitted to Metro. It reported a net increase of 1,860 dwelling units in developments near rail stations in FY 2014-15.
Reduced "Trips" for Housing near Transit and/ or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	2013-2021	The DOT has been implementing the guidelines that allow for trip credits of up to 25% for residential development that is located in close proximity to certain transit stops and up to 5% for developments with affordable housing units. The City's DCP and DOT obtained a grant from the Strategic Growth Council that will, amongst other things, allow for the production of empirical evidence to establish the difference in trip generation in different types of residential projects including affordable housing, senior housing, transit proximit housing and mixed use development.



Planning for Neighborhood Character	10 updated Community Plans; Implementation tools as appropriate.	2013-2021	<p>Nine community plan updates were in various stage of progression by the end of 2015. Each contained provisions to address neighborhood character through new Community Plan Implementation Overlays or new Residential Floor Area for zones.</p> <p>The re:codeLA project released an Evaluation Report which laid forth a goal of including mechanisms to address better transitions between single family homes and other types of development in the new zoning code (to be adopted 2017).</p> <p>The Baseline Mansionization Ordinance continues to progress.</p>
Downtown Affordable Housing Bonus	300 moderate, 225 low, and 225 very low income affordable units; Study whether program is meeting objectives and ways to make improvements.	2013-2021	Market rate projects continued to take advantage of the provisions of the program. However, no developers are believed to have received the affordable housing bonus in 2015. At least two projects are in the pipeline however.
Community Level Affordable Housing Programs	Playa Vista: 125 moderate-income for-sale and 83 low-income rental units in Phase 2; Cornfield Arroyo Seco: 20 very low-income and 46 low-income units; Central City West: 500 low-income units; Creation of 10 community plans with affordable housing incentives.	2013-2021	South and Southeast Los Angeles Community Plans included affordable housing programs. Both community plans are progressing. Transit Neighborhood Plans along the Expo Line Phase 2 also include affordable housing programs.
Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers.	2013-2021	Work progressed on the development of the Westside Mobility Plan, which amongst other things, aims to expand fees to rental housing development to help pay for area transportation improvements. An exemption and/or credit for the provision of affordable housing units is being considered. Specific Plan drafted and draft EIR being prepared. Expected in 2016.
Implement CEQA Streamlining Measures	Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects; Assist 10 Transit Priority Projects and Infill Projects per year.	2013-2021	Work began in 2015 along with the selection of a consultant to assist in the facilitation of CEQA streamlining measures outlined by this program.
Downtown TFAR Public Benefit Fee	\$20 million for affordable housing development; Evaluate whether changes are needed as part of the re:code:LA Unified Downtown Development Code (Program 66).		<p>Two TFAR applications were received in received in 2014. The first, at 4th and Hill, is a 428 unit development that requested less than 50,000 square feet in TFAR in addition to utilizing the floor area Greater Downtown Housing Incentive. The project has been entitled. The project will have 107 total affordable units, which includes 5% VL and 20% Workforce housing.</p> <p>A 60 unit project in South Park applied for and was permitted with 11 very low</p>

			<p>income units.</p> <p>By the end of 2014 the Zoning Code revision project called re:codeLA had released and gained decision-maker input and approval on the Zoning Code Evaluation Report. This evaluation report provides recommendations to address inadequacies with the current zoning code, including a recommendation to "rethink the approach to affordable housing Downtown, and how it might function within the context of an updated approach to TFAR." An affordable housing component could be added to TFAR.</p>
Improvements to Entitlement Processing/ Department Realignment	Complete fee study of entitlement processing costs; Amend the Zoning Code to implement full cost recovery	2013-2021	Fee study in progress.
Education about Growth, Housing Need, MixedUse and Mixed-Income Neighborhoods	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	2013-2021	<p>The City contracts with the Housing Rights Center (HRC) to conduct presentations and/or workshops different neighborhood councils as part of the Citywide Fair Housing Program.</p> <p>HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mixed income neighborhood.</p> <p>DCP staff assisted area non-profits in the development of a "Transit-Oriented Districts University" curriculum. TOD University serves as a tool to empower residents and community members and increase their knowledge of affordable housing and equitable transit-oriented districts.</p>
Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types.	2013-2021	<p>A draft community care facilities ordinance was presented in July 2014, however the Committee failed to approve the legislation. The legislation would have, among other things, created a by-right approval process for licensed facilities with more than 6 persons (subject to meeting a set of performance standards) and changed the zoning code definition of boarding and rooming house to require at least three guest rooms to qualify (rather than just one today).</p> <p>No action in 2015.</p>
Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects; Adopt amendments to the Zoning Code to alleviate challenges	2013-2021	The Unapproved Dwelling Unit Ordinance was drafted and passed CPC in 2015. The ordinance will create a new path to legitimize dwelling units. The staff report was adopted and the ordinance is waiting to be scheduled for City Council pending and form and legality.
Innovative Parking Strategies	Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.	2013-2021	The Department of City Planning was awarded a Sustainable Planning grant from SCAG to examine opportunities for modified parking requirements in the Boyle Heights community, as part of the Boyle Heights Community Plan update process. The parking study was completed in 2015 and will inform the

			plan. With the passage of State Law AB 744 in October 2015, DCP issued a memo detailing its implementation on December 17, 2015.
Development and Design Standards	Include development and design standards in 10 Community Plans	2013-2021	<p>Development and design standards remain in each of the draft Community Plans that had been released by the end of 2015. Additionally, the North Westlake Design District held a public hearing in 2014 and continue to be in progress.</p> <p>The Exposition Corridor Transit Neighborhood Plan released draft plans and guidelines in 2015 and continue to be in progress.</p> <p>The Arts District Live/Work Ordinance was drafted.</p>
SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results.	2013-2021	The SurveyLA project continued surveying Los Angeles community plan areas for historic and/or culturally significant resources, including completion of reports for Chatsworth, Granada Hills, Harbor Gateway, Hollywood, Northridge, Palms-Mar Vista-Del Rey, Reseda-West Van Nuys, San Pedro, South LA, Southeast LA, Sun Valley-La Tuna Canyon, Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon, Sylmar, West Adams-Baldwin Hills-Lambert, West LA, Westwood, Wilmington-Harbor City, Wilshire, Van Nuys-Sherman Oaks, and Venice.
Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.	2013-2021	<p>Significant work now taking place on 11 future Transit Neighborhood Plans for the next two light-rail lines: Expo Phase 2 and Crenshaw/LAX.</p> <p>The Exposition Corridor Transit Neighborhood Plan was drafted in 2015.</p>
Neighborhood Stabilization Program - Foreclosed Properties	300 units acquired, rehabilitated, and resold/rented.	2013-2021	<p>The NSP Program is in the process of winding down through administrative and accounting activities as well as through 11 remaining projects.</p> <p>Property units acquired - 1; property units rehabilitated - 0; property units resold/rented - 1.</p>
Housing Choice Voucher Program	Maintain 47,500 Section 8 vouchers for very low-income households.	2013-2021	HACLA has a total of 49,415 vouchers for very low-income households. This includes HUD-VASH for homeless veterans, of which 490 new vouchers were awarded to HACLA in 2015.
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 375 vouchers.	2013-2021	HACLA has a total of 375 units allocated specifically for the disabled.
Property Management Training Program (PMTP)	<p>Complete 12 Property Management Training programs annually for approximately 420 landlords &amp; managers;</p> <p>Refer non-compliant property to property management training programs provided by partnering</p>	2013-2021	In CY 2015, HCIDLA staff participated in 12 Property Management Training Programs administered by partnering agencies; HCIDLA mailed 1,384 referral letters to non-compliant property owners, and 189 participated in the program.

	apartment owner associations in Los Angeles.		
Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; Monitor and enforce compliance with affordability covenants; Identify affordability covenants in ZIMAS.	2013-2021	The Affordable Housing Inventory that is monitored for occupancy is 43,090 income and rent restricted units in 1,396 projects. This portfolio increased because HCIDLA assumed monitoring responsibilities for the CRA/LA housing assets. HACLA continues to participate in providing information on the affordable housing inventory.
Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	2013-2021	CHPS data and reports continue to be updated on a quarterly basis. The data sources contributing to the reports are HCID AHTF projects, Land Use projects and HACLA projects.
RSO Monitoring	Annual report on the status of the RSO inventory; 50 Ellis removal applications processed annually.	2013-2021	In 2015, RSO status for 653,000 units uploaded & publicly available on ZIMAS. Processed 310 applications for Ellis removals in 2015. Completed 1,012 RSO determinations in 2015.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data on DCP website; Periodic reports of socioeconomic and demographic data.	2013-2021	The Plan was completed.
Consolidated Plan	Complete 1 and 5-year plans	2013-2021	COMPLETED
Services in Public Housing	50 residential clients served by educational assistance programs; 100 residential clients served by computer training programs; 100 youth served by recreational, educational and cultural programs; 1,600 residential clients served by career assistance programs; Submit application for Workforce Investment Act Recertification for 2013 -15.	2013-2021	HACLA now operates the Watts/Los Angeles Work Source Center. The center provided service to 1500 customers who received intensive services and training. Seven hundred and sixty (760) of the clients enrolled were public housing residents and section 8 participants. HACLA's Work Source Center was awarded a WIA/WIOA Out of School Youth Grant to provide services to disconnected youth ages 17 - 24 in the County of Los Angeles, Supervisor District #2. One hundred and twenty five (125) of the clients enrolled were residents of Public Housing. Over 1000 youth participated in the Money Smart Financial Literacy training.  Seven hundred and ninety six (796) of the youth were public housing residents. Over 500 families receive bread at four HACLA locations (Nickerson Gardens, Ramona Gardens, Mar Vista Gardens and Rancho San Pedro) weekly, donated by the West Angeles Church Food Bank.  The Summer Lunch and snack programs provide over 10,000 meals to youth (Dare to Care Meal Programs.) HACLA continues to provide comprehensive Case Management Services to the residents of Jordan Downs in conjunction with the overall revitalization effort.

Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy efficient refrigerators annually.	2013-2021	LADWP reports the following: 8,265 Refrigerators Exchanged in 2015 * 3,257 Consumer Rebates for Energy Star refrigerators in 2015 * 2,353 refrigerators/freezers recycled in 2015 *15,000 connected to solar grid *330 apps for solar *
Green Power for a Green LA	25,000 households choosing alternative energy sources.	2013-2021	The LADWP reports a total of XXXXX Green Power customers at the end of 2015. Currently LADWP's own generation mix includes 23% renewable. As additional solar and wind projects have come on line, and with the termination of LADWP's participation in the Navaho Generating Station, LADWP is on track to reach 25% renewables in 2016 and 33% renewables by the end of 2020.
Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings.	2013-2021	LADWP expanded customer incentives to encourage energy and water efficiency buildings in 2015. The Energy Efficiency Technical Assistance Program (EETAP) was launched in early 2015; this program reimburses building owners for audits and other necessary efficiency project development costs to help more building owners participate. The number of joint programs with SoCalGas continues to expand to serve more customers and help LADWP meet its efficiency goals. Programs assist small buildings (small business direct install), moderate size buildings (energy advantage) and large buildings (LABBC and EETAP, plus new construction projects). In late 2015, the partner utilities launched a joint Energy Savings Assistance Program which provides energy (electric and gas) and water efficiency measures to low-income residents of multi-family buildings in LA.
Home Energy Improvement Program	Provide free green assessments to property owners.	2013-2021	LADWP reports that 2,877 HEIP assessments were completed in 2015.
Reasonable Accommodation	Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.	2013-2021	In 2015, there were 326 sign language interpreter services and 86 Communication Access Realtime Translation (CART) reasonable accommodation requests that were processed and provided.
Citywide Fair Housing Program	Receive 7,310 fair housing inquiries annually; Resolve 413 fair housing investigations annually; Conduct 67 fair housing training sessions annually; Train 35 new fair housing testers annually; Maintain the Housing/Predatory Lending Hotline	2013-2021	For the period of 4/1/2015 through 12/31/ 2015, HRC Received 7,094 inquires; Resolved 297 fair housing investigations; Conducted 67 fair housing training sessions; trained 20 new testers; Maintained the Housing/Predatory Lending Hotline.

