2013-2018

HOUSING & COMMUNITY DEVELOPMENT

Consolidated Plan

FOR THE LOS ANGELES URBAN COUNTY

DRAFT

2013-14

2014-15

2015-16

2016-17

2017-18

Providing a Suitable Living Environment

Expanding Economic Opportunities

Providing Decent Housing

COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES

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2013–2018
HOUSING AND COMMUNITY DEVELOPMENT CONSOLIDATED PLAN
FOR THE LOS ANGELES URBAN COUNTY

DRAFT REPORT FOR PUBLIC REVIEW
APRIL 12, 2013

COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES
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EQUAL HOUSING OPPORTUNITY

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY **1**

A. Introduction 1
B. Institutional Structure Summary 3
C. Summary of Findings 4
D. Summary of Priority Needs and Goals 15

II. CONSOLIDATED PLAN DEVELOPMENT PROCESS **19**

A. Introduction 19
B. Lead and Responsible Agencies 23
C. Consultation 28
D. Citizen Participation 30

III. DEMOGRAPHIC AND ECONOMIC PROFILE **43**

A. Introduction 43
B. Demographic Characteristics 43
C. Economic Conditions 65
D. Poverty and Food Insecurity 78
E. Demographic and Economic Forecasts 85

IV. HOUSING MARKET ANALYSIS AND NEEDS ASSESSMENT **89**

A. Introduction 89
B. Characteristics of the Housing Stock 89
C. Unmet Housing Needs 122
D. Housing Needs Forecast 141
E. Lead-Based Paint Hazards 143
F. Housing Public Involvement 156
G. Barriers to Affordable Housing 167
H. Fair Housing Access 187
I. Public and Assisted Housing 200

V. HOMELESS NEEDS AND SERVICES **223**

A. Introduction 223
B. Homeless Population 226
C. Homeless Prevention Services and Facilities 229
D. Homeless Needs Public Involvement 240
E. Homelessness Strategy 247

VI. NON-HOMELESS SPECIAL NEEDS AND SERVICES **251**

A. Introduction 251
B. Special Needs Populations and Programs 251
C. HIV/AIDS Populations and Programs 274

VII. NON-HOUSING COMMUNITY DEVELOPMENT NEEDS AND SERVICES **287**

A. Introduction 287
B. Anti-Crime Programs 287
C. Public Services 293
D. Public Facilities 300
E. Senior Programs 309
F. Infrastructure 312
G. Youth and Childcare Programs 321
H. Economic Development 326
I. Planning and Administration Needs 345

VIII. STRATEGIC PLAN **349**

A. Introduction 349
B. Priority Needs 352
C. Goals, Strategies, and Objectives 366
D. Geographic Priorities 381
E. Lead-Based Paint Goals, Strategies, and Objectives 400
F. Anticipated Resources 401
G. Institutional Delivery Structure 409
H. Anti-Poverty Strategy 419

IX. MONITORING **425**

A. Introduction 425
B. Monitoring Techniques 425
C. Monitoring Strategy 427

X. APPENDICES **431**

Appendix A. Citizen Participation Plan 431
Appendix B. Focus Group Reports 446
Appendix C. Additional Census Bureau Data 472
Appendix D. Additional BLS and BEA Data 489
Appendix E. Additional CAR Data 494
Appendix F. Additional CHAS Data 496
Appendix G. Other Additional Data 506
Appendix H: Glossary 509

I. EXECUTIVE SUMMARY

A. INTRODUCTION

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

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

As the lead agency for the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*, the Community Development Commission of the County of Los Angeles (CDC) follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing these citizen participation requirements; those that accompany the Consolidated Plan and the CDBG, HOME, and ESG programs; and those that complement the CDC planning processes already at work in the County. Consequently, the CDC strongly encourages public participation and consultation with other organizations as fundamental means of identifying community needs.

PURPOSE OF THE CONSOLIDATED PLAN

The *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County* is the comprehensive five-year planning document identifying the needs and respective resource investments in satisfying the Urban County's housing, homeless population, non-homeless special needs population, community development, and economic development needs.

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

GOALS OF THE CONSOLIDATED PLAN

The goals of the Los Angeles Urban County program are to provide decent housing, a suitable living environment, and expanded economic opportunities for its low- and moderate-income residents. The CDC and its participating agencies strive to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents and communities of the Urban County. By addressing needs and creating opportunities at the individual and neighborhood levels, the CDC and the participating agencies hope to improve the quality of life for all residents of the Urban County. These goals are further explained as follows:

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

CITIZEN PARTICIPATION PROCESS

To encourage citizen participation in the preparation of the 2013–2018 Consolidated Plan and 2013–2014 Action Plan, the CDC took the following actions in accordance with its Citizen Participation Plan:

- Provided sufficient advance notice of community meetings and the public hearing by advertising the times and locations of each meeting in a number of widely circulated, as well as targeted limited-distribution newspapers. These meetings were also noticed on the CDC's website.
- Conducted five (5) community meetings throughout the Urban County.
- Made the Consolidated Plan and Action Plan available at 29 public libraries and on the CDC website, giving County residents 30 calendar days to review and comment on it.
- Conducted a public hearing to consider approval of the Action Plan.
- Received and recorded comments at the meetings and public hearing.

B. INSTITUTIONAL STRUCTURE SUMMARY

State agencies, local governments, nonprofit organizations, businesses, financial institutions, and other organizations help carry out numerous housing and community development-related policies and programs in the Urban County. The CDC values its partners and affiliated agencies and recognizes their vital contributions to improving the health and wellbeing of the entire Los Angeles County community.

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

DEFINING THE URBAN COUNTY

The CDC administers the CDBG, HOME and ESG funds on behalf of the County of Los Angeles and 49 participating cities. The Los Angeles Urban County comprises the unincorporated areas and 49 cities that utilize a portion of the County's CDBG allocation and generally have populations of 50,000 or less. The population of the Urban County in the 2010 Census was 2,478,556.

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

PROGRAMS ADMINISTERED

CDBG Program

In FY 2013–2014, the CDC estimates it will receive $21,000,000 in CDBG funds on behalf of the County for the purposes of strengthening neighborhoods throughout the County. The CDC targets its CDBG funding to benefit low- and moderate-income residents earning 80 percent or less of the Los Angeles County median family income. The CDC funds hundreds of activities each year to benefit residents in the unincorporated areas of the County and in the 49 participating cities. Specific activities are detailed in each Annual Action Plan developed by the CDC.

HOME Investment Partnerships Program

Following HUD's approval of the grant agreement with the CDC, HOME funds become available. The CDC follows a distribution method approved by the Board of Supervisors for HOME funding whereby funds become available for use in the County's unincorporated areas and participating cities. A portion of HOME funds are allocated to the First-Time Homebuyer Program. Due to the extensive coverage and marketing of this program by lenders, brokers, and participating cities, its funds are offered on a first-come first-served basis, and are subject to equitable geographic distribution requirements. In FY 2013–2014, the CDC estimates it will receive $6,500,000 in HOME funds on behalf of the County.

Homeless Services Programs Including the ESG Program

In FY 2013–2014, the CDC estimates it will receive $2,200,000 in ESG funds. Both Los Angeles County and the City of Los Angeles provide their ESG funds to the Los Angeles Homeless Services Authority, which is the lead Continuum of Care agency for the area.

The ESG program ensures that homeless persons have access to safe and sanitary shelter, supportive services, and other kinds of assistance they need to improve their situations. ESG funding helps create emergency shelters, improve their quality, and fund some of their operating costs. It also funds social services essential to homeless individuals and homelessness prevention activities.

C. SUMMARY OF FINDINGS

DEMOGRAPHIC AND ECONOMIC PROFILE

Demographic Characteristics

The population of the Los Angeles Urban County rose by 3.1 percent between 2000 and 2010, reaching 2,478,556 people. In 2010, 52.3 percent of the Urban County's population was white, with 18.0 percent Asian and another 5.6 percent black. Of residents of all races, 44.8 percent were of Hispanic ethnicity. The distribution and concentration of these populations varied significantly by community and by race or ethnicity, but significant concentration occurred in specific areas. Nearly 300,000 Urban County residents were aged 65 or older in 2010, and 51.0 percent of these had disabilities. Among residents of all ages, the disability rate was 8.6 percent, representing 106,189 residents across the Urban County.

At the time of the 2010 Census, the Los Angeles Urban County had 783,238 households, averaging about 3 persons per household. More than 575,000 of these households were family households. Not counted in the household totals, there were 38,708 persons in group quarters in the Urban County in 2010, in both institutionalized and non-institutionalized quarters.

Economic Conditions

The Bureau of Labor Statistics reported that from 1990 through 2011, the labor force in Los Angeles County rose from about 4.5 million to more than 4.9 million persons, representing an average rate of less than one-half (1/2) percent per year. The countywide unemployment rate reached an all-time high of 12.6 percent in 2010, declining slightly by 2011. The Bureau of Economic Analysis's count of all full- and part-time jobs in the County increased significantly from 1969 to 2010, from around 3.4 million to nearly 5.5 million jobs, though it decreased dramatically in 2008 and 2009.

In 2010, real average earnings per job in Los Angeles County was $60,285, very close to the statewide figure of $59,854. The Census Bureau reports that the average household income in Los Angeles County in the 2010 three-year American Community Survey (ACS) was $79,180 and $86,781 for family households. In the 2010 five-year ACS, nearly a third of all Urban County residents earned $100,000 or more, an increase of more than 10 percentage points from 2000. This high income level was far more common in the participating cities of the Urban County than in the unincorporated areas. Low- and moderate-income areas, where at least 51.0 percent of residents earned less than 100 percent of HUD Area Median Family Income ($64,000 in 2011), were located across the eastern parts of the Urban County, particularly south and east of Los Angeles and in the more rural northern parts of the County.

Poverty

As counted in the 2006–2010 ACS, California had a larger population of persons in poverty than did any other state in the nation, and in Los Angeles County the poverty rate was 15.7 percent. The Los Angeles Urban County experienced a lower poverty rate, at 11.6 percent, also lower than the 17.1 percent seen in the remainder of the county, which includes the city of Los Angeles and other large cities. However, the Urban County's relatively low average poverty rate was not seen in all communities, and rates in the high 20's and up to 30.1 percent were seen in some unincorporated communities. Another measure of the population struggling to pay essential living costs is the rate of food insecurity, or the share of persons who could not consistently afford to purchase sufficient and adequate food. Food insecurity may more accurately measure the in-need population than poverty estimates due to more current shares of income spent on various costs. While the total population of California grew by 10 percent from 2001–2009, the number of food-insecure adults grew by nearly 50 percent and increased in most counties, including the Los Angeles County, which had the largest number of food insecure persons and households and a 38.2 percent food insecurity rate. In 2009 an estimated 1,128,000 households in Los Angeles County were food insecure, of which 421,000 were extremely food insecure. These figures show an approximately 11.4 percent increase in food insecurity from 2007–2009 and an even more extreme increase in very low food security, of 26.8 percent.

Demographic and Economic Forecasts

The Southern California Association of Governments creates a forecast of economic, demographic, and housing needs, and the 2012 forecast estimates growth in these areas through 2035. By 2020 the population of the Urban County is expected to reach 2,634,800, and then 2,946,900 by 2035. The unincorporated communities are expected to experience a higher growth rate than the participating cities, 32.3 percent compared to 8.9 percent, however the average growth of the Urban County as a whole (18.9 percent) is expected to be higher than the entire Los Angeles County growth rate (15.6 percent). The growth rate is expected to vary widely between communities, from as low as 0.1 percent to as high as 40.6 percent. The number of jobs is expected to increase by only 13.4 percent in the Urban County, reaching 1,212,300 in 2035, with much of this growth expected in the unincorporated areas.

HOUSING MARKET ANALYSIS

Characteristics of the Housing Stock

In the 2010 five-year ACS, there were 821,320 housing units in the Urban County; more than 70 percent of these were single-family homes and nearly 20 percent were apartment units.

In the 2010 Census, 94.9 percent of housing units were occupied. Of these, 60 percent were owner-occupied, though homeownership and vacancy rates varied widely within the Urban County, and on average, the participating cities saw a slightly lower owner occupancy rate than did the unincorporated communities. Of the vacant 5.1 percent of all housing units, many were available for rental but were not rented (41.2 percent or 17,430), although 22.6 percent were not for sale or for rent, considered "other vacant"; these units may be abandoned, boarded up, or otherwise neglected, and can contribute to neighborhood blight.

By year built, the largest group of units in the Urban County, made up of 188,238 units or 22.8 percent, were constructed between 1950 and 1959 as of the 2010 five-year ACS. As of 2011, the Census Bureau reported 48,417 residential units permitted in the Los Angeles Urban County, with the majority single-family units and the average single-family per-unit valuation $488,600. The California Association of Realtors reported that the median sales price in all of Los Angeles County rose from 2000 until mid-late 2007, peaking at $625,812 in September of that year and then falling to a low of $248,851 in May of 2009. In August of 2012, the median price was $344,770. Home sales prices and percent change from August 2011 varied widely by community. The 2010 five-year ACS reported that the median home value was $508,800 and the median gross rent was $1,117; these figures also varied widely by city and unincorporated area.

An analysis of lending for owner-occupied home purchases based on Home Mortgage Disclosure Act data revealed differences in denial rates in the Urban County by race, ethnicity, gender, income, and Census tract. From 2004 through 2009 there were more than 219,000 loan originations and nearly

75,000 loan denials, for an average six-year loan denial rate of 25.5 percent, although denial rates fell in both 2008 and 2009. American Indian, black and Hispanic applicants experienced significantly higher rates of loan denials than did white or Asian applicants, even after correcting for income. Further, these more frequently denied racial and ethnic groups may have been disproportionately impacted in some areas of the Urban County, such as tracts where denial rates exceeded 75 percent.

Analysis of high annual interest rate lending showed that American Indian, black and Hispanic populations were also disproportionately impacted by an unusually higher share of these lower-quality loan products. Both black and Hispanic applicants experienced a rate of high-interest rate lending in excess of 40 percent. Details were also presented regarding a recently settled discriminatory lending case involving a predatory lender that provided unfair loans to Hispanic applicants, including to persons residing in the Urban County. With such high proportions of these minorities receiving lower quality, high-interest rate loans, the burden of foreclosure likely tended to fall more heavily upon these particular groups.