Housing Information	Establish a consolidated housing information database on the City's website; Update available Section 8 Voucher units online.	2013-2021	HACLA continued to conduct voucher issuance sessions, worked with program partners to disseminate information and used GoSection 8 for property listings.
RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to ensure disclosure; 120 public presentations will be conducted annually, including Property Management Training Program presentations, community presentations, landlord/tenant workshops and drop-in sessions, and fair housing clinics.	2013-2021	Annual outreach and education program in place. Approximately 235 public presentations, drop in sessions and fair housing seminars were conducted in 2015. Also, online RSO landlord tenant information expanded & redesigned.
Fair Housing Research	Conduct studies to evaluate the level of housing discrimination in Los Angeles City. Comply with the HUD requirement for an Analysis of Impediments to Fair Housing Choice (AI) study to be conducted approximately every five years as a condition of receiving Consolidated Plan grant funds. Develop action items per results of studies.; Complete the AI; Identify and implement action items	2013-2021	<p>On July 16, 2015, HUD published its AFFH final rule for jurisdictions and public housing authorities (PHAs) receiving federal funds for housing and urban development to affirmatively further fair housing as intended by the 1968 Fair Housing Act. The final rule facilitates reliance on local knowledge, local decision-making, and a more engaged data-driven approach (including the use of HUD data, maps and tables) for assessing fair housing and planning actions.</p> <p>On December 31, 2015, HUD published its final AFFH Assessment Tool, a guide for HUD grantees to evaluate fair housing issues in their jurisdictions and complete their AFH.</p> <p>The City is currently in the process of discussing necessary resources to conduct its AFH (i.e., City funding, securing a consultant, technical assistance, etc.). The estimated due date for the City's AFH is June 2017.</p>
Domestic Violence Shelter Program	Provide 1,500 individuals with access to public services annually; Maintain 580 shelter and transitional beds annually for domestic violence victims.	2013-2021	1236 individuals with access to public services
HOPWA Emergency Shelter and Transitional Housing Program	1,589-2,162 housing subsidies per year.	2013-2021	1069 housing subsidies
Emergency Shelter and Transitional Housing Facilities	483 existing emergency shelter beds funded annually; 1,740 existing transitional housing beds funded annually.	2013-2021	<p>Emergency Shelter beds: Total 2,289 Beds - 2,205 beds (ESG) and 84 beds (CDBG)</p> <p>Transitional Housing: Total 3,653 beds - 136 beds (CDBG), 108 beds (CNGF), 1,414 beds (CoC- LAHSA) and 1,995 (CoC - Directs )</p>
Overnight Shelter (Winter Shelter and Year-Round Shelter)	871 temporary shelter beds year round; 1,335 temporary winter shelter beds.	2013-2021	<p>Crisis Housing: Total 1,762 Beds</p> <p>Permanent Housing: Total 7,715 beds - 90 beds (General Funds), 1,791 beds</p>

			(CoC - LAHSA) and 5,834 (CoC - Directs) Temporary Winter Shelter Beds: Total 1,416 beds (City General Funds and County General Funds) Family Solutions Center: 1,189 beds
Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	2013-2021	15 workshops, reaching 131 constituents.
Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	2013-2021	Expediting green projects is done through the regular expedite process. Case management offers service to green projects.
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year.	2013-2021	This program continues with clothes washer rebates in 2014-15.
Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	2013-2021	"There has been substantial growth in the number of time-of-use meters for LADWP electric customers. A separate meter is sometimes required for particular rate incentives.
Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council; Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.	2013-2021	In 2015, regular Coordinating Council meetings and Special meetings hosted and facilitated by LAHSA continue. During each meeting, there was at least one SPA Representative present or on the phone to represent each SPA in Los Angeles, as well as other attendees including City and County government, and LAHSA representatives. Topics of discussion at these meetings include; reallocation methodology and process for the Continuum of Care Application, CoC Governance structure, and other CoC Governance related decisions.
Homeless Management Information Systems (HMIS) Data Collection	All providers receiving City funding shall participate in HMIS.	2013-2021	LAHSA continues to, on a yearly basis, update the Housing and Services Inventory that gets submitted to HUD.
Preservation of Rent-Stabilized Housing Units	Preserve more than 638,000 RSO units; Approximately 330 rent adjustment applications will be processed for over \$13 million in property improvements will be approved annually.	2013-2021	In 2015, 452 rent adjustment applications processed for approximately \$20 million in property improvements.
RSO Enforcement	Investigate and enforce 6,000 RSO violations annually; Refer 60 non-compliant cases to the City Attorney annually.	2013-2021	Investigated and enforced over 6,400 RSO violations in 2015. Referred 31 non-compliant cases to the City Attorney in 2015. Note: Only cases Rent staff is unable to resolve are referred to City Attorney.
Public Housing Annual Inspections	All public housing units inspected annually. All Section 8 units inspected annually.	2013-2021	All units have been inspected in accordance to HUD's UPCS protocol.
Healthy Homes and Lead-Safe Housing	Complete interventions in 52 extremely low-, 79	2013-2021	Total of 63 units: 27 Extremely Low-Income; 18 Very Low-Income; 16 Low-Income; 1 Moderate Income; 1 Vacant Unit (owner must give priority to a Low-



	very low- and 131 low-income units annually.		Income Family when renting)
Lead-Based Paint Evaluation and Abatement Program in Public Housing	Abate lead-based paint hazards in 280 units.	2013-2021	Since 2010 the Housing Authority has abated 545 asbestos containing units.
Urgent Repair Program	Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations.	2013-2021	In CY 2015, 477 cases were referred to the Urgent Repair Program for resolution. Of the 591 cases, 353 were resolved by the owner, and 66 were resolved by the HCIDLA-approved City contractor. The remaining cases are pending resolution.
Rent Escrow Account Program (REAP)	Enforce REAP as a vehicle to motivate property owners to maintain their properties and comply with health, safety and habitability standards.	2013-2021	430 cases (2,124 units) brought into compliance and removed from REAP
Rent Escrow Account Program (REAP) Rehabilitation Loan Pilot Program	Provide 20 qualifying small-scale property owners with a low interest, deferred payment loan to rectify Housing Code violations; ensure rental units are properly maintained and provide a safe and healthy residence for the tenants of RSO units; and expedite the removal of properties from REAP. Removing the property from REAP will allow the property owner to restore their source of rental income. The pilot program will last for 18 months.	2013-2021	The REAP Rehabilitation Loan Pilot Program is still seeking funding. The CDBG funding request did not qualify as priority for this year's funding.
Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually.	2013-2021	<p>In 2015, the City Attorney's Code Enforcement Section received approximately 1272 property-based referrals submitted by the Los Angeles Department of Building &amp; Safety (LADBS), Housing &amp; Community Investment Department (HCID), Los Angeles Fire Department (LAFD) and Department of Public Health (DPH).</p> <p>During the same period, Code Enforcement conducted 1231 City Attorney Office Hearings (CAOHs) with property owners. Prosecutors filed 87 misdemeanor criminal complaints. This effort resulted in 4330 rental units having brought into compliance during this reporting period.</p>
Billing Information Management System	Maintain Billing Information Management System.	2013-2021	Initiated collaborative efforts and liasoned with L.A. Metropolitan Transit Authority (MTA), Los Angeles World Airports (LAWA), and the Los Angeles

			Unified School District (LAUSD) to identify properties with above-ground leases. The property information is validated and ownership updated in BIMS. Note: Above-Ground leases are a relatively new business model, and this information is not easily accessible through the L.A. County Recorder's Office, since the land remains under the original ownership, e.g. MTA has an underground subway station and then leases the area above the ground to the leasee who then builds a residential rental property.
Due Process Hearing	Conduct 1,300 hearings.	2013-2021	Conducted 1,477 hearings.
Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	2013-2021	15 workshops, reaching 131 constituents.
Preservation of Affordable Housing	Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	2013-2021	The HCIDLA facilitated the extension of covenants on 12 former Redevelopment Agency (CRA) properties with a total of 414 restricted units set to expire in year 2015 through administrative functions. Due to the HCIDLA's proactive research and time extensive cataloging efforts, these properties were found to have other CRA covenants/restrictions dates going beyond 2015. Initial information transferred to the HCIDLA had indicated otherwise.
Rent Stabilization Ordinance (RSO)	Maintain registration of 638,000 units annually; Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return; Maintain registration of 6,500 spaces in 57 mobile home parks; 400 landlord declarations of intent to evict will be processed annually; 300 tenant households will be provided approximately \$3 million in relocation assistance through the HCIDLA contractor annually.	2013-2021	RSO status enforced for current inventory of approximately 653,000 RSO units, including rented condominiums. In 2015 there were 865 landlord declarations of intent to evict processed; 790 tenant households were provided over \$4.1 million in relocation assistance.
Homebuyer Financial Assistance	During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers; 50 loans for low-income homebuyers per year thereafter, if funding permits; Issue 80 MCCs per year: 40 for low-income and 40 for moderate-income.	2013-2021	During this calendar year, a total of 90 loans were funded for first-time homebuyers: 85 for low-income, and 5 for moderate-income homebuyers. Additionally, 109 MCCs were issued: 76 for low-income, and 33 for moderate-income.
Homeownership for Voucher Holders	Increase homeownership opportunities among voucher holders.	2013-2021	32 Homeownership vouchers
Small Lot Subdivisions	1400 market-rate units; 100 moderate income units; Revised Small Lot Subdivision Guidelines - 2013-2014; Inter-	2013-2021	75 Small Lot Entitlement applications were received and 519 Units were approved.

	departmental clarification memo - 2013-2014.		
Barriers to Limited Equity Housing Cooperatives	Study barriers to the greater utilization of limited-equity cooperatives; Utilize limited equity co-ops as a tool to facilitate affordable homeownership	2013-2021	No activity in 2015.
Predevelopment/Acquisition Financing for the Development of Affordable Housing	Facilitate predevelopment and/or acquisition financing for approximately 500 units annually.	2013-2021	Total of 773 units
New Production of Affordable Housing	Add 500 units annually to the City of Los Angeles affordable housing stock; 30% of units to be Permanent Supportive Housing (PSH); Construct housing for seniors, the disabled and large families.	2013-2021	Total of 691 units
Project-Based Rental Assistance	1,074 (430 extremely low-income, 644 very low- income) households housed through project- based rental assistance vouchers.	2013-2021	HACLA has a total of 3,673 allocated units.
Facilitate Housing for Senior and Disabled Persons	Assist in the development of 250 senior units a year; Construct 1750 Eldercare units; Explore the creation of an affordability component to Eldercare Ordinance.	2013-2021	<p>Figueria Apartments (18)</p> <p>New Pershing (47)</p> <p>Blue Butterfly Village (12)</p> <p>Teague Terrace (39)</p> <p>Vermont Villas (HUD-VASH, 50)</p> <p>Moonlight Villas (26)</p> <p>The Six Apartments (50)</p> <p>Blue Butterfly Village (HUD -VASH, 61)</p>
Adaptive Reuse	4,000 market rate and 100 affordable housing units	2013-2021	None in 2015.
Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites; Create opportunity for 100 units, including 10 very low- and 10 low-income units.	2013-2021	No status update for 2015.
Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period.	2013-2021	In 2015, a motion (CF 15-1007) instructed HCID to coordinate with DOT to report on the feasibility and strategies to utilize airspace above City-owned parking lots for affordable housing projects. The motion also instructed the CAO to provide a report on any other city-owned properties that may be potential affordable housing sites. Separately, a motion (14-0419-S1) was passed, allowing the redevelopment of a city-own property at 8707 S Menlo by

			Community Build. The project will be 60 units, mixed-use particularly for homeless veterans, transitional youths, and small families. The city entered into a short-term agreement with Community Build.
Innovative Housing Unit Design	500 units with universal design elements; Provide assistance to developers and property owners during project review; Increase the number of affordable, accessible units occupied by persons with special needs.	2013-2021	The City continued to assist older adults understand various types of home modifications that may be helpful. The Task Force has not yet been formed. Executive Directive 13 was issued on October 23, 2015. It sets forward a housing goal while requesting departments to streamline and integrate case processing for affordable housing projects. It also created the Mayor's Affordable Housing Cabinet composing of Affordable Housing Liaisons from each department. Each department will also submit quarterly Housing Scorecards to report on progress towards the stated housing goals.
Land Use Program to Increase the Production of Affordable Housing	Increase the supply of affordable and mixed-income housing; Prepare draft ordinance Schedule 2014 - 2018	2013-2021	On September 30, 2014, a motion (14-1325) by Councilmember O'Farrell requested that the Department of City Planning and the Housing Community + Investment Department report on the feasibility of the implementation of a value capture policy that would establish a nexus between discretionary land use entitlements and affordable housing. The motion was referred to the Planning and Land Use Committee.
Housing Alternatives for Seniors	Find alternative housing solutions for 1,600 senior citizens	2013-2021	The Department of Aging contracts with a non-profit organization (currently Affordable Living for the Aging), which provides shared housing services for elderly Los Angeles residents. The organization meets with seniors to provide timely information on upcoming housing opportunities, open wait lists and details about their Shared Housing Program (a service that matches individuals to share private residences throughout Los Angeles County).
New Programs to Increase the Production of Affordable Housing	Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing.	2013-2021	In response to a Mayoral request, in 2015, HCIDLA jointly with the Department of City Planning began work on a new Affordable Housing Benefit Fee study to establish the nexus between new commercial and residential development activity in the City and demand for affordable housing. This study is expected to make recommendation(s) to support a citywide fee on new development to fund the City's Affordable Housing Trust Fund. If enacted, this would be the City's first and only local source of affordable housing funding.
Systematic Code Enforcement Program (SCEP)/Gateway to Green	Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code; Achieve code compliance with habitability standards within 120 days of systematic inspection; Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time; Launch Gateway to Green Program in 2014.	2013-2021	In CY 2015, the SCEP program inspected 172,437 multifamily, residential rental units; achieved 99% code compliance within 120 days of inspection; initiated contact for complaint compliance within 72 hours (3 business days) for <90% of complaints received;

Foreclosure Registry Program	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 181,185.	2013-2021	HCIDLA has registered over 52,000 properties, issued 2,193 Notice of Non-Compliance and collected over \$4.5 million in penalty fees through its enforcement measures. HCIDLA implemented both a proactive inspection and monthly inspection Foreclosure Registry Program Ordinance requirements by enhancements made to the Foreclosure Information Management System (FIMS). The FIMS enhancements allows Los Angeles Department of Building and Safety (LADBS) to pursue their proactive inspections and registrants to monthly report inspections to HCIDLA. HCIDLA collected \$268,424 in proactive inspection fees for LADBS. HCIDLA continues to conduct outreach to lenders/beneficiaries/trustees and their representatives. HCIDLA is innovative in its presentation and has conducted multiple webinar presentations and telephone conference to meet the growing needs of registrants outside of California and across the nation. HCIDLA is currently working to enhance FIMS by creating a GeoRegistry. Additionally, HCIDLA is collaborating with LADBS, Los Angeles Police Department, Los Angeles City Attorney Office-Neighborhood Prosecutors Office, Bureau of Sanitation, and Los Angeles Fire Department to reduce nuisance and blighted properties.
Single Family Rehabilitation	384 extremely low-, very low- and low-income units annually.	2013-2021	203 units completed in 2015: 54 Low-Income; 60 Very Low-Income; 89 Extremely Low-Income
Residential Rehabilitation of Public Housing	Complete revitalization of Jordan Downs, including: 280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units; 100 new extremely low-income units, 400 new very low- income units (< 60% AMI), 20 low-income workforce housing units (< 80% AMI) and 380 market-rate units.	2013-2021	<p>New Dana Strand Redevelopment</p> <p>In 2015, the project received necessary entitlements (Tentative Tract Map approval/Density Bonus /SPR approval) from the City of Los Angeles, to build 176 affordable multi-family housing units. Developers are pursuing all other necessary approvals and project financing for the proposed construction of this final phase of the New Dana Revitalization project scheduled for mid-2016. The Project was awarded 174 PBV units through a competitive NOFA process.</p> <p>Rose Hill Courts</p> <p>In March 2015, HACLA and Related negotiated and executed a Memorandum of Understanding for the terms for the revitalization plan. Since then, HACLA and Related has conducted numerous community meetings, solicited community feedback to the revitalization options. Related has completed the preparation of the revitalization plan, including financial strategy, political &amp; regulatory assessment, and schedule for implementation in arriving at the most feasible development option. In October 2015, HACLA Board of Commissioners approved Substantial rehab as the recommended strategy for revitalizing RHC. HACLA and Related are currently negotiating a DDA, fine tuning the scope of work, finalize the financing plan, including any request for financial assistance, &amp; bring it back to the BOC for approval.</p> <p>Jordan Downs Redevelopment</p> <p>In 2015, the 21-acre 9901 Alameda property was fully annexed into the City of</p>