Unmet Housing Needs

The 2006–2010 ACS reported significant details regarding housing problems seen in Urban County households, including overcrowding, lack of complete plumbing or kitchen facilities, and cost burden. About 5 percent of owner-occupied units were overcrowded or severely overcrowded, though more than 15 percent of renter-occupied units had these issues. The ACS also reported that 2.7 percent of all housing units were lacking complete kitchen facilities, and 0.8 percent were lacking complete plumbing facilities. Another housing problem is excessive housing cost related to income; 186,532 households in the Urban County or 23.9 percent were cost-burdened, and another 173,297 or 22.2 percent were severely cost-burdened. Close to or more than a quarter of renter and owner (with a mortgage) households had either of these problems. Households with any of these problems are said to have unmet housing needs; according to the Comprehensive Housing Affordability Strategy (CHAS) data prepared for HUD based on 2005–2009 ACS data, 48.6 percent of all households in 2009 had unmet housing needs. The majority of these 376,282 households were considered low-income. Households with housing problems were concentrated in particular areas of the Urban County such as in the centrally located communities near Los Angeles. A disproportionate share of Hispanic households had housing problems, with 60.3 percent in this category.

Housing Needs Forecast

The Southern California Association of Governments' 2012 housing needs forecast estimates that by 2035, the number of households in the Urban County as a whole will increase by 18.4 percent, averaged from a lower growth rate in the participating cities (8.0 percent) and a stronger increase for the unincorporated communities (35.4 percent). The number of households across the Urban County is expected to grow from 787,110 in the 2010 Census to 842,800 in 2020 and 932,200 in 2035. This represents a need for an additional 145,090 housing units by 2035. Based on these and CHAS data,

the number of households with unmet housing needs is expected to increase by 35,034 by 2020, reaching 408,849.

Lead-Based Paint Hazards

According to the 2006–2010 ACS estimates, 465,630 units in the County were at risk of lead-based paint contamination; these represented 56.4 percent of the total 825,338 units of all ages and risk levels. The largest shares of homes at risk of contamination were of those built between 1950 and 1979. The majority of owner households earned more than 80.0 percent of Housing Urban Development Area Median Family Income (HAMFI), and less than a quarter of all owner households (41,049 or 15.9 percent) had children aged 6 or younger. About 22.4 percent or 39,675 of the 176,958 renter households of showed a risk of lead-based paint exposure for young children.

Between 2006 and 2010 in Los Angeles County as a whole, 354 cases of lead poisoning among persons younger than 21 were reported to the Los Angeles County Department of Public Health's Childhood Lead Poisoning Prevention Program. More than 81 percent of all cases were for persons of Latino background, such as Hispanic ethnicity and any race. Another 10.8 percent were African American, 5.0 percent were Asian or Pacific Islander, and very small shares were white or another race.

HOUSING PUBLIC INVOLVEMENT

Housing Needs and Resident Survey

The 2012 Resident Survey found that the largest housing needs in the Urban County were for senior housing, affordable for-sale and rental housing, energy-efficient retrofitting, and homeownership assistance.

Barriers to Affordable Housing

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

The 2012 Resident Survey identified the primary barriers and constraints to affordable housing as cost of land, permitting fees, cost of materials, and cost of labor, permitting process, and other factors. Governmental barriers were cited among respondents more commonly from unincorporated

areas. The Barriers to Affordable Housing Focus Group held in July of 2012 identified several regulatory and economic constraints to affordable housing, such as lack of definitions and consistency in regulations as well as lack of funding for housing in a high-cost market. Alternative approaches suggested by the focus group attendees included non-financial incentives for developers that build mixed-income and transit-oriented projects.

Fair Housing Access

The *2011 Analysis of Impediments to Fair Housing Choice for the Los Angeles Urban County* identified several impediments in both the private and public sectors of the Urban County's housing market. In response to these impediments, the County has created a strategy aimed at achieving fair housing access for all residents. The CDC has developed a fair housing strategy that includes specific testing and training objectives to be undertaken by the appropriate correcting agency, customized to each impediment.

Public and Assisted Housing

The Housing Authority of the County of Los Angeles (HACoLA) is a federally funded agency that administers housing assistance programs in the County for qualified very low-income families, the disabled, and seniors. In use in October 2012 were 21,448 HACoLA tenant-based housing choice vouchers in the County. The HUD Multifamily Assistance and Section 8 Contracts Database recorded 4,752 assisted housing contracts available in the Urban County in June 2012. In November 2012, the HACoLA owned and/or managed more than 3,258 public and other affordable housing units across the County, located at 70 different properties; 204 of these units were accessible for persons with disabilities. In the Urban County alone, there were 1,046 total HACoLA units.

Of the 21,448 tenant-based vouchers in use in the County, about 6,800 were in use by individuals and families aged 62 and older. Nearly 8,500 voucher recipients were disabled, and more than 1,000 were homeless at the time of admission. Of all voucher holders, the average annual household income was $14,575. Nearly half of voucher holders were white, 41.1 percent were black, and 10.0 percent were Asian. Of voucher users of any race, nearly 7,700 or 33.9 percent were of Hispanic ethnicity.

Public Housing Public Involvement

A survey nearly identical to the Urban County-wide needs assessment survey was conducted of residents of the HACoLA's public housing developments. The 2012 Public Housing Resident Survey was conducted in November and December of 2012 and resulted in 377 surveys, entirely in paper format. These surveys came from residents of more than 30 HACoLA public housing sites across the Urban County.

The 2012 Public Housing Resident Survey found, on average, that the highest needs of the Urban County as perceived by these residents were seen most commonly in the housing category, with average ratings of more than 3.50 (medium-high) seen for affordable rental housing, accessible

housing, assisted rental housing, senior housing, and fair housing practices. In other areas, the highest-ranked needs were for health services, healthcare facilities, parking facilities, services for the elderly and frail elderly, and employment training.

HOMELESS NEEDS ANALYSIS

Homeless Population

The Los Angeles Homeless Services Authority (LAHSA) conducts a biennial Greater Los Angeles Homeless Count of the Los Angeles Continuum of Care (CoC) area: Los Angeles County minus the cities of Glendale, Pasadena, and Long Beach. The January 2011 count indicated that on any given night in the Los Angeles CoC, 45,422 people were homeless, representing a 4.5 percent decrease since the 2008 count. An estimated 28,540 persons lived unsheltered on the street and 16,882 persons lived in either emergency shelters or transitional housing facilities. Of the total homeless population, nearly 80 percent were single adults, and nearly 75 percent of these were unsheltered. Adults aged 25 to 54 made up the majority of all homeless persons, with 26,085 or more than 57 percent of the total. A severely disproportionate share of homeless persons were black (43.7 percent) in comparison to the black population of the County as a whole. Less than a quarter of homeless persons were white, indicating this race was underrepresented in the homeless population, and more than 27 percent of homeless persons were Hispanic of any race. More than or close to one third (1/3) of the homeless population had substance abuse problems and/or mental illness.

Available Facilities

Across the Los Angeles CoC there were 28,203 beds available for homeless persons, with 7,203 of these in the approximate Urban County area. A simple comparison of the 2011 homeless count to the total beds available in the CoC area shows a shortage of 17,219 beds in total, though as many as 18,661 in some months when winter shelter beds are not available.

Homeless Needs Public Involvement

The 2012 Resident Survey found the highest priority among respondents in regard to homeless needs were for helping the homeless find permanent housing and homeless prevention services, followed by emergency homeless shelters. The Emergency Solutions Grants (ESG) program coordination focus group found common themes for identifying need, systemic barriers, and overcoming barriers. Suggestions included targeting specific groups of homeless persons, working with community organizations and support systems not funded by ESG, creating a standardized process for the CDC, and holding personal meetings with other agencies.

NON-HOMELESS SPECIAL NEEDS ANALYSIS

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

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

- By 2023 the elderly population is expected to increase by 90 percent, with the majority of this growth in the 75 to 84 age group. Poverty and disability rates were considerably higher for the elderly and frail elderly in recent data, indicating high needs for these subpopulations.
- In 2010 170,471 children were referred to the Los Angeles County Department of Child and Family Services, a 7.9 percent increase from 2009. The most common allegation was for general neglect, with nearly 50,000 such cases, followed by at risk for sibling abuse and physical abuse.
- According to the 2010 three-year ACS, 443,570 people, or 7.1 percent of all County residents, had a disability. However, in the 2007 the Los Angeles County Health Survey (LACHS) 19.6 percent of residents reported having a disability.
- As reported by the California Department of Justice, the Countywide rate of domestic violence-related calls per 1,000 adults reached a low of 6.3 in 2010, down from 9.9 in 2000. In all of the 47 of the 49 participating cities where data are available, 3,321 calls were received in 2010, compared to 3,508 in unincorporated areas of the County.
- In the 2010 three-year ACS, there were 179,576 persons with cognitive disabilities in Los Angeles County, representing 2.9 percent of the total population. In the 2007 LACHS, 9.3 percent of County residents experienced frequent mental distress, defined as stress, depression, or emotional problems for 14 days or more in the previous month.
- The Substance Abuse Prevention and Control (SAPC) division of the Los Angeles County Department of Public Health maintains a database of drug abuse program participants. In Fiscal Year 2009–2010, 60,629 persons were admitted to SAPC programs, most commonly with primary drug problems related to marijuana or alcohol. The LACHS, last conducted in 2007, found that 16.2 percent of Los Angeles County residents engaged in binge drinking; this rate was 23.3 percent among males.
- In FY 2010–2011, there were more than 24,000 emancipated foster youth aged between 16 and 21 in Los Angeles County as reported by the Department of Child and Family Services. An estimated 15,000 received services from the Department in that year.

A special needs population with particular needs is that of persons affected with HIV and/or AIDS. The Los Angeles County Department of Public Health DPH reported a cumulative 77,886 diagnoses of HIV or AIDS from 1982 through 2011, with 33,950 related deaths. More than 90 percent of these cases were of men, representing 70,310 diagnoses. Of all cases, the rates were highest for white and

Hispanic (any race) persons. The number of diagnoses declined after 2007, with a sharp decline after 2010, but the rate of women diagnosed increased over the period.

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS ANALYSIS

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

Anti-Crime Programs

The California Department of Justice found that the most common crimes in Los Angeles County declined significantly from 2001 to 2010: violent crimes by 44.1 percent, property crimes by nearly 20 percent, and arson by nearly 50 percent. Felony arrests declined by 6.1 percent by 2010, reaching a low after peaking in 2005. However, misdemeanor crimes saw an overall increase of 17.3 percent over the period, with the most common offenses in 2010 being related to driving under the influence, violation of city or County ordinances, petty theft, marijuana, or other drugs. Graffiti, a particular concern for the Urban County, likely decreased, however; the number of vandalism arrests decreased by 47.2 percent from 2001 to 2010, and malicious mischief and trespassing arrests declined by 22.7 and 12.4 percent, respectively.

Youth Programs

In the 2010 five-year ACS, more than 90,000 children under 18 were in poverty as defined for the U.S., representing more than 36 percent of the poverty population of the Urban County at that time. The 2007 Los Angeles County Health Survey (LACHS) found that 22.0 percent of children aged 17 and under were uninsured and the high school graduation rate in the County was only 58.1 percent. The *2011 Los Angeles County Child Care and Development Needs Assessment* prepared by the Los Angeles County Child Care Planning Committee found that the cost of childcare is a burden for most working families and the availability of licensed childcare homes decreased.

Public Facilities

Needs related to public facilities, including parks, libraries, health care facilities, and community centers, were also evaluated. The Los Angeles Section of the American Society of Civil Engineers's *2005 Report Card for Los Angeles County* gave the County's parks a grade of "C+" and estimated that more than $1.3 billion was needed to address unmet park infrastructure needs and to enhance efforts to maintain current and future park infrastructure.

Infrastructure

Infrastructure features include 1) neighborhood infrastructure services such as sidewalks, street lighting, and accessibility improvements; and 2) major infrastructure, such as roads, pipes that deliver

water, dams that generate electricity, reservoirs and pumps that treat wastewater, and systems that protect communities from storms and natural hazards. The American Society of Civil Engineers's Metropolitan Los Angeles Branch found in its *2012 Report Card for Los Angeles County Infrastructure* that the lowest-quality infrastructure components were for urban run-off (D); streets and highways (C-); and transit, drinking water, and bridges (C).

Senior Programs

In the 2010 Census 11.9 percent of the Urban County's population was 65 or older, representing 295,113 persons, with the largest portion of this group made up of persons aged 70 to 74. The size and share of the senior population varied widely by community. Forecasts predict that the statewide elderly population is expected to increase by 90 percent by 2023, with the majority of this growth in the 75 to 84 age group.

Public Services

Public services focus on serving a variety of needs in the community, including educational services, health services, trash and debris removal services, other neighborhood and community services, and code enforcement. The following needs were identified:

- In the 2010 five-year ACS, about 1.9 million students were enrolled in elementary through high school grades in the County, with the majority of these at the high school level (638,883).
- Illegal dumping was a serious problem in the County, with tens of illegal dump sites containing millions of pounds of solid waste located particularly in the northern Urban County areas.
- In the 2007 LACHS, 27.3 percent of adults aged 18 to 64 in Los Angeles County reported having difficulty accessing medical care, and 14.7 percent of children younger than 18 had such difficulty. Additionally, 22.0 percent of the County's adults were uninsured. The Public Policy Institute of California found that in 2009, 47.3 percent of the Los Angeles County population earning less than 200 percent of the federal poverty thresholds was uninsured.
- Efforts to encourage historic preservation include the development of a historic preservation program to offer incentives to property owners. There is a need for tree planting, particularly in the San Gabriel Valley, after 2011 windstorms. Parking studies found that many parking facilities were underutilized.
- Approximately 6,000 code enforcement violations were reported in 2012 in housing units across the County.

Economic Development

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

- The Bureau of Economic Analysis measured 5,406,102 jobs in the County in 2010; the largest sectors were in government, with 605,486 jobs; health care and social assistance, with 530,388 jobs; and retail trade, with 494,274 jobs.
- The Census Bureau's County Business Patterns series found that in 2010 there were 145,832 establishments employing one (1) to four (4) staff in the County, with another more than 67,000 establishments having between five (5) and 19 employees. The number of establishments grew from 2001 to 2007, then declined between 2007 and 2010. Smaller businesses, establishments with fewer than 250 employees, accounted for 99.4 percent of all employers in Los Angeles County in 2010.
- Economic redevelopment activities will be limited in future years due to the statewide closure of redevelopment agencies. While the CDC still operates as the County's redevelopment agency, its budget was radically reduced and its divisions were combined into one (1) Economic and Housing Development Division in February of 2012. Local economic development needs include business district revitalization.