			Los Angeles. The Master Developer Applied for a \$6.5 million Cap & Trade grant through the State's Affordable Housing and Sustainable Communities Program. The Housing Authority applied for a \$1 mil Prop K grant through the City of Los Angeles. Remediation began on the 21-acre 9901 Alameda property.
Foreclosure Eviction Moratorium	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties. 1.2.2	2013-2021	In December 2015, the Foreclosure Eviction Moratorium was extended through 2017.
Utility Maintenance Program	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130	2013-2021	During Calendar Year 2015, 80 utility shut offs were prevented, thereby helping to prevent the displacement of tenants. Out of the 80 shut offs prevented, 15 were referred by DWP.
Monitor and Preserve At-Risk Affordable Housing	Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report; Involve property owners and residents of identified at-risk units in preservation efforts; Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing.	2013-2021	<ul style="list-style-type: none"> <li>- Dedicated a full time staff to manage the day-to-day operations of the grant to monitor and identify at-risk affordable Housing.</li> <li>- Analyzed and researched covenants for 477 projects totaling 21,150 restricted units with covenants expiring in the years 2013 to 2070.</li> <li>- Developed a framework for how to monitor the at-risk CRA/LA portfolio and initiated departmental efforts to focus on categorized and highest risk properties.</li> <li>- Began the development of a pilot project using a CRA/LA loan extension and forgiveness initiative.</li> <li>- Increased the awareness of 1,135 residents living in 41 properties of their residents' rights and responsibilities, covenant and restriction expiration and potential housing alternatives upon covenant expirations. Held four resident meetings at four properties (225 units) located in two gentrifying areas of the City with a high potential for displacement of residents due to the prospect of rent increases.</li> <li>- Held three separate 1-day training sessions focusing on preservation of affordable housing, review of the expiring CRA/LA portfolio findings and categories, finance fundamentals of affordable rental housing, real estate development process, pro forma feasibility, tax credits, recapitalizations and calculating affordability extensions and buy downs. These sessions were attended by over 60 HCIDLA policy, financing, loan management and occupancy staff.</li> <li>- Through the HCIDLA efforts, the City Council Housing Committee Chair put forth a motion to allocate \$9 million dollars of former Community Redevelopment Agency funds to effectuate the recommended financial preservation strategies.</li> </ul>

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2015 - 12/31/2015

General Comments:



2016

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2016 - 12/31/2016

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

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

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

(CCR Title 25 §6202 )

**Reporting Period** 01/01/2016 - 12/31/2016

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

[illegible]

[illegible]

1515 S Colby Ave	5+	Renter	5	0	0	51	56	0		DB	
3675 S Dunn Dr	5+	Renter	1	0	0	17	18	0		DB	
5837 W Sunset Blvd	5+	Renter	4	0	0	75	79	0		DB	
1549 S Beverly Dr	5+	Renter	1	0	0	13	14	0		DB	
3752 S Veteran Ave	5+	Renter	2	0	0	14	16	0		DB	
850 S Crenshaw Blvd	5+	Renter	4	0	0	40	44	0		DB	
1312 W 8th St	5+	Renter	3	0	0	33	36	0		DB	
644 N Hobart	5+	Renter	1	0	0	11	12	0		DB	
6636 N Irvine Ave	5+	Renter	0	1	0	5	6	0		DB	
3515 W Hyde Park Blvd	5+	Renter	6	0	0	45	51	0		DB	
11011 W Otsego St	5+	Renter	20	0	0	124	144	0		DB	
11828 W Runnymede	5+	Renter	2	0	0	24	26	0		DB	
5501 N Laurel Canyon Blvd	5+	Renter	0	6	0	40	46	0		DB	
10300 W Venice Blvd	5+	Renter	3	0	0	34	37	0		DB	
14934 W Burbank Blvd	5+	Renter	1	0	0	11	12	0		DB	
11210 W Sardis Ave	5+	Renter	2	1	0	25	28	0		DB	
8715 N Tobias Ave	5+	Renter	0	5	0	22	27	0		DB	
7860 N Simpson Ave	5+	Renter	49	0	0	1	50	0	HOME, LA COUNTY, FHLB(AHP), CTCAC	DB	
550 W 12th St	5+	Renter	84	0	0	1	85	0	HOME, MHSA, HCD(IIG), HCD(AHSC), HCD(MHPS H), CTCAC	DB	
3411 S Crenshaw Blvd	5+	Renter	38	10	0	1	49	0	CDBG,	DB	

									HCD(IIG), CTCAC		
10748 W Riverside Dr	5+	Renter	1	0	0	12	13	0		Parking Reduction	
6200 W Hollywood Blvd	5+	Renter	0	12	38	447	497	0		Zone Variance	
6928 N Agnes Ave	5+	Renter	0	0	1	5	6	0		Zone Variance	
1919 W Court St	5+	Renter	23	23	0	0	46	0		Zone Variance	
14920 W Astoria St	5+	Renter	0	31	69	1	101	0		DB	
14055 W Archwood St	5+	Renter	2	0	0	34	36	0		DB	
5525 N Case Ave	5+	Renter	12	0	0	78	90	0		DB	
4814 W Oakwood Ave	5+	Renter	0	1	0	10	11	0		DB	
2645 S Crenshaw Blvd	5+	Renter	8	0	0	21	29	0		DB	
1015 W E St	5+	Renter	14	73	0	0	87	0		DB	
1116 W D St	5+	Renter	14	73	0	0	87	0		DB	
1077 W 38th St	5+	Renter	11	58	0	71	140	0		DB	
2451 Colorado Blvd	5+	Renter	0	16	0	25	41	0		DB	
111 S Lucas Ave	5+	Renter	0	88	35	2	125	0		DB, Parking Reduction	
4121 N Eagle Rock Blvd	5+	Renter	45	0	0	0	45	0	HOME, LA COUNTY, HCD (MHP), CTCAC		
2003-2027 S Oak St	5+	Renter	19	9	0	0	28	0	HOME, LAUSD, HCD(IIG), CTCAC		
12415 N San Fernando Blvd	5+	Renter	62	38	0	0	100	0	HOME, CDBG,		

									HCD(IIG), HCD(AHSC) , MHSA, CTCAC		
340 N Hawaiian Ave	5+	Renter	10	77	0	0	87	0	HACLA, CTCAC		
307 N Wilmington Blvd	5+	Renter	13	74	0	0	87	0	HACLA, CTCAC		
535 W El Segundo Blvd	5+	Renter	74	0	0	1	75	0	HOME, HCD(IIG), HCD(VHHP)  , HCD(MHPS H), HCD(AHSC) , CTCAC		
345 N Westmoreland Ave	5+	Renter	64	0	0	0	64	0	HOME, HCD(MHPS H), CTCAC		
(9) Total of Moderate and Above Moderate from Table A3					143	12231					
(10) Total by Income Table A/A3			718	604	143	12231					
(11) Total Extremely Low-Income Units*			0								



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** LOS ANGELES

**Reporting Period** 01/01/2016 - 12/31/2016

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

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

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

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2016 - 12/31/2016

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	1644	1037	6915	80	0	9676	0

\* Note: This field is voluntary

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**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	20427	212	856	893	718	0	0	0	0	0	2679	17748
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	12435	593	867	536	604	0	0	0	0	0	2600	9835
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		13728	40	47	45	143	0	0	0	0	0	275	13453
Above Moderate		35412	6798	13047	15833	12231	0	0	0	0	-	47909	0
Total RHNA by COG. Enter allocation number:		82002	7643	14817	17307	13696	0	0	0	0	0	53463	41036
Total Units    ▶    ▶    ▶													
Remaining Need for RHNA Period    ▶    ▶    ▶    ▶    ▶													

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

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Predevelopment/Acquisition Financing for the Development of Affordable Housing	Facilitate predevelopment and/or acquisition financing for approximately 500 units annually.	2013-2021	A total of 433 units were financed during this fiscal year.
New Production of Affordable Housing	Add 500 units annually to the City of Los Angeles affordable housing stock; 30% of units to be Permanent Supportive Housing (PSH); Construct housing for seniors, the disabled and large families.	2013-2021	A total of 1,322 Units began construction, of which 443 were Permanent Supportive Housing (PSH) and the remaining 879 were family/ senior housing.
Systematic Code Enforcement Program (SCEP)/Gateway to Green	Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code; Achieve code compliance with habitability standards within 120 days of systematic inspection; Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time; Launch Gateway to Green Program in 2014.	2013-2021	In CY 2016, SCEP inspected 191,374 multifamily residential rental units; achieved 96% code compliance within 120 days of inspection; initiated contact for complaint inspections within three business days 92% of the time; to date, the Department has completed 62,257 Gateway to Green energy surveys, and identified 42,188 properties with energy saving potential.

Preservation of Rent-Stabilized Housing Units	Preserve more than 638,000 RSO units; Approximately 330 rent adjustment applications will be processed for over \$13 million in property improvements will be approved annually.	2013-2021	In 2016, 460 rent adjustment applications processed for approximately \$17 million in property improvements.
Monitor and Preserve At-Risk Affordable Housing	Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report; Involve property owners and residents of identified at-risk units in preservation efforts; Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing.	2013-2021	<p>In CY 2016:</p> <ul style="list-style-type: none"> <li>- The City allocated approximately 10 Million for the preservation of at-risk affordable housing:</li> <li>- \$7.9 million of CRA/LA non-housing Excess Bond Proceeds (EBP) available to Council District 1 for the purpose of extending the affordability of CRA covenants in two specific Redevelopment Areas.</li> <li>- \$2 Million was committed from the General Fund for the purpose of extending at-risk affordable housing covenants throughout the City.</li> <li>- HCIDLA analyzed the records and owners of former CRA/LA-financed, expiring covenanted and HUD Project-based Section 8 assisted housing and conducted an outreach and education campaign to preserve and/or extend affordability in these properties. These properties were considered the most at-risk due to their covenant or rental assistance contracts expiring in 2021.</li> <li>- HCIDLA contacted 70 property owners/management companies with 2,064 units of expiring covenanted affordable housing. HCIDLA initiated a dialogue to find out owners' plans for their properties and offer a buy-down of affordability approach, restructuring of debt or other options to extend affordability.</li> <li>- HCIDLA conducted direct tenant outreach and education to 52 properties with 1,706 units of at-risk housing.</li> </ul>
Urgent Repair Program	Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations.	2013-2021	In CY 2016, 531 cases were referred to the Urgent Repair Program for resolution. Of the 531 cases, 368 were resolved by the owners, and 22 were resolved by the City-approved contractor. The remaining cases are pending resolution.
Rent Escrow Account Program (REAP) Rehabilitation Loan Pilot Program	Provide 20 qualifying small-scale property owners with a low interest, deferred payment loan to rectify Housing Code violations; ensure rental units are properly maintained and provide a safe and healthy residence for the tenants of RSO units; and expedite the removal of properties from REAP. Removing the property from REAP will allow the property owner to restore their source of	2013-2021	The REAP Rehabilitation Loan Pilot Program is still seeking funding.

	rental income. The pilot program will last for 18 months.		
Billing Information Management System	Maintain Billing Information Management System.	2013-2021	Enhanced the functionality of BIMS. BIMS 2.0 will be available December 6, 2017. Property owners will have the ability to pay invoices, manage multiple properties and apply for exemptions, on an online platform. BIMS 2.0 provides the property owners with a comprehensive billing and payment processing for all of the properties they own and provide the Department with a better tool to update its property database.
Due Process Hearing	Conduct 1,300 hearings.	2013-2021	Conducted 2,066 GM and RAC Hearings.
Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	2013-2021	12 workshops REAP Helpline Calls - 8,638 constituents Outreach Contractors - 9,250 constituents REAP E-mail (hcidla.reap@lacity.org) - 749 Constituents assisted via public counter - 136
Preservation of Affordable Housing	Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	2013-2021	The HCIDLA facilitated the extension of covenants on 12 former Redevelopment Agency (CRA) properties with a total of 414 restricted units set to expire in year 2015 through administrative functions. Due to the HCIDLA's proactive research and time extensive cataloging efforts, these properties were found to have other CRA covenants/restrictions dates going beyond 2015. Initial information transferred to the HCIDLA had indicated otherwise.
Rent Stabilization Ordinance (RSO)	Maintain registration of 638,000 units annually; Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return; Maintain registration of 6,500 spaces in 57 mobile home parks; 400 landlord declarations of intent to evict will be processed annually; 300 tenant households will be provided approximately \$3 million in relocation assistance through the HCIDLA contractor annually.		RSO status enforced for current inventory of approximately 653,000 RSO units, including rented condominiums. In 2016 there were 939 landlord declarations of intent to evict processed; 658 tenant households were provided over \$9.2 million in relocation assistance.
Neighborhood Stabilization Program - Foreclosed Properties	Implement the provisions of HR 3221, (The American Housing Rescue and Foreclosure Prevention Act of 2008 and Emergency Assistance Provision, Public Law No: 110-289), by acquiring, rehabilitating, and reselling/renting foreclosed properties to	2013-2021	Property units acquired - 0; property units rehabilitated - 0; property units resold/rented - 2. The NSP Program is in the process of winding down through administrative and accounting activities as well as through 9 remaining projects.