A focus group held in July of 2012 that focused on business and job development discussed financial industry barriers, business development barriers, and alternative approaches. Suggestions agreed upon by participants included working with providing more, smaller loans to businesses ("microloans"), seek out nontraditional funding, offer start-up capital, assess community needs and wants to maximize local businesses effectiveness, and seek state-level incentives and exceptions.

Planning and Administration

Summary of Resident Survey Results

Respondents to the 2012 Resident Survey found the highest priorities were for housing, economic development, and infrastructure; respondents suggested more than or close to 20 percent of funding should go to each of these areas. Infrastructure was noticeably more highly valued in the participating cities (22.1 percent of funds) than in the unincorporated areas (17.3 percent of funds).

The federal funding coordination focus group held in July of 2012 focused primarily on discussion of funding cuts, local focus on rental properties, and alternative approaches to administer funding. Suggestions included prioritizing redevelopment efforts, unit-specific affordable housing assistance, more consistent requirements for funds, and increase funding maximum to allow for higher-cost, longer-term projects.

D. SUMMARY OF PRIORITY NEEDS AND GOALS

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

PRIORITY NEEDS

The CDC has identified 10 priority development areas to meet the greatest needs of residents in the participating cities and unincorporated areas of the Urban County. Priorities are based in part on responses to the 2012 Resident Survey and 2012 Public Housing Resident Survey conducted in the participating cities and the unincorporated areas, information gathered in specific focus groups, and interviews with various organizations and service providers in the housing and community development field. It will invest its CDBG, HOME, ESG, and other resources to address needs in the following priority areas:

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

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

Table I.1 shows the CDC's 2013–2018 Priority Needs along with the priority level, population served, and goals addressed by each.

Table I.1
Priority Needs
Los Angeles Urban County
2013–2018 Consolidated Plan Data

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

GOALS

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

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

OTHER STRATEGIES

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

- Address obstacles to meeting underserved needs,
- Reduce lead-based paint hazards,
- Reduce the number of poverty level families,
- Develop the institutional structure,
- Enhance coordination between public and private housing and social service agencies, and
- Conduct fair housing activities.

In support of these strategies, the CDC developed the following additional strategies to ensure coordination and collaboration with other agencies in meeting the objectives:

- Coordination of housing and community development activities with the Continuum of Care and welfare reform efforts.
- Referral coordination between the Department of Children and Family Services with CDBG and other locally funded agencies providing juvenile delinquency prevention programs and emancipated foster youth housing.
- Coordination of various neighborhood improvements and housing rehabilitation activities with code enforcement activities conducted by County Department of Regional Planning Building and Safety and other municipal agencies.
- Coordination of CDC rehabilitation activities to address health and safety violations with Federal Aviation Administration and Los Angeles World Airport funds to further improve housing through sound attenuation measures.

II. CONSOLIDATED PLAN DEVELOPMENT PROCESS

A. INTRODUCTION

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

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

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

The Consolidated Plan is a three-part process comprising:

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

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

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

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

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

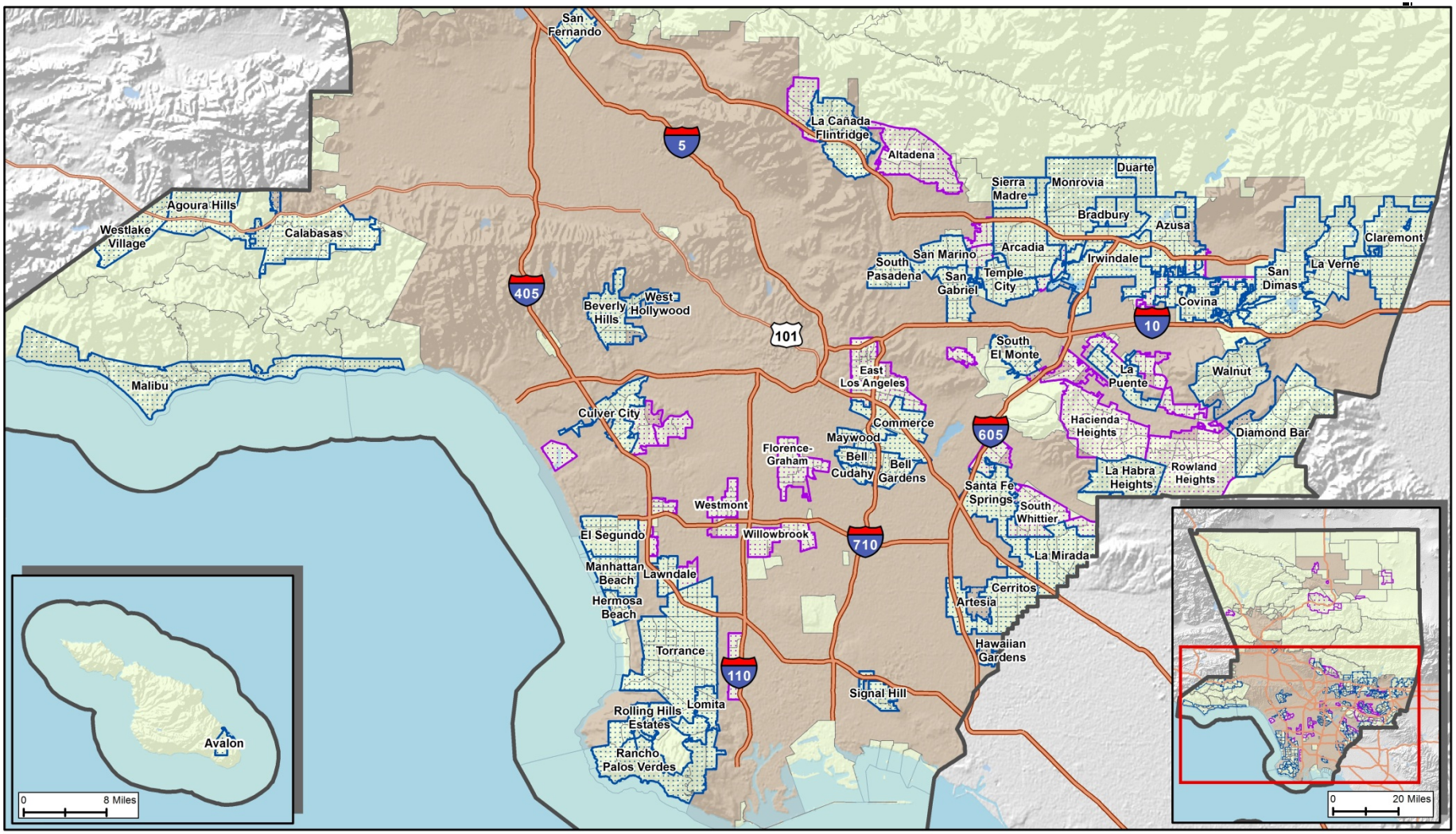
- A planning document for the Los Angeles Urban County, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- A submission document for federal funds under HUD's formula grant programs;
- A strategy document to be followed in carrying out HUD's programs;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

The *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County* is the comprehensive five-year planning document identifying needs and respective resource investments in satisfying the Urban County's housing, homelessness, non-homeless special needs population, community development, and economic development needs. As the lead agency for the Consolidated Plan, the CDC followed the federal guidelines regarding public involvement, evaluation of quantitative and qualitative data, needs assessment, strategy development, priority setting, and the formulation of objectives. The *2013–2018 Los Angeles Urban County Consolidated Plan* was prepared in according to 24 CFR Part 91 applicable to county government.