	qualified buyers/renters.		
Property Management Training Program (PMTP)	<p>Complete 12 Property Management Training programs annually for approximately 420 landlords &amp; managers;</p> <p>Refer non-compliant property to property management training programs provided by partnering apartment owner associations in Los Angeles.</p>	2013-2021	In CY 2016, HCICLA staff participated in 12 Property Management Training Programs administered by partnering agencies; HCIDLA mailed 455 referral letters to non-compliant property owners.
Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	2013-2021	CHPS data and reports continue to be updated on a quarterly basis. The data sources contributing to the reports are HCID AHTF projects, Land Use projects and HACLA projects.
RSO Monitoring	Annual report on the status of the RSO inventory; 50 Ellis removal applications processed annually.	2013-2021	In 2016, RSO status for 653,000 units uploaded & publicly available on ZIMAS. Processed 354 applications for Ellis removals in 2016. Completed 1,132 RSO determinations in 2016.
Consolidated Plan	Complete 1 and 5-year plans	2013-2021	The Plan was completed.
HOPWA Emergency Shelter and Transitional Housing Program	1,589-2,162 housing subsidies per year.	2013-2021	For the period of January 1, 2016 through December 31, 2016, the HOPWA program provided housing subsidies to 731 clients via various programs.
Housing and Services Planning for Persons Living with HIV/AIDS	<p>Convene monthly meetings of the Los Angeles Countywide HOPWA Advisory Committee (LACHAC). Provide advice regarding administration of the HOPWA Program and planning and policy issues.</p> <p>Coordinate with other HIV/AIDS programs. Advocate for low-income persons living with HIV/ AIDS and their families. Assess and evaluate HOPWA-funded supportive services and housing programs in meeting short- and long-term priorities.</p>	2013-2021	In progress.
Homebuyer Financial Assistance	During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers; 50 loans for low-income homebuyers per year thereafter, if funding permits; Issue 80 MCCs per year: 40 for low-income and 40 for moderate-income.	2013-2021	During this calendar year, a total of 68 loans were funded for first-time homebuyers: 63 for low-income, and 5 for moderate-income homebuyers. Additionally, 74 MCCs were issued: 62 for low-income, and 12 for moderate-income.



Adaptive Reuse	4,000 market rate and 100 affordable housing units	2013-2021	5 Cases Filed in 2016; 4 Cases Approved with 472 Units
Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period.	2013-2021	In July 2016, the City Administrative Officer released a Request for Qualifications and Proposals (RFQ/P) for eight City-owned sites, with multiple parcels, that will either be sold or developed. These sites represent at least \$47 million of the City's plan to invest \$138 million towards homeless programs, services, and housing in Los Angeles during this fiscal year. Separately, the City's Housing and Community Investment Department (HCIDLA) is also advancing a parallel effort to develop 13 City-owned parcels for affordable and permanent supportive housing.
Mobile Home Park Preservation	Assist 100 mobile park tenants; 250 market-rate mobile home park pads in residential areas preserved.	2013-2021	No Activity in 2016
Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions	Propose Zoning Code amendment or Director's Interpretation.	2013-2021	In November 2016, the City Council approved an amendment to the Rent Stabilization Ordinance (RSO) to require owners of housing units regulated by the RSO to be withdrawn from the rental market to be replaced on a one-for-one unit basis or replaced by at least 20% of all newly constructed units, whichever is greater. The Department of City Planning begun preparing a report on condo conversions and demolitions, scheduled to be heard in 2017.
Monitor and Update the Density Bonus Program	Annual report on affordable housing units produced as a result of land use incentives; Make revisions to the density bonus provisions in the Code; Update the Affordable Housing Incentives Guidelines.	2013-2021	The DCP participated in a report for the Mayor's Office (per Executive Directive 13) documents the number and percentage of housing units produced as a result of land use incentives.
Housing Needs Assessment by Community Plan Area	Housing Needs Assessment by Community Plan Area	2013-2021	The nine community plan updates in progress in 2016 each analyzed housing needs. The plans employ a variety of strategies to produce and preserve housing for a variety of incomes and needs. The West Adams-Baldwin Hills_Leimert Park Community Plan was adopted in 2016 after vigorous policy development around issues of affordable housing and displacement. At least five of the proposed plans are expected to create affordable housing bonus programs.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data on DCP website; Periodic reports of socioeconomic and demographic data.	2013-2021	The DCP alsupdated its public (web) database of population and housing estimates by sub-areas of the City, including baseline 2010 Census information.
Expedite Affordable Housing Projects	Reduce building permit processing time by up to 12 months; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate	2013-2021	The BuildLA program, which will significantly increase efficiency in the development process, continued to move forward in 2016.

	implementation of expedited processes for affordable housing development; Prioritize affordable housing projects to expedite processing of permits and any related entitlements; Assist 20 affordable housing projects per year; Reduce entitlement processing time by up to three months		
Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects; Adopt amendments to the Zoning Code to alleviate challenges	2013-2021	The Unapproved Dwelling Unit Ordinance was approved by the City Planning Commission in 2016. The ordinance will create a new path to legitimize dwelling units. The ordinance is waiting to be scheduled for City Council pending and form and legality in 2017.
Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types.	2013-2021	The Mayor's Office convened a Housing Innovation Working Group in 2016 focussing on issues such as modular housing, container housing, tiny houses and supportive housing. DBS is working on a memo to clarify modular and container housing construction.
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans (TNPs) for 24 transit station.	2013-2021	Each of the 9 Community Plans being updated in 2016 includes targeted growth areas and incorporates appropriate land use designations to achieve citywide and local growth objectives.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Annual report to City Planning Commission.	2013-2021	No Activity in 2016
Education about Growth, Housing Need, MixedUse and Mixed-Income Neighborhoods	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	2013-2021	<p>The City contracts with the Housing Rights Center (HRC) to conduct presentations and/or workshops different neighborhood councils as part of the Citywide Fair Housing Program.</p> <p>HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mixed income neighborhood.</p>
Foreclosure Registry Program	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 181,185.	2013-2021	HCIDLA has registered 9,474 properties for Calendar Year 2016. HCIDLA has enforced its ordinance and reviewed 5,468 properties for non-compliance resulting in 1,536 Notice of Non-Compliance. HCIDLA implemented both a proactive inspection and monthly inspection Foreclosure Registry Program Ordinance requirements by enhancements made to the Foreclosure Information Management System (FIMS). The FIMS enhancements allows Los Angeles Department of Building and Safety (LADBS) to pursue their proactive inspections and registrants to monthly report inspections to HCIDLA.

			<p>HCIDLA continues to conduct outreach to lenders/beneficiaries/trustees and their representatives. HCIDLA continued its annual webinar training and outreached with lenders/Trustees/Beneficiaries and their representatiaves across the United States. HCIDLA contiuned its work to enhance FIMS and worked on the creation of the GeoRegistry. Additionally, HCIDLA is collaborating with LADBS, Los Angeles Police Department, Los Angles City Attorney Office-Neighborhood Prosecutors Office, Bureau of Sanitation, and Los Angeles Fire Department to reduce nuisance and blighted properties.</p>
Single Family Rehabilitation	384 extremely low-, very low- and low-income units annually.	2013-2021	347 units completed in 2016: 64 Low-Income; 127 Very Low-Income; 155 Extremely Low-Income; 1 Moderate-Income
Stormwater Mitigation	Integrate on-site storm water design guidelines into project review process.	2013-2021	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012.
Building Design for Sustainability	Guidelines developed and updated; Integrate guidelines into all project reviews.	2013-2021	No Activity in 2016
Neighborhood Preservation - Downzoning	Rezone appropriate areas in 10 Community Plans.	2013-2021	10 Community Plans in development, including consideration of selective downzoning and design guidelines to preserve prevailing scale of development in the neighborhood.
Urban Design Studio	Maintain Urban Design Studio as a division within the DCP; Maintain the Professional Volunteer Program (PVP).	2013-2021	The DCP's Urban Design Studio was maintained throughout 2016 to include review and advice on residential projects regarding overall project design and sustainable alternatives for public right of way improvements associated with residential projects. The DCP continued to utilize the Professional Volunteer Program (PVP).
Downtown Affordable Housing Bonus	300 moderate, 225 low, and 225 very low income affordable units; Study whether program is meeting objectives and ways to make improvements.	2013-2021	<p>Market rate projects continued to take advantage of the provisions of the program.</p> <p>Approved Cases:  DIR-2016-571-DB - 849 N. Bunker Hill - Approved on August 8, 2016 for 37 units with 2 units set aside for Very Low Income households with an incentive for an increase in FAR</p> <p>DIR-2016-3540-DB-SPR - 211 N. Alpine - Approved on August 25, 2017 for a mixed-use building with 122 units, 6 set aside for Very Low Income households with an incentive for open space reduction</p> <p>Pending Cases:  CPC-2016-4554-GPA-ZC-HD-DB-SPR - 1000-1026 Mateo - mixed-use project with 104 live/work units, 9 to be set aside as restricted affordable units</p>

			CPC-2016-2683-GPA-VZC-HD-CU-CUB-DB-SPR - 1800 E 7th - mixed-use project with 122 live/work units
Community Level Affordable Housing Programs	Playa Vista: 125 moderate-income for-sale and 83 low-income rental units in Phase 2; Cornfield Arroyo Seco: 20 very low-income and 46 low-income units; Central City West: 500 low-income units; Creation of 10 community plans with affordable housing incentives.	2013-2021	South and Southeast Los Angeles and Boyle Heights Community Plans included affordable housing programs. The community plans are progressing. Transit Neighborhood Plans along the Expo Line Phase 2 also include affordable housing programs.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities.	2013-2021	No Activity in 2016
Rent Escrow Account Program (REAP)	Enforce REAP as a vehicle to motivate property owners to maintain their properties and comply with health, safety and habitability standards.	2013-2021	521 cases (2,707 units) brought into compliance and removed from REAP
Citywide Fair Housing Program	Receive 7,310 fair housing inquiries annually; Resolve 413 fair housing investigations annually; Conduct 67 fair housing training sessions annually; Train 35 new fair housing testers annually; Maintain the Housing/Predatory Lending Hotline	2013-2021	For the period of 1/1/2016 - 12/31/2016 HRC received 9,482 inquiries; resolved 66 fair housing investigations; conducted 65 fair housing training sessions; trained 30 new testers; and maintained the Housing/Predatory Lending Hotline.
RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to ensure disclosure;  120 public presentations will be conducted annually, including Property Management Training Program presentations, community presentations, landlord/tenant workshops and drop-in sessions, and fair housing clinics.	2013-2021	Annual outreach and education program in place. Approximately 241 public presentations, drop in sessions and fair housing seminars were conducted in 2016. Also, online RSO landlord tenant information continues to be expanded & redesigned.
Fair Housing Research	Complete the AI; Identify and implement action items	2013-2021	-Enterprise Community Partners held an AFFH Convening in Los Angeles for stakeholders, where HCIDLA's General Manager provided the welcome address, as well as moderated a panel discussion on "Data-Driven Decision Making" with field experts who presented. -HCIDLA and the Housing Authority of the City of Los Angeles (HACLA) agreed to collaborate on submitting a joint AFH Plan to HUD in June 2017.

			<p>HCIDLA carried out the City's procurement process and released an RFP to solicit responses from qualified applicants to assist in the development of the City's first AFH. A contractor was selected in August 2017 and an orientation meeting between HCIDLA, HACLA and the contractor was held after receiving approval from City Council and Mayor to execute a contract. This meeting included a discussion about timeline and other goals to complete the City of L.A.'s AFH. In December 2016, HCIDLA met with staff from the Community Development Commission of the County of Los Angeles (CDC) and the Housing Authority of the County of Los Angeles (HACoLA) to explore ideas for partnership since the City and County secured the same AFH consultant and were completing respective AFH Plans concurrently.</p> <p>-HCIDLA, HACLA and the selected contractor held its first AFH meeting with fair housing advocates in December 2016 to kick-off the public engagement process.</p>
Domestic Violence Shelter Program	<p>Provide 1,500 individuals with access to public services annually;</p> <p>Maintain 580 shelter and transitional beds annually for domestic violence victims.</p>	2013-2021	<p>For the period of January 1, 2016 through December 31, 2017, the City's Domestic Violence Shelter Operations Program served 1,215 individuals.</p>
Veterans Affairs Supportive Housing (VASH)	Maintain 1,000 housing vouchers for formerly homeless Veterans.	2013-2021	<p>In 2016, HACLA had a total of 3,909 HUD VASH Vouchers.</p> <p>LAHSA assists the VA along with several other partners in providing HMIS data to ensure full capture of utilization and effect of VASH vouchers in reducing veteran homelessness.</p> <p>LAHSA supports the dashboard tracking system which tracks performance for veteran housing services with VASH placements and performance included in that data. Los Angeles was able to secure an MOU allowing for better sharing and deduplication of data to determine overall system performance from multiple data sources. Increased data sharing and transparency allows LA to better track trends and needs and overcome barriers by making systematic changes. LAHSA hosts a veteran's dashboard on the LAHSA website.</p> <p>LAHSA created a Veteran Service Coordinator position to support the system level work that is being done and strengthen community partnership with the VA.</p>
HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide between 4,618-6,613 clients with supportive services annually.	2013-2021	<p>For the period of January 1, 2016 through December 31, 2016, the HOPWA program provided supportive services to 3,229 clients via various programs.</p>
HOPWA Housing Development for Persons Living with HIV/AIDS	<p>Financing commitment to, at minimum, 10</p> <p>units per year dedicated to serving</p>	2013-2021	<p>The HOPWA program did not provide a financing commitment for the period in question.</p>

	persons living with HIV/AIDS and their families.		
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually.	2013-2021	For the period of January 1, 2016 through December 31, 2016, the HOPWA program provided 49,186 separate instances of housing information and referrals to low-income, HIV positive clients.
Foreclosure Eviction Moratorium	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties.	2013-2021	Rent Division has submitted a transmittal request to extend the Foreclosure Eviction Moratorium through December 2020. (FYI NOTE as of 11/28/2017): The transmittal is pending scheduling before Council. The Rent Division anticipates the extension will be adopted by Council and Mayor.
Utility Maintenance Program	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130	2013-2021	No Status Update in 2016
Innovative Housing Unit Design	500 units with universal design elements; Provide assistance to developers and property owners during project review; Increase the number of affordable, accessible units occupied by persons with special needs.	2013-2021	On May 18, 2016, Mayor Garcetti issued Executive Directive 17, launching a Purposeful Aging LA initiative, an age-friendly citywide initiative to provide the framework for leading an innovative, multi-year effort to improve the lives of older adults. A Purposeful Aging Task Force was established with representatives from multiple departments. ED 17 specifically calls for identifying and tracking data around housing, including affordable housing units available to older adults, trends around homelessness and how zoning impacts the creation of affordable senior housing and care facilities.
Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually.	2013-2021	No Status Update for 2016
Reasonable Accommodation	Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.	2013-2021	No Status Update for 2016
Computerized Information Center/Information & Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually.	2013-2021	No Status Update for 2016
Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually; Certify compliance with the Los Angeles County Congestion Management Program annually.	2013-2021	No Status Update for 2016

Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy efficient refrigerators annually.	2013-2021	No Status Update for 2016
Home Energy Improvement Program	Provide free green assessments to property owners.	2013-2021	No Status Update for 2016
Homeownership for Voucher Holders	Increase homeownership opportunities among voucher holders.	2013-2021	No Status Update for 2016
Project-Based Rental Assistance	1,074 (430 extremely low-income, 644 very low- income) households housed through project- based rental assistance vouchers.	2013-2021	As of May 2016, the HACLA has awarded 3,591 vouchers in support of the City of Los Angeles Permanent Supportive Housing Program (PSHP) which consolidates the efforts of various City departments to assist in the provision of supportive housing for the homeless population of the City of Los Angeles.
Facilitate Housing for Senior and Disabled Persons	Assist in the development of 250 senior units a year; Construct 1750 Eldercare units; Explore the creation of an affordability component to Eldercare Ordinance.	2013-2021	No Status Update for 2016
Residential Rehabilitation of Public Housing	Complete revitalization of Jordan Downs, including: 280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units; 100 new extremely low-income units, 400 new very low- income units (< 60% AMI), 20 low-income workforce housing units (< 80% AMI) and 380 market-rate units.	2013-2021	Implementation of the Jordan Downs redevelopment plan continued in 2016.
Public Housing Annual Inspections	All public housing units inspected annually. All Section 8 units inspected annually.	2013-2021	Public housing and Section 8 units continued to be inspected annually by HACLA.
Lead-Based Paint Evaluation and Abatement Program in Public Housing	Abate lead-based paint hazards in 280 units.	2013-2021	No Status Update for 2016
Housing Choice Voucher Program	Maintain 47,500 Section 8 vouchers for very low-income households.	2013-2021	As of September 22, 2016, the HACLA maintained a total of 50,849 Housing Choice Vouchers.
RSO Enforcement	Investigate and enforce 6,000 RSO violations annually; Refer 60 non-compliant cases to the City Attorney annually.	2013-2021	Investigated and enforced over 6,600 RSO violations in 2016. Referred 52 non-compliant cases to the City Attorney in 2016. Note: Only cases Rent staff is unable to resolve are referred to City Attorney.



Healthy Homes and Lead-Safe Housing	Complete interventions in 52 extremely low-, 79 very low- and 131 low-income units annually.	2013-2021	Total of 88 units: 34 Very Low-Income; 35 Low-Income; and 19 Moderate-Income.
New Programs to Increase the Production of Affordable Housing	Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing.	2013-2021	Linkage Fee Draft Ordinance: The HCIDLA and the Department of City Planning completed the Affordable Housing Linkage Fee study to establish the nexus between new jobs and demand for affordable housing in September 2016. In California, the Mitigation Fee Act requires that fees imposed on new development demonstrate a direct relationship (nexus) between the fees charged and the demand for affordable housing generated by new workers. With guidance from the study's findings, the departments drafted an ordinance proposing a Linkage Fee of \$5 per square foot of commercial use and \$12 per square foot of residential use. If approved, given development trends in recent years, these fees are expected to generate up to \$100 million annually to fund affordable housing in the City of Los Angeles. Consideration and adoption of the Affordable Housing Linkage Fee ordinance is expected to take place in 2017.
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 375 vouchers.	2013-2021	No Status Update for 2016
Services in Public Housing	50 residential clients served by educational assistance programs; 100 residential clients served by computer training programs; 100 youth served by recreational, educational and cultural programs; 1,600 residential clients served by career assistance programs; Submit application for Workforce Investment Act Recertification for 2013 -15.	2013-2021	No Status Update in 2016
Housing Information	Establish a consolidated housing information database on the City's website; Update available Section 8 Voucher units online.	2013-2021	No Status Update for 2016
Rental Assistance for Homeless Households	Maintain 4,000 Housing Choice Vouchers to homeless individuals or households	2013-2021	No Status Update for 2016
Rental Assistance for Homeless Households with Disabilities	Maintain housing for 2,400 homeless households with disabilities annually.	2013-2021	No Status Update for 2016
Emergency Shelter and Transitional Housing Facilities	483 existing emergency shelter beds	2013-2021	Emergency Shelter (Crisis Housing) beds: Total 3,009

	funded annually; 1,740 existing transitional housing beds funded annually.		Transitional Housing beds: 1,615 2016 marked the beginning of a trend away from transitional housing as an effective intervention for all homeless populations with the exception of transition age youth. A greater emphasis was placed on the Housing First model in which the priority is to rapidly match persons with permanent housing resources and place them in PH as quickly as possible.
Overnight Shelter (Winter Shelter and Year-Round Shelter)	871 temporary shelter beds year round; 1,335 temporary winter shelter beds.	2013-2021	Crisis Housing total: 3,009 beds (City and County General funds, ESG and DPSS funding). Temporary Winter Shelter beds total: 1,500 beds serving over 8,100 unduplicated individuals (City and County General funds and ESG funds)
Family Solutions System	Initiated seven regional Family Solution Systems throughout the Los Angeles CoC; Serve approximately 1,200 homeless and at-risk persons per year.	2013-2021	The Homeless Family Solution System (HFSS) is designed to utilize both centralized and decentralized access points to quickly identify and move families experiencing homelessness into more stable housing situations. The Family Solution Centers (FSC) operate as the “front door” to the homeless system serving families in LA County. Each FSC utilizes a standardized screening, triage, and assessment process to help connect families to the housing intervention that best meets their needs. In contract year 15/16, HFSS screened 3,749 households, enrolled 3,500 and moved 1,133 households into housing and provided emergency shelter to 1,168 households.
Job Training and Placement for Homeless Individuals	Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually.	2013-2021	LAHSA subcontractors provide direct education and vocational training to homeless persons.  Los Angeles has created a workforce development program (LA R.I.S.E.) that specifically provides supported employment and job coaching to persons who are experiencing homelessness.
Permanent Supportive Housing For Homeless Persons	Maintain 1,477 permanent supportive housing units for homeless households annually.	2013-2021	Permanent Supportive Housing (PSH) total: 8,615 beds in 6,549 units.  Under the 2016 CoC Program Competition application, the Los Angeles Continuum of Care (LA CoC) applied for 337 new beds in 317 units of PSH. The LA CoC requested \$108,277,708 in CoC funds in the 2016 HUD CoC Program competition.
Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	2013-2021	HUD requires biennial homeless counts to be conducted by its CoC Program recipients (every odd year unsheltered counts). Starting in 2015, LAHSA on behalf of the LA CoC saw the importance of conducting an annual Homeless Count and has moved to annual census of its homeless population. In January 2016, there were approximately 28,464 homeless individuals, families, and youth on any given night (an 11% increase from 2015). 75% of the Continuum’s homeless population is unsheltered in Los Angeles City.
Homeless Management Information Systems (HMIS)	All providers receiving City funding shall	2013-2021	LAHSA, on a yearly basis updates the Housing and Services Inventory that

Data Collection	participate in HMIS.		gets submitted to HUD. As of June 2016, the HMIS bed coverage rate approached 55%.
Neighborhood Awareness of Special Needs Housing	Establish outreach curriculum; Pursue funding for training program.	2013-2021	LAHSA hosts Community Quarterly Meetings. The purpose is to (1) provide regular opportunities for community stakeholders and service providers to share information and best practices; (2) deliver important updates on programs funding, grant opportunities, performance measurement, and legislative and policy requirements; (3) Solicit feedback on the implementation and evaluation of CoC goals; and (4) Engage the community in the annual Greater Los Angeles Homeless Count. The timeframe for the meetings are as follows: Quarter 1: March/April, Quarter 2: June/July, and Quarter 3: October/November.
Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council; Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.	2013-2021	<p>The Los Angeles Continuum of Care (LA CoC) Coordinating Council plays a big role in Homeless Housing and Services Coordination. This Council is comprised of representatives from all 8 Service Planning Areas (SPAs) in the LA CoC. In 2016, the group met monthly with attendees from service providers, City and County government departments and other stakeholders. In addition, there were three CoC Quarterly SPA meetings which took place in March/April, July/August and October/November. On average, there were 24 attendees per meeting in each SPA. Finally, LAHSA has been an active participant in meetings hosted by the City and County of Los Angeles strategic planning efforts to address homelessness</p> <p>In February 2016, the City and County of Los Angeles took a historic joint effort to address homelessness regionally. The approval and adoption of the Los Angeles County Recommended Strategies to Combat Homelessness and the Los Angeles City Comprehensive Homeless Strategy served as a focused starting point for a coordinated effort to address the growing issue of homelessness in Los Angeles. The City and County strategies have been organized and grouped into five major categories: I. Coordinated Entry System (CES); II. Families and Youth; III. Coordination and Convening; IV. Facilities; and V. Other.</p> <p>Working with the City and County to prioritize strategies will be essential to LAHSA's role and management of the strategies assigned to the organization. Priority will be given to those with funding already allocated and anticipated, those that are critical to governance, and those prioritized by the City and County.</p> <p>The implementation of these strategies will involve all departments within LAHSA. These departments will require additional staffing to lead and implement these strategies, which will include restructuring of these departments by creating divisions and adding staff.</p>

Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	2013-2021	<p>In 2016, LAHSA completed the transition data capture of the system's assessment tool (the VI-SPDAT) into the Continuum's data platform, the Homeless Management Information System (HMIS). This laid the groundwork for better information sharing between agencies and across Service Planning Areas (SPAs), which, in turn, allowed for easier connections to services for clients as well as a reduction in service duplication. The shift to using HMIS also served to as the basis for the transition of the funding and management of the CES from United Way to LAHSA. In the Spring of 2016, LAHSA opened an RFP process to fund the CES across the County. This RFP process included the development of detailed community plans for each SPA to detail how the partner agencies would work together to ensure a cohesive continuum of services from street outreach to permanent housing placements.</p> <p>LAHSA's ERT continues to serve as the lead outreach and engagement program in the City and County of Los Angeles. The focus of the ERT is to engage people experiencing homelessness and connect them to the services that they will need in order to obtain and maintain permanent housing. To accomplish this, the ERT continues to work closely with the Departments of Mental Health (DMH), Health Services (DHS), Public Health (DPH), and Public Social Services (DPSS). In 2016, LAHSA's ERT began a partnership with LAPD and LASAN called the HOPE project. HOPE is a collaborative effort between the three departments to expand outreach to the homeless resident of the City of Los Angeles. By the very nature of their work, police officers have more contact with people experiencing homelessness than most others. So, the HOPE project serves as an opportunity to capitalize on those contacts and increase the ability of officers to assist in connecting people to services through education and direct partnership with homeless outreach staff.</p>
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2013-2021	<p>In 2016, LAHSA formed a Capacity Building and Technical Assistance Working Group to address the growing demand for technical assistance among homeless service providers.</p> <p>The Technical Assistance Working Group is made up of TA providers (CSH, Abt Associates, United Way, Shelter Partnership) who are bringing to the table their expertise and resources. The goal of this group is to help identify the Capacity Building and TA needs of the service providers, region, and homeless delivery system and provide the resources and expertise to meet those needs. The Work Group also went after additional funding to increase LAHSA's capacity to provide such technical assistance by 2017. In addition, LAHSA's HMIS Support Team introduced eLearning within the LAHSA HMIS Training Program and offered interactive online HMIS instruction that provide in-depth instruction on how to navigate HMIS, including engaging scenario-based simulations and quizzing elements. The HMIS Support Team also provided technical support for both HMIS and training-related inquiries while it continues</p>