Map II.1, page 21, shows the geographic study area for the Consolidated Plan: the unincorporated areas and participating cities in the Urban County.

Los Angeles County is divided into five (5) Supervisorial Districts, overseen by five (5) County supervisors. Map II.2, on page 22, shows these districts and where they overlap with Urban County areas.

Map II.1
Los Angeles Urban County
Los Angeles Urban County
2010 Census Bureau Data



LEGEND

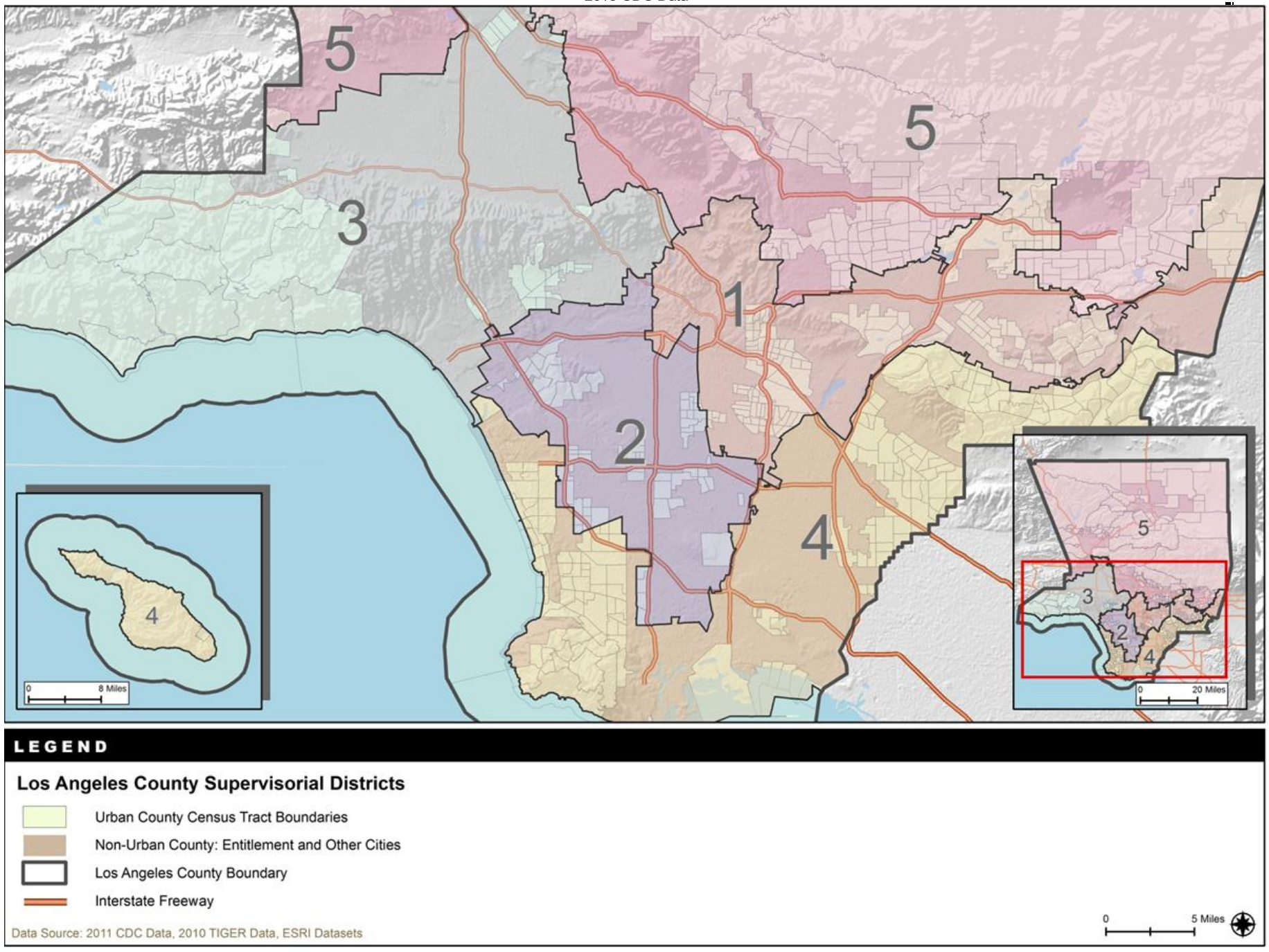
The Los Angeles Urban County

- Participating Cities
- CDPs
- Census Tract Boundaries
- Non-Urban County: Entitlement and Other Cities
- Interstate Freeway
- Los Angeles County Boundary

Data Source: 2010 TIGER Data, ESRI Datasets

0 5 Miles

Map II.2
Supervisorial Districts
Los Angeles County
2013 CDC Data



B. LEAD AND RESPONSIBLE AGENCIES

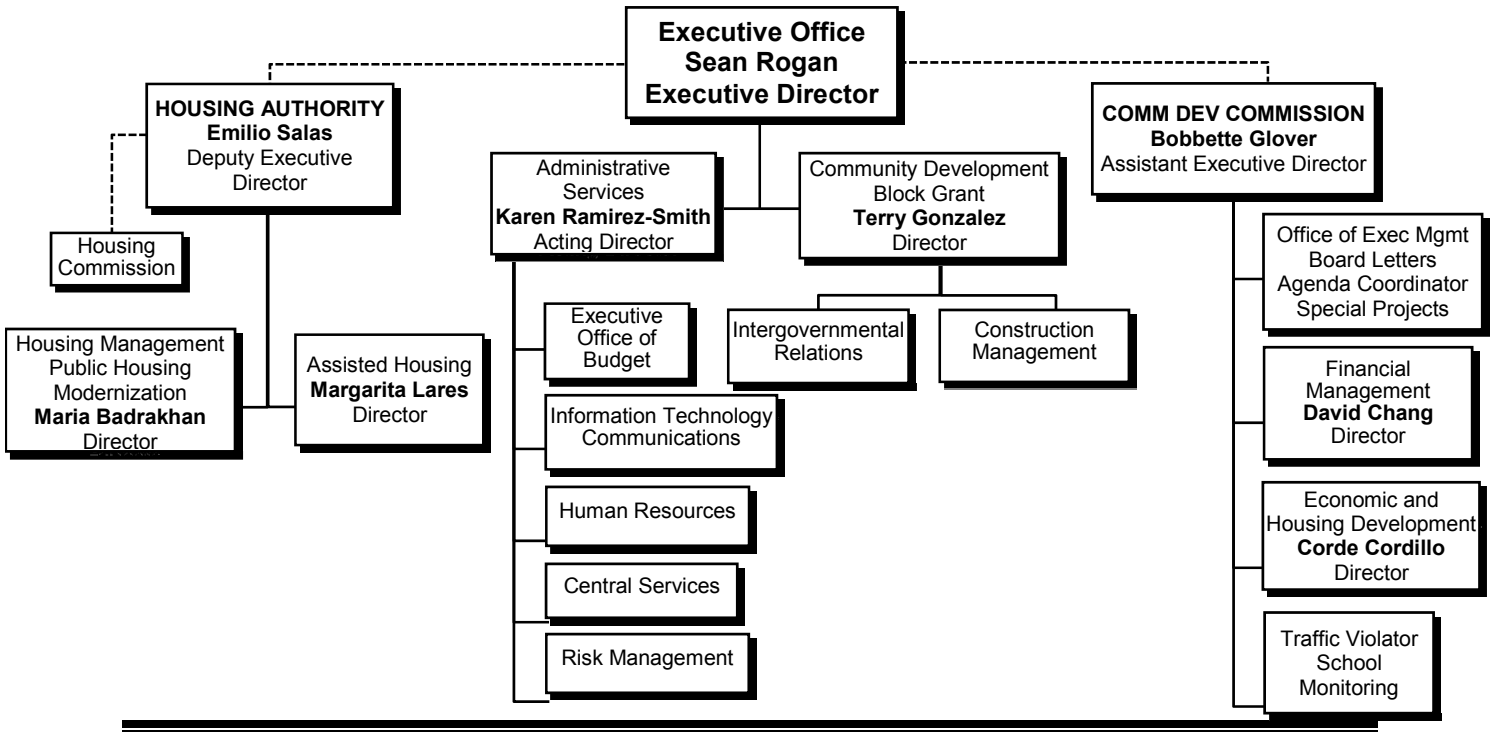
COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