			to provide HMIS TA to all service providers via its ticket system generated by emails sent to hmissupport@lahsa.org by service providers. Finally, throughout the completion of the Continuum of Care Program Competition process, LAHSA provided daily technical assistance for housing provider applicants.
Small Lot Subdivisions	1400 market-rate units; 100 moderate income units; Revised Small Lot Subdivision Guidelines - 2013-2014; Inter-departmental clarification memo - 2013-2014.	2013-2021	608 Units and 117 Cases Filed; 499 Units Approved
Barriers to Limited Equity Housing Cooperatives	Study barriers to the greater utilization of limited-equity cooperatives; Utilize limited equity co-ops as a tool to facilitate affordable homeownership	2013-2021	No Activity in 2016
Land Use Program to Increase the Production of Affordable Housing	Increase the supply of affordable and mixed-income housing; Prepare draft ordinance Schedule 2014 - 2018	2013-2021	<p>A "Value Capture" Ordinance that would clarify and standardize affordability requirements on certain entitlements that allow for greater density and floor area was discussed in the City Council and appears set for adoption in 2017.</p> <p>Ballot Measure JJJ was passed in November, which included new affordability requirements on Zone Change and General Plan Amendment projects and created the Transit Oriented Communities Affordable Housing Incentive Program to incentivize mixed-income and affordable housing projects near transit.</p>
Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites; Create opportunity for 100 units, including 10 very low- and 10 low-income units.	2013-2021	<p>In April 2016, the City Council passed the Clean Up Green Up (CUGU) Ordinance. The ordinance does not directly address environmental remediation. However, it combats adverse health effects related to concentrations of industrial uses and freight traffic in three L.A. pilot communities</p> <p>Boyle Heights, Pacoima/Sun Valley and Wilmington - by creating basic land-use guidelines for development where industrial use and residential neighborhoods intersect, to make them more green-friendly and compatible. New auto body shops, oil refineries and factories will no longer be concentrated next to homes, schools, parks and child care facilities. The ordinance also established improved regulations for air filtration systems citywide.</p>
Downtown TFAR Public Benefit Fee	\$20 million for affordable housing development; Evaluate whether changes are needed as part of the re:code:LA Unified Downtown Development Code (Program 66).	2013-2021	<p>Four projects filed TFAR applications in 2016, representing 202,000 square feet of purchased floor area.</p> <p>The Department of City Planning launched a new community planning effort for the downtown area in 2016. The community plan will result in a complete</p>

			evaluation of the way floor area is offered downtown in the context of creating a new vision for public benefits.
Innovative Parking Strategies	Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.	2013-2021	A parking study completed in 2015 is being used to inform parking recommendations in the Boyle Heights Community Plan Update.
Historic Preservation	Expand the number of HPOZs and HCMs; Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs.	2013-2021	<p>Two new HPOZs were adopted by City Council in 2016 - the El Sereno-Berkshire HPOZ and the Carthay Square HPOZ. Both will become effective in 2017. In addition, three other potential new HPOZs were under consideration in 2016. 36 HCMs were adopted in 2016.</p> <p>The City Planning Commission approved changes to the HPOZ Ordinance (LAMC 12.20.3) , including changes to many of its procedures and process thresholds to provide more effective implementation.</p> <p>The City Council also approved amendments to the Cultural Heritage Ordinance (Section 22.171 of the Los Angeles Administrative Code) in order to improve the processing of Historic-Cultural Monument (HCM) nominations.</p> <p>The City hosted the Historic Neighborhoods Conference: Growing Up with Character on October 15, 2016. The Conference featured training and education for HPOZ Board members and residents, over 200 attendees, awards for best projects, and walking tours of four different HPOZs.</p>
Mills Act Implementation	50 homes annually	2013-2021	39 Cases with Mills Act Recorded
Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; Monitor and enforce compliance with affordability covenants; Identify affordability covenants in ZIMAS.	2013-2021	<p>In 2016, the Affordable Housing Inventory, had a total of 42,757 units in 1,398 projects that were monitored for occupancy.</p> <p>HACLA continues to participate in providing information on the affordable housing inventory.</p>
Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	2013-2021	CHPS data and reports continue to be updated on a quarterly basis. The data sources contributing to the reports are HCID AHTF projects, Land Use projects and HACLA projects.
Housing Element Sites Inventory Update	Annual report on development of sites included in the Inventory of Sites	2013-2021	No Activity in 2016
Monitor and Report on Housing Production Goals	Quarterly and annual summaries on residential building activity; Annual report on the City's housing production and preservation goals and accomplishments; Annual report on changes in the rental	2013-2021	The DCP issued a summary of building activity in the 2015 Annual Growth and Infrastructure Report, which included housing production and net changes in the rental housing stock including demolitions and conversions. The DCP also prepared issuance of a Performance Metrics Report for the Mayor's Office, which focus on the amount of housing growth near transit as well as the

	housing stock.		percentage of affordable housing created through planning and land use incentives. This report is available through the DCP website at <a href="http://www.planning.lacity.org">www.planning.lacity.org</a> (under What's New).
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	2013-2021	<p>The DCP published a Growth and Infrastructure Report in 2016 that detailed population, housing, employment and development trends through July 2016, including estimated growth since the 2010 census based on a range of data sources from the City, state, regional and federal agencies.</p> <p>The Homeless Count report is published on the LAHSA website.</p>
Census 2020	Census forms and methodologies that better reflect the City's needs.	2013-2021	Initial work continued in 2016 to prepare for the 2020 Census.
Expedited Residential Recovery	Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster; Issue loans and grants within four weeks of application for reconstruction funds.	2013-2021	No natural disasters requiring housing assistance occurred in 2016.
Implement CEQA Streamlining Measures	Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects; Assist 10 Transit Priority Projects and Infill Projects per year.	2013-2021	Work progressed in 2016 with a consultant to assist in the facilitation of CEQA streamlining measures outlined by this program. The program should be complete, with staff fully trained by 2017.
Improvements to Entitlement Processing/ Department Realignment	Complete fee study of entitlement processing costs; Amend the Zoning Code to implement full cost recovery	2013-2021	In December 2016, the Department of City Planning completed a comprehensive fee study with a goal of achieving full cost recovery for project planning services. The study and final report indicated the City is recovering approximately 74% of the estimated full cost of providing most fee related services, where the annual revenue collected is less than the estimated fully burdened costs of providing those services. Based on the fee study findings, the Department recommended to City Council revising Los Angeles Municipal Code (LAMC) Section 19.01 through 19.10 to more accurately represent the cost of providing planning and land use services.
Development and Design Standards	Include development and design standards in 10 Community Plans	2013-2021	Development and design standards remain in each of the draft Community Plans that had been released by the end of 2016. Work continued on the North Westlake Design District in 2016, expected to create a friendly experience for pedestrians and promotes mixed-use. The Exposition Corridor Transit Neighborhood Plan released draft plans and guidelines in 2016 and continue to be in progress. The Hybrid Industrial/Live-Work zone was created in 2016. It is the first industrial zone of its kind in the City. It allows a mix of residential and commercial uses in a manner that will preserve the



			surrounding industrial and artistic character of the communities for which it was designed.
Zoning Code Revision	Adopt a brand new Zoning Code that establishes clear and predictable regulations.	2013-2021	During 2016 the Zoning Code revision project called re:codeLA largely focused on creating a greater variety of single-family zoning options to fit the character of our neighborhoods.
Second Unit (Granny Flat) Process	30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.	2013-2021	With the adoption of AB 2299 and SB 1069, the City drafted a new Accessory Dwelling Unit (ADU) ordinance to comply with the new State ADU law, which is effective on Jan. 1, 2017. The City Planning Commission approved the draft ordinance in December 2016 and moved the draft to the City Council for adoption in 2017.
Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use developments; Identify targets in all Community Plans; Adopt ordinances if appropriate.	2013-2021	New by-right mixed-use zones (called Community Plan Implementation Overlays - CPIOs) are being developed along transit-rich commercial corridors in the nine draft Community Plan updates. Transit Neighborhood Plans are also creating new mixed-use zones to protect jobs and housing mix.
Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.	2013-2021	Significant work took place on 11 future Transit Neighborhood Plans for the next two light-rail lines: Expo Phase 2 and Crenshaw/LAX. The draft Exposition Corridor Transit Neighborhood Plan is expected to be presented in 2017.
Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers.	2013-2021	Work progressed on the development of the Westside Mobility Plan, which amongst other things, aims to expand fees to rental housing development to help pay for area transportation improvements. An exemption and/or credit for the provision of affordable housing units is being considered. Specific Plan drafted and draft EIR being prepared. Open Housing and Public Hearing was on June 23, 2016.
Planning for Neighborhood Character	10 updated Community Plans; Implementation tools as appropriate.	2013-2021	The Baseline Mansionization and Hillside Ordinance was approved in 2016 to preserve the unique character of our varied neighborhoods. New development standards were established for hillside and residential communities. These regulations will address the out-of-scale development in single-family zones throughout the City and the related construction impacts in our hillside areas.
Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects; Notifications to CNCs for filed applications bi-weekly; Case filing activity posted on DCP website bi-weekly	2013-2021	Duplicate case files and early notification were provided to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (through the Certified Neighborhood Council Notification Program and the Early Notification System). The Neighborhood Council Liaison position was maintained by DCP throughout 2016.
SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results.	2013-2021	The SurveyLA project finished its surveying of Los Angeles community plan areas for historic and/or culturally significant resources in 2016, including completion of reports for Northeast Los Angeles, Central City and Central City

			West. It also completed a Field Survey Results Master Report in August 2016. The Report is intended for use as a cover document for all CPA reports and provides detailed information about SurveyLA methodology and further defines terms used in the reports
Landscape Design	Integrate Landscape Ordinance and Low Impact Development; Ordinance into project review process.	2013-2021	The City continued to capture, treat and infiltrate stormwater and urban runoff by utilizing the recently adopted Low Impact Development Ordinance, as well as additional water conservation measures.
Affordable Housing in the Coastal Zone (Mello Act Implementation)	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone; 45 very low income units; 30 low income units; 50 moderate income units	2013-2021	Work continues to progress toward a public review draft of a permanent ordinance implementing the Mello Act in the Coastal Zone portions of the City of Los Angeles.
Zoning and Development Standards for Homeless Housing	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	2013-2021	The Emergency Homeless Shelter Ordinance was adopted in March 2016
Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	2013-2021	No Activity in 2016
Access to Housing for Health Program (AHH)	Assist approximately 70 persons per year.	2013-2021	No Status Update Available for 2016
Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedness Month annually; 2 Neighborhood Preparedness Ambassadors Trainings annually; Outreach to neighborhood and community groups as requested.	2013-2021	The City completed its Regional Disaster Housing Planning activities in 2014. The project focused on residential recovery and reconstruction throughout the 5 county region. The planning activities included a disaster working group comprised of local housing industry representatives as well as state and federal housing and disaster planning experts.
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster.	2013-2021	No natural disasters hit Los Angeles in 2016.
Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 20 housing-related disputes.	2013-2021	The DRP entered its 27th year of providing comprehensive dispute resolution services including information, referral, conciliation, mediation, facilitation and consultation services. The DRP reviews Rent Stabilization Ordinance (RSO) case files, contacts the parties (landlord and tenant) involved in the dispute, and invites them to resolve their conflict through mediated dialogue in lieu of prosecution.

Million Trees LA	Distribute free shade trees to residents to increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program. Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods. CDBG, SCAQMD, Private Donations, LADWP Funds	2013-2021	Through the City Plants program, City residents are eligible to receive up to seven free shade trees. The LA Conservation Corps delivers the trees to a property along with stakes, ties, and fertilizer pellets. Parkway trees and trees in front of businesses are also available.
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness.	2013-2021	The City allocated \$10.1M of general funds for Rapid-Rehousing to house up to 1,000 homeless persons and homeless veterans. LA City has received 530 HUD-VASH vouchers to house homeless veterans. The Housing Authority also allocated 500 housing choice vouchers to house veterans who do not meet the HUD-VASH program requirements. Ballot Measure HHH, for \$1.2 billion over 10 years of capital funding for homeless facilities and housing, was approved in November 2016, but the funds won't be available until 2017.
Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually.	2013-2021	Supported the County's request to apply Affordable Health Care Act funding for housing.
Access New Resources and Services for the Homeless	Periodic reports on legislative and budgetary initiatives.	2013-2021	The City Council voted to commit 12.4 million for emergency relief to get homeless people off the streets before the anticipated El Niño winter storms. This includes \$10 million in short-term rent subsidies for veterans and other homeless people, and \$1.7 million for emergency shelter beds. It marks the first time in city history that general fund dollars have been used for homeless aid. In addition, the City made an initial investment of \$2.9M in F/Y 15-16 to scale up the Coordinated Entry System by increasing outreach workers to find homeless residents and place into a housing placement pipeline. This funding also supported CES administrative staff positions.
City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement.	2013-2021	As of the 2016 Homeless Count, the City of LA was found to have 28,464 homeless individuals and family members, and youth. This represents an increase of 11% from the count in 2015. Monthly Homelessness Cabinet meeting have been held each month.
Housing Alternatives for Seniors	Find alternative housing solutions for 1,600 senior citizens	2013-2021	The Department of Aging contracts with a non-profit organization (currently Affordable Living for the Aging), which provides shared housing services for elderly Los Angeles residents. The organization meets with seniors to provide timely information on upcoming housing opportunities, open wait lists

			and details about their Shared Housing Program (a service that matches individuals to share private residences throughout Los Angeles County).
Housing Legal Services for Seniors	Assist 200 seniors with legal advice each year.	2013-2021	The Department of Aging contracts with a non-profit legal services organization (currently Bet Tzedek) to provide free, expert legal advice to assist seniors in various legal issues including: public entitlement, housing related laws, legal aid, landlord/tenant disputes, government benefits, health law consumer protection, nursing home law and powers of attorney. Appointments can be scheduled at any of the 16 Multipurpose Senior Centers.
Reduced "Trips" for Housing near Transit and/ or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	2013-2021	The DOT has been implementing the guidelines that allow for trip credits of up to 25% for residential development that is located in close proximity to certain transit stops and up to 5% for developments with affordable housing units. The City's DCP and DOT obtained a grant from the Strategic Growth Council that will, amongst other things, allow for the production of empirical evidence to establish the difference in trip generation in different types of residential projects including affordable housing, senior housing, transit proximit housing and mixed use development.
Recycle Construction Waste	Establish incentive program for source separation of construction and demolition waste; Establish rebate program for construction and demolition waste taken to a City-certified waste processor; Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor.	2013-2021	The Citywide Construction and Demolition (C&D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&D waste generated within City limits be taken to City certified C&D waste processors (BOS is responsible).
Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pickup for all residential developments.	2013-2021	Discussions began that would lead to recycling on multiple family and commercial developments.
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year.	2013-2021	This program continues with clothes washer rebates in 2014-15.
Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	2013-2021	There has been substantial growth in the number of time-of-use meters for LADWP electric customers. A separate meter is sometimes required for particular rate incentives.
Green Power for a Green LA	25,000 households choosing alternative energy sources.	2013-2021	The LADWP reports a total of XXXXX Green Power customers at the end of 2016. Currently LADWP's own generation mix includes 23% renewable. As additional solar and wind projects have come on line, and with the termination of LADWP's participation in the Navaho Generating Station, LADWP is on track to reach 25% renewables in 2016 and 33% renewables by the end of 2020.
Incentives to Encourage Green Building Solutions in	Develop green building incentives	2013-2021	LADWP expanded customer incentives to encourage energy and water

Existing Buildings	program for existing buildings.		efficiency buildings in 2015. The Energy Efficiency Technical Assistance Program (EETAP) was launched in early 2015; this program reimburses building owners for audits and other necessary efficiency project development costs to help more building owners participate. The number of joint programs with SoCalGas continues to expand to serve more customers and help LADWP meet its efficiency goals. Programs assist small buildings (small business direct install), moderate size buildings (energy advantage) and large buildings (LABBC and EETAP, plus new construction projects). In late 2015, the partner utilities launched a joint Energy Savings Assistance Program which provides energy (electric and gas) and water efficiency measures to low-income residents of multi-family buildings in LA.
Sustainable Building Materials and Practices	Integrate guidelines into project review process; Develop and maintain an outreach website.	2013-2021	The LADBS and LADWP implements the sustainable building materials requirements of the Green Building Code. Guidelines regarding sustainable building materials are integrated into project reviews.
Nuisance Abatement in Residential Buildings	Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually.	2013-2021	The City's enforcement agencies continued to successfully resolve nuisance complaints on residential properties.
Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	2013-2021	The new building code was updated in December 2013 to incorporate provisions of the 2013 California Building Code, which is based on the 2012 International Building Code.
Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	2013-2021	Expediting green projects is done through the regular expedite process. Case management offers service to green projects.
Density Bonus	Create 375 non-subsidized very low income units; Create 750 non-subsidized low income units; Create 187 non-subsidized moderate income units; Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines.	2013-2021	In 2016: 149 Cases Filed for 6616 Total Units with 1380 Restricted Affordable Units. 75 Projects permitted for 4013 Total Units with 717 Very Low Income, 605 Low Income and 143 Moderate Income Units

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2016 - 12/31/2016

General Comments:

2017



# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

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

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

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

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

(CCR Title 25 §6202 )

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

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

[illegible]

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

[illegible]

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

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** LOS ANGELES

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

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

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

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

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

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

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

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

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** LOS ANGELES

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

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

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

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      LOS ANGELES

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

**Table C**

### Program Implementation Status

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

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

General Comments:



## Communication from Public

**Name:** Laura Meyers

**Date Submitted:** 01/16/2020 07:41 PM

**Council File No:** 19-1603

**Comments for Public Posting:** January 16, 2020 The Honorable Members of City Council and the PLUM Committee 200 N. Spring St. Los Angeles, CA 90012  
RE: Council File No. CF-19-1603 Case No. ZA-2018-CU-DB-SPR, VTT-82114 806 West Adams Boulevard (758-832 West Adams Blvd.), Los Angeles CA 90007 Dear Honorable Councilmembers: Relative to the Appeal before you on Tuesday, January 21, 2020, I have previously submitted the attached detailed comment letter, as well as selected pages from the adopted Citywide Mobility Plan 2035, An Element of the General Plan, the latter of which clearly indicates that West Adams Boulevard is a city-designated Scenic Highway. A part of the CEQA process is reliance on factual information, e.g., CEQA must be fact-based. However, Planning Staff has repeatedly denied that which is patently clear (as you can see in the attached Mobility Plan 2035 pages), namely that the Los Angeles City Council adopted (on September 7, 2016) the Mobility Plan 2035 which among other things did indeed designate 68 streets and arteries as Scenic Highways, including Adams Boulevard from Figueroa to Crenshaw, and thus for this reason alone a Class 32 Exemption ought not to apply. Moreover, as I and others repeatedly have made clear, and has been stated in the Appeal, this Project is inconsistent with the Hoover-Exposition-University CRA Redevelopment Plan. I sat on the Project Advisory Committee to this Redevelopment Plan from 1989 until the Community Redevelopment Agency's demise. The land use component of the Redevelopment Plan, however, continues to be in effect. The import of that is outlined in detail both in my attached previous letter and also in the Appeal, which has updated information now that the jurisdiction al responsibility has transferred from the Successor Agency to the City Planning Department. The basic "rules" for a project within the redevelopment project/plan area have not changed. For a density bonus, several specific findings shall be made (details in the attached letter as well as the Appeal). No one has made any move to do so. Applicant (as far as anyone can see with transparency on the City website) has thus far not applied for the Director's Determination that is required in this case; no staff-led public hearing has been yet held, and no report/determination has been issued. No related CEQA evaluation has occurred. This despite

my having brought it to the Planning Staff's attention via a series of letters, and via public testimony on several occasions. Indeed, on the morning of the Planning Commission hearing, Staff made the unprecedented action of including an agenda amendment that resulted in the Commission adopting relatively loose language regarding that the Applicant must get a clearance from the CRA (or, now, Planning Department Staff who handle redevelopment) before obtaining a building permit. I do not know why was this treated as an "emergency" under the Brown Act, allowing for a sudden agenda addition, when Staff had known of the issue for many, many months. In any case, the required Redevelopment Findings (not yet made) are at odds with a Categorical Exemption, Class 32. I thank the Honorable Members for taking the time to read through this attached material. We are all working toward a better community and we all appreciate how hard you work for us. Thank you for your consideration. Laura Meyers On behalf of NUPCA P.O. Box 15881, Los Angeles CA 90015\*

· N · U · P · C · A ·  
NORTH UNIVERSITY PARK COMMUNITY ASSOCIATION

January 16, 2020

The Honorable Members of City Council and the PLUM Committee  
200 N. Spring St.  
Los Angeles, CA 90012

**RE: Council File No. CF-19-1603**

**Case No. ZA-2018-CU-DB-SPR, VTT-82114**

806 West Adams Boulevard (758-832 West Adams Blvd.), Los Angeles CA 90007

Dear Honorable Councilmembers:

Relative to the Appeal before you on Tuesday, January 21, 2020, I have previously submitted the attached detailed comment letter, as well as selected pages from the adopted Citywide Mobility Plan 2035, An Element of the General Plan, the latter of which clearly indicates that West Adams Boulevard is a city-designated Scenic Highway.

A part of the CEQA process is reliance on factual information, e.g., CEQA must be fact-based. However, Planning Staff has repeatedly denied that which is patently clear (as you can see in the attached Mobility Plan 2035 pages), namely that the Los Angeles City Council adopted (*on September 7, 2016*) the Mobility Plan 2035 which among other things did indeed designate 68 streets and arteries as Scenic Highways, including Adams Boulevard from Figueroa to Crenshaw, and thus for this reason alone a Class 32 Exemption ought not to apply.

Moreover, as I and others repeatedly have made clear, and has been stated in the Appeal, this Project is inconsistent with the Hoover-Exposition-University CRA Redevelopment Plan.

I sat on the Project Advisory Committee to this Redevelopment Plan from 1989 until the Community Redevelopment Agency's demise. The land use component of the Redevelopment Plan, however, continues to be in effect. The import of that is outlined in detail both in my attached previous letter and also in the Appeal, which has updated information now that the jurisdictional responsibility has transferred from the Successor Agency to the City Planning Department.

The basic “rules” for a project within the redevelopment project/plan area have not changed. For a density bonus, several specific findings shall be made (details in the attached letter as well as the Appeal). No one has made any move to do so. Applicant (as far as anyone can see with transparency on the City website) has thus far not applied for the Director’s Determination that is required in this case; no staff-led public hearing has been yet held, and no report/determination has been issued. No related CEQA evaluation has occurred.

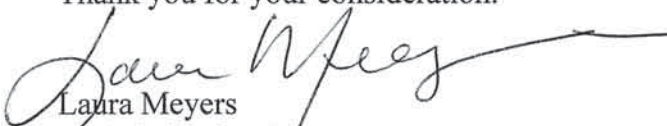
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Indeed, on the morning of the Planning Commission hearing, Staff made the unprecedented action of including an agenda amendment that resulted in the Commission adopting relatively loose language regarding that the Applicant must get a clearance from the CRA (or, now, Planning Department Staff who handle redevelopment) before obtaining a building permit. I do not know why was this treated as an “emergency” under the Brown Act, allowing for a sudden agenda addition, when Staff had known of the issue for many, many months.

In any case, the required Redevelopment Findings (not yet made) are at odds with a Categorical Exemption, Class 32.

I thank the Honorable Members for taking take the time to read through this attached material. We are all working toward a better community and we all appreciate how hard you work for us.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Laura Meyers', with a long horizontal flourish extending to the right.

Laura Meyers  
On behalf of NUPCA

HOME: 1818 S. Gramercy Place, Los Angeles CA 90019

NUPCA: P.O. Box 15881, Los Angeles CA 90015\*

*\* Please send any notices to both addresses*



· N · U · P · C · A ·  
NORTH UNIVERSITY PARK COMMUNITY ASSOCIATION

December 19, 2018

Department of City Planning, Zoning Administrator  
Nicholas Ayars, Planning Associate  
200 N. Spring St., Room 763  
Los Angeles, CA 90012

RE: **Case No. ZA-2018-CU-DB-SPR, VTT-82114**  
806 West Adams Boulevard (758-832 West Adams Blvd.), Los Angeles CA 90007

Dear Administrators:

NUPCA, the North University Park Community Association, would like to make a few comments regarding this proposed project and its proposed MND.

NUPCA was founded four decades ago with the specific mission and purposes of building community, and protecting both historic resources and the character of the community in the University Park/North University Park neighborhoods. Along with efforts to establish the University Park HPOZ, NUPCA successfully advocated for the establishment of the North University Park Specific Plan and DRB, and also for the creation of the two designated National Register Historic Districts (the Menlo Avenue West 29<sup>th</sup> Street District and the North University Park District).

NUPCA served on the Community Redevelopment Agency's "Hoover" (later Exposition/University Park) Project Area Advisory Committee from approximately 1983 until the Agency's demise. Thus, as a longtime community stakeholder and advocacy organization, NUPCA is a stakeholder in this matter.

We have a few issues to address regarding this proposed 99-unit project.

**The Project Is Inconsistent with the Redevelopment Plan**

First and foremost, we are concerned that there is no mention of the Hoover-Exposition-University CRA Redevelopment Plan. As a land use overlay, it is very much still in place and it governs development within the adopted boundaries of the Project Area – which definitely includes the Subject property. The Applicant failed to mention this, and has not requested any sort of project approval from the Successor Agency. The Planning Department's Staff Report also failed to mention the Redevelopment Plan.

This is important for multiple reasons, not least because the Redevelopment Plan specifically indicates that the Agency (thus, now, the Successor Agency) is the only entity that shall approve a re-subdivision of parcels [Sec. 1333]. While we at NUPCA understand that the current iteration of the CRA Agency doesn't have the staff to be a "lead" agency, certainly if it is the technical jurisdictional entity for any subdivisions within the Project Area boundaries then at minimum a report from that Agency should have been included within the documents to be approved in this case.

Importantly, as a result of ignoring the Redevelopment Plan, Staff and Applicant alike have made a major error in calculating density.

The zoning for the City is RD1.5, which is accurately stated as allowing 82 units (one unit for each 800 square feet) by right on these parcels. But the Redevelopment Plan calculates it differently [Sec. 1305]. For those parcels with a "Low Medium II" land use designation, the calculation is 24 units per gross acre. This property is 2.8 acres, which results in a unit count of approximately 67 (24 + 24 + 19).<sup>1</sup>

A 20 percent Density Bonus for 67 units is 13 or 14 more units, for a total of 81, not 99.

The Redevelopment Plan does allow density bonuses [Sec. 1334], and is not specific as to the percentage. However, the Plan is quite specific as to the circumstances and mandatory requirements under which such density bonuses are to be approved.

*The "Agency approval of such development shall:*

- 1). Contribute to the revitalization goals of the Plan.*
- 2). Contribute to a desirable residential environment, neighborhood stability, and not adversely impact the neighboring environment.*
- 3). Provide units with adequate living area and avoid excessively dense development.*
- 4). Provide adequate parking."*

Findings need to be made that support each of these requirements, noting that these findings would be "and" not "or" for each of the above-listed requirements.

This project will have 495 bedrooms with at least that number of beds (quite possibly, if as built it is like most other student housing projects, twice that number of beds; "beds" is shorthand for "occupants").

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<sup>1</sup> We are aware that in 2005, the California Legislature adopted AB 2805, which changed the name of the Redevelopment Project Area from Hoover to Exposition/University Park, and which was also intended to bring its land use "zones" into more exact concurrence with the City's own zoning. The City adopted an implementation ordinance with amendments on October 11, 2005. However, excepting the name change, this ordinance amendment regarding zoning concurrence never took effect, since it was coupled with another amendment that required that a National Football League team not from California enter into a lease/written contract with the City of Los Angeles to play at the Coliseum. This did not happen while the Agency was still in existence. The current Rams agreement is temporary and is not with the City of Los Angeles.



And yet it will only have 259 parking spaces. It would be difficult at best to make a positive finding that 259 parking spaces is adequate for somewhere between 495 and 990 occupants; the Agency would require that the bed count, not just the bedroom count, be revealed in a complete application.

On the same hand, the sheer number of proposed bedrooms combined with a project submission that does not include floor plans nor written description of, say, living rooms or other common areas within these apartments does not lead to a positive finding that this project provides units with “adequate living area.” It does appear to be an “excessively dense development.”