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

CDC programs provide direct benefits to residents and business owners in the unincorporated areas of Los Angeles County, which rely primarily on County-sponsored services. In FY 2012–2013, the CDC had about 550 employees and an annual budget of $485 million. Core CDC functions include affordable housing development and preservation, CDBG administration, and economic development. The CDC also provides development and construction assistance and administers housing choice voucher rental subsidies and public housing developments for the County.

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

Diagram II.1
CDC Organizational Chart
Los Angeles County
2013 CDC Data



Since the CDC administers the County's CDBG Program, the HOME, and ESG programs, it has been designated as the lead agency for the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*.

Monitoring

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

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

Geographic Scope

For the purposes of federal housing and community development grant distribution, the Los Angeles Urban County generally consists of all of the unincorporated areas plus cities with populations of less than 50,000 persons that have signed cooperation agreements with the County. Currently, 49 cities participate in the Urban County program. As the grantee, the CDC provides the participating cities with administrative and technical assistance in the planning and implementation of CDBG, HOME, and ESG activities within their jurisdictions. The participating cities are listed in Table II.1, below.

Table II.1
Participating Cities
Los Angeles Urban County
2013 CDC Data

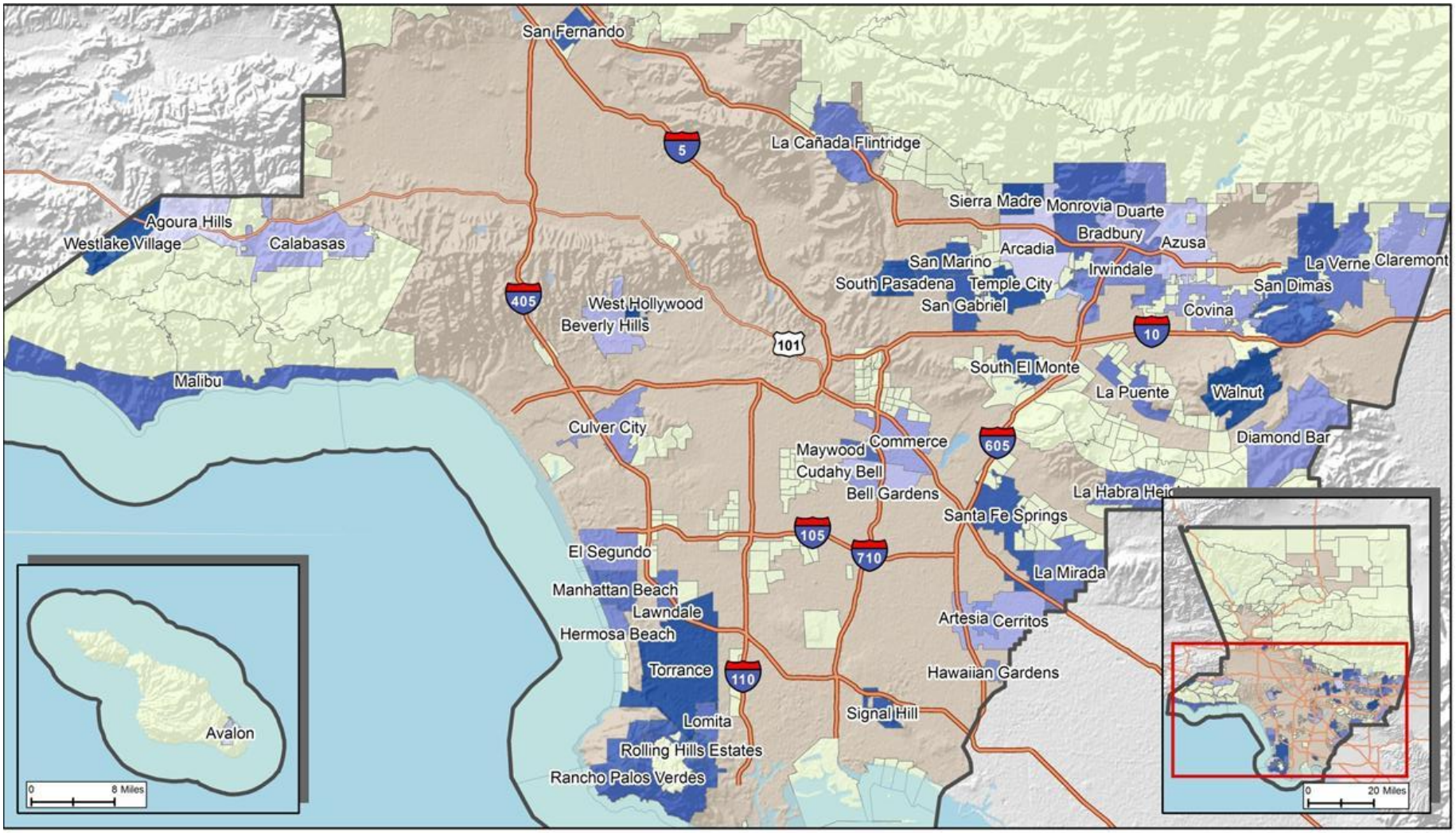
Cities				
Agoura Hills	Cerritos	Hermosa Beach	Manhattan Beach	Sierra Madre
Arcadia	Claremont	Irwindale	Maywood	Signal Hill
Artesia	Commerce	La Cañada Flintridge	Monrovia	South El Monte
Avalon	Covina	La Habra Heights	Rancho Palos Verdes	South Pasadena
Azusa	Cudahy	La Mirada	Rolling Hills Estates	Temple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

The majority of these cities, 46, had populations of less than 50,000 at the time of the 2010 Census. The cities of Torrance, Arcadia, and Diamond Bar, with populations of more than 50,000, exercise their option to participate in the Urban County CDBG Program. The CDC also assumes the responsibility for monitoring the cities' CDBG and HOME activities for compliance with program regulations. Funding decisions for the Urban County programs for 2013–2018 are based on the needs and strategies discussed in the strategic plan identified by the Consolidated Plan process. Participating cities retain local control by designing and operating CDBG projects based on local needs.