NUPCA is also not sure a decision-maker could make a finding that this project will contribute to a desirable residential environment or neighborhood stability. How could it? 500-plus students moving in and out annually?

### **Adams Boulevard is a Scenic Highway**

The project as proposed is also inconsistent with the goals established by its Scenic Highway designation. (see the Mobility/Transportation Element of the General Plan). Scenic Highways, according to the Mobility/Transportation Element, “include many of the City’s iconic streets. Preservation and enhancement of these streets and their scenic resources need to be preserved.” Adams Boulevard between Figueroa and Crenshaw is a designated Scenic Highway.

The Project as proposed not only ignores this fact, but turns its new front “face” away from Adams Boulevard – which is not in keeping with the pattern of development along this Scenic Highway – and declares the Adams side (north elevation) a “side yard” with a more minimal side yard setback. Adams Boulevard along this stretch offers generous landscaped front yards with buildings set back anywhere from 15 feet to more dramatic deep setbacks in some cases (and, yes, there are exceptions – but the current built form on the site is NOT one of the exceptions).

This Project should respect the pattern of development AND the Scenic Highway designation and point its face toward Adams Boulevard.

In addition, there should not be a visible parking garage and/or parking podium on Adams Boulevard. This violates every design guideline (Scenic Highway, Community Redevelopment Agency, Citywide Design Guidelines, South Los Angeles Community Plan design guidelines and the General Plan Framework guidelines) on the books. A project like this should have doors and windows at ground level facing Adams (behind a landscaped front yard), inviting pedestrians in – even if the remainder of the project away from Adams is set upon a parking podium.

Ironically, if the Project was properly faced with Adams as its front yard, then there would be no need for the request to reduce the “required back yard” (east elevation of the project) from 15 feet to 12 feet, since the setback requirement would be seven feet.



### **Student Housing Overlay**

NUPCA and the Exposition/University Park Project Area staff and community advisory committee were very involved with the drafting of what is now called the “North University Park – Exposition Park – West Adams Neighborhood Stabilization District.” The broad intention from the very beginning was to discourage new student housing initiatives within the community’s character neighborhoods and instead encourage such development along the Figueroa Corridor (east side of Figueroa, west side of Flower), and to require additional parking that would accommodate the number of occupants in larger projects. The effort was spurred by a proposed project within the CRA boundaries that would erect seven townhouses, each with multiple bedrooms, and each bedroom with multiple beds/occupants, but only requiring 14 parking spaces, per LADBS. Everyone was outraged; on a Planning Department staff training day we brought a busload of planning staff to the site, and soon this NSO ordinance was initiated.

There were years of hearings, and in the end we have the ordinance as written. It requires a Conditional Use Permit (CUP) for any project where there are five or more rooms (not exactly the original intent, but here we are). The stated and intended purpose of the CUP was to require parking that reflects the number of occupants, e.g. a “condition” to be imposed.

However, there is no reference in the Staff Report for this Project to a proposed additional number of parking spaces as a part of the Conditional Use Permit.

We hope that is an oversight. A project of this density (if this density is to be permitted) should have at least one parking space per bedroom. Although most students would not drive their cars to campus, they do park their cars (albeit for weeks at a time) and need somewhere to do so.

### **This Project is Not Housing for USC Faculty and Staff**

Basically, “grown-ups” do not need five bedrooms and minimal common living areas for their rental apartments. Both faculty and staff members more likely need to live like other working people, with a nice kitchen, dining room, living room, a den/media room/study and usually two bedrooms. This Project is clearly being designed as student housing and should be honest about that fact.

I am sorry that I will not be able to attend today’s hearing, but would like these comments entered into the record.

Thank you for your consideration.

  
Laura Meyers  
On behalf of NUPCA

HOME: 1818 S. Gramercy Place, Los Angeles CA 90019  
NUPCA: P.O. Box 15881, Los Angeles CA 90015\*

\* Please send any notices to both addresses



# Mobility Plan 2035

An Element of the General Plan



Los Angeles Department of City Planning

Approved by City Planning Commission: **June 23, 2016**  
City Plan Case No. CPC-2013-0910-GPA-SPCA-MS

Adopted by City Council: **September 7, 2016**  
Council File No. 15-0719-S15

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## Citywide General Plan Circulation System Maps

The Citywide General Plan Circulation System maps establish the designated street classifications for arterial streets, scenic highways, divided streets, and depict modified segments as well. Any changes to these street designations would require a general plan amendment.

The first maps that displays all of the arterial streets onto a single map describes the "generalized circulation" meaning that further details such as whether a street is divided, modified, or a scenic highway are not depicted. The following sub-area maps provide a more detailed description of the streets' complete designation as a divided, modified, or scenic highway in addition to its primary designation as a Boulevard or Avenue.

Scenic Highways depicted within the City of Los Angeles have special controls for protection and enhancement of scenic resources. Scenic Highway Guidelines (for those designated scenic highways for which there is no adopted scenic corridor plan) are presented in the appendices of this Plan. Proposed streets are depicted in the Community Plans, consistent with General Plan standards and criteria (see Policy 3.12 on proposed streets). Community Plans also designate collector streets.

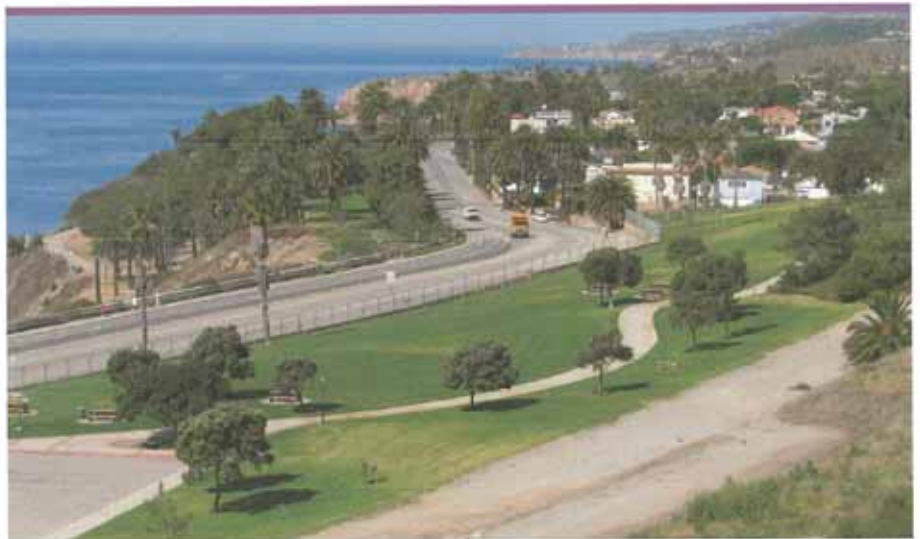
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## 2.16 Scenic Highways:

**E**nsure that future modifications to any scenic highway do not impact the unique identity or characteristic of that scenic highway.

Scenic Highways include many of the City's iconic streets. Preservation and enhancement of these streets

and their scenic resources need to be preserved per the Scenic Highways Guidelines in Appendix B of this Plan.





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# Appendix B: Inventory of Designated Scenic Highways and Guidelines

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## Scenic Highways Guidelines

Corridor Plans for each designated Scenic Highway should be prepared in accordance with each corridor's individual character or concept. These Corridor Plans may be incorporated into specific plan or district plan ordinances. In the absence of such adopted Scenic Corridor Plans, the following interim guidelines are established as part of this Plan:

### 1. Roadway

- a. Design and alignment of a Scenic Highway roadway must include considerations of safety and capacity as well as preservation and enhancement of scenic resources. However, where a standard roadway design or roadway realignment would destroy a scenic feature or preclude visual access to a scenic feature cited in Appendix B of this Plan, design alternatives must be considered through preparation of an environmental impact report.
- b. Design characteristics such as curves, changes of direction and topography which provide identity to individual Scenic Highways shall be preserved to the maximum extent feasible.

### 2. Earthwork / Grading

- a. Grading for new cuts or fills shall be minimized. Angular cuts and fills shall be avoided to the maximum extent feasible.
- b. All grading shall be contoured to match with the surrounding terrain.
- c. In order to negate the environmental impacts of grading in designated Hillside Areas (as depicted on Bureau of Engineering Basic Grid Map No. A-13372), maximum effort shall be made to balance cut and fill on-site.

### 3. Planting / Landscaping

- a. Fire-resistant native plants and trees shall be utilized in any parkway landscaping along Scenic Highways located within designated Hillside Areas.
- b. In designated Hillside Areas, where previous plant material has been washed away or destroyed (due to excessive rainfall, fire, grading, etc.) erosion-controlling plants shall be planted to prevent erosion and mud/land slides. Such Hillside parkways and slope easements shall either be hydro-seeded, or terraced and then planted, with native fire-resistant plants.
- c. Outstanding specimens of existing trees and plants located within the public right-of-way of a Scenic Highway shall be retained to the maximum extent feasible within the same public right-of-way.
- d. Low-growing ground cover and/or shrubs shall be utilized as parkway planting along Scenic Highways in order to avoid blocking a desirable view of a scenic feature listed in Appendix E of this Element. Plant material size at maturity as well as overall scale of plants within the landscaped area must be carefully studied in the site analysis and design stages.

- e. Landscaped medians of Scenic Highways shall not be removed. Such medians may be reduced in width (1) to accommodate left turn channelization within one hundred feet of a signalized intersection; or (2) to accommodate a designated Class II bikeway provided that there is compliance with Guideline 3c above, and that the resulting median width is not less than eight (8) feet.

### 4. Signs / Outdoor Advertising

- a. Only traffic, informational, and identification signs shall be permitted within the public right-of-way of a Scenic Highway.
- b. Off-site outdoor advertising is prohibited in the public right-of-way of, and on publicly-owned land within five hundred feet of the center line of, a Scenic Highway.
- c. A standard condition for discretionary land use approvals involving parcels zoned for non-residential use located within five hundred feet of the center line of a Scenic Highway shall be compliance with the sign requirements of the CR zone.
- d. Designated Scenic Highways shall have first priority for removal of nonconforming billboards or signs. Such priority extends to properties located along, or within five hundred feet of the center line of, designated Scenic Highways.

### 5. Utilities

- a. To the maximum extent feasible, all new or relocated electric, communication, and other public utility distribution facilities within five hundred feet of the center line of a Scenic Highway shall be placed underground.
- b. Where undergrounding of such utilities is not feasible, all such new or relocated utilities shall be screened to reduce their visibility from a Scenic Highway.

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## Scenic Byways Guidelines

Guidelines for Scenic Byways designated in the Community Plans should be established as part of the Community Plan Update or Revision process, with guidelines tailored to local considerations. Such guidelines may be incorporated into the Community Plan text or into a Community Design Overlay (CDO). Guidelines for scenic byway protection and/or enhancement should consider the following aspects:

1. Roadway Design and Alignment
2. Parkway Planting / Landscaping
3. Signs / Outdoor Advertising Restrictions
4. Utilities (e.g. undergrounding of new or relocated utility facilities)
5. Opportunity for Enhanced Non-motorized Circulation

## Inventory of Designated Scenic Highways

Street Name	Alignment	Scenic Features or Resources/Comment
Adams Blvd	Figueroa to Crenshaw	
Avenue of the Stars	Santa Monica to Pico	Wide landscaped median, fountains
Balboa Blvd	1.Fwy. 5 to Sesnon; 2.Victory to Burbank Blvd	Streets should be designed so as to least disrupt the scenic qualities of the area it traverses. Sepulveda Basin, park access
Barham Blvd	Fwy. 101 to Forest Lawn Dr.	Dramatic pass with northerly Valley views
Beverly Glen Blvd.	Ventura Blvd. to Sunset Blvd.	Winding cross mountain road; valley views
Big Tujunga Canyon Blvd.	Fwy. 210 to northerly City boundary	Canyon road with impressive views of rugged mountains
Brand Blvd	Sepulveda to City boundary	Landscaped median
Broadway	98th St. to 112th St.	Wide landscaped median
Burbank Blvd	Balboa to Fwy. 405	Sepulveda Basin, park access
Burton Way	Le Doux Rd to City boundary with Beverly Hills	Wide landscaped median
Coldwater Canyon Dr	Ventura Blvd to City boundary with Beverly Hills	Winding cross mountain road providing access to the Mulholland Scenic Parkway
Colorado Blvd	Eagledale to Monte Bonito	(Specific Plan Ord. No. 168,046)
Crenshaw Blvd	Fwy. 10 to Slauson	
Culver Blvd	Vista Del Mar to Ballona Creek	Ocean and Marina views, Ballona wetlands
Eagle Rock Blvd	NE'ly Verdugo Rd to Colorado Blvd	Landscaped median
Forest Lawn Dr	Barham to Griffith Park Dr.	Winding road past Hollywood Hills; gateway to Griffith Park
Fwy. 5	Fwy. 210 to N'ly City limit	State Scenic Highway
Fwy. 101	Topanga Canyon Blvd to W'ly City limit	State Scenic Highway
Fwy. 118	DeSoto Ave to W'ly City limit	State Scenic Highway
Fwy. 210	Fwy. 5 to E'ly City limit	State Scenic Highway
Glendale Blvd	LA River Bridge to City Boundary with Glendale	Wide landscaped median
Harbor Blvd	Vincent Thomas Bridge to Crescent Ave + future alignment to Shepard St	Views of historic San Pedro and the Port
Highland Ave	Wilshire to Melrose	Landscaped median, significant palm trees
Huntington Dr N	Monterey Rd to E'ly City limit	Wide landscaped median
John S. Gibson Blvd	Harry Bridges Blvd to Pacific Ave	Views of harbor activities, Vincent Thomas Bridge
La Tuna Canyon Blvd	Sunland Blvd to Fwy. 210	Views of ranches in Verdugo Hills
Laurel Canyon Blvd	Ventura Blvd to Hollywood Blvd	Winding cross mountain road through rustic area