Map II.13, on page 26 shows geographically the participating cities of the Urban County. As shown, these cities were concentrated around the City of Los Angeles area and other southern parts of the County and on Santa Catalina Island.

Other communities that benefit from CDC program funding include Census-designated places (CDPs) and unincorporated areas of the County. These are 41 communities in the remainder of the County, shown in Map II.24, on page 27. Distributed across the County, these include communities in the far northern portion as well as communities located centrally around Los Angeles and other large cities. The CDC works with each individual Board of Supervisors office to determine project funding in the unincorporated areas of the County.

Map II.13
Participating Cities
Los Angeles Urban County
2010 Census Bureau Data



LEGEND

Los Angeles Urban County Participating Cities

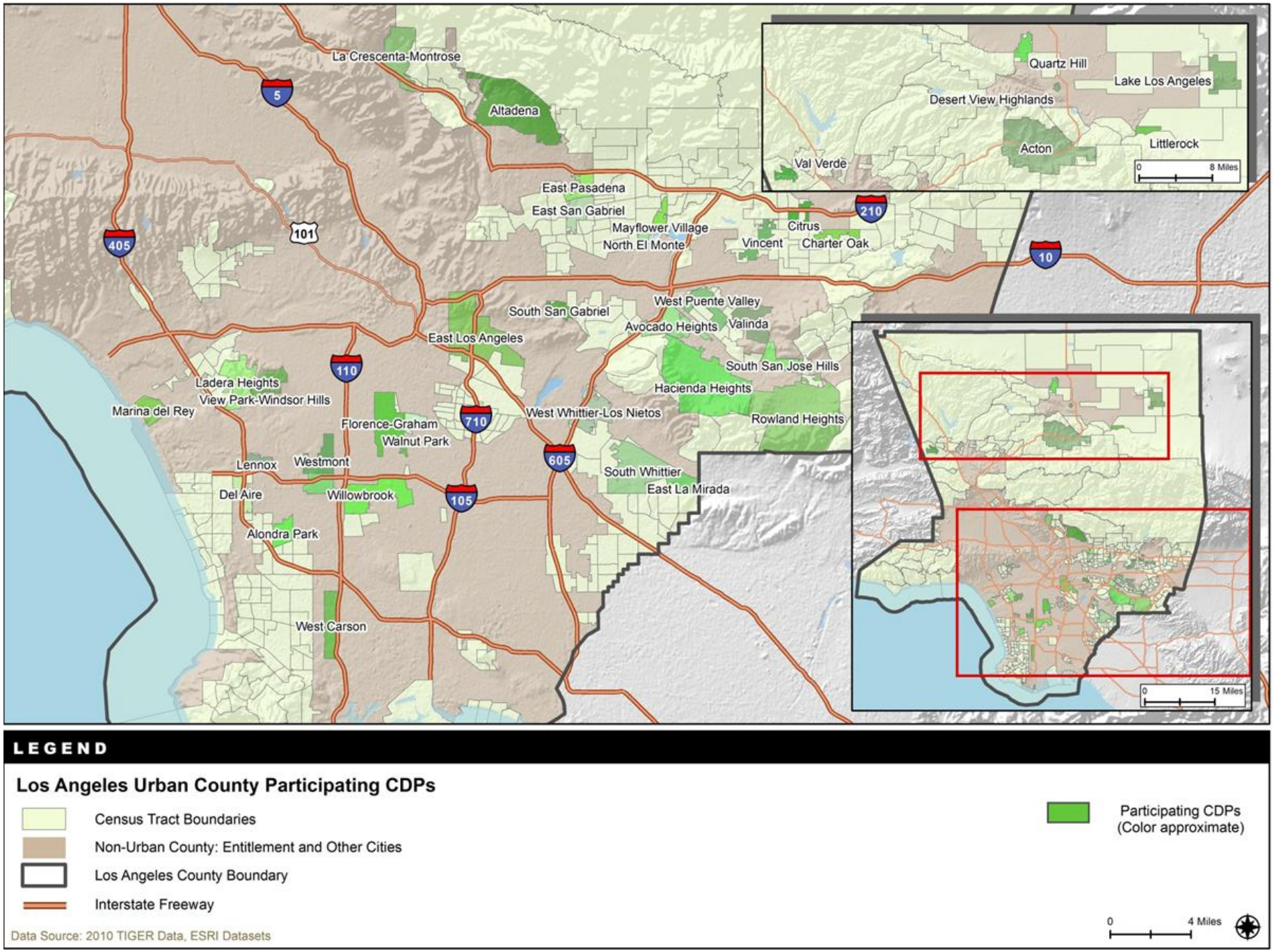
- Census Tract Boundaries
- Non-Urban County: Entitlement and Other Cities
- Los Angeles County Boundary
- Interstate Freeway

Participating Cities (Color approximate)

Data Source: 2010 TIGER Data, ESRI Datasets

0 5 Miles

Map II.24
Participating CDPs
Los Angeles Urban County
2010 Census Bureau Data



PARTICIPATING CITY COORDINATION

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

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

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

C. CONSULTATION

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

CDC notified all 49 participating cities of the availability of the draft Consolidated Plan, which was available at various public libraries throughout the County. In addition, the CDC invited 38 adjacent grantees, listed in, Table II.2, below, to provide comments on the draft Consolidated Plan and Action Plan. Any comments received from these jurisdictions will be considered and included in the final Consolidated Plan to be submitted to HUD.

Table II.2
Adjacent Grantees
Los Angeles Urban County
2013 CDC Data

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

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

Table II.3
Other Consulted Agencies
Los Angeles Urban County
2013 CDC Data

Community-Based Organizations		
1736 Family Crisis Center	Junior Blind of America	Steelworkers Oldtimers Foundation
Affordable Living for the Aging	New Horizons Caregivers Group	The Salvation Army (Bell Shelter)
Alta/Pasa Community Improvement Center	Pacific Asian Consortium in Employment	Topanga Community Club
Antelope Valley Committee on Aging	Peace4Kids	Veterans in Community Service
Antelope Valley Partners for Health	Plaza Community Center, Inc.	Volunteers of East Los Angeles
Asian American Drug Abuse Program, Inc.	Quality of Life Center	Whittier - Rio Hondo AIDS Project
Asian Youth Center	Samuel Dixon Family Health Center, Inc.	Wilmington Community Clinic
CLARE Foundation	Santa Clarita Valley Committee on Aging Corp	YWCA of Greater Los Angeles
Florence/Firestone Chamber of Commerce	Shelter Partnership, Inc.	
Housing Rights Center	St. Joseph Center	
CDC Divisions		
CDBG Division	Economic and Housing Development Division	Housing Authority - HUD
Construction Management Division	Housing Authority - AHD	
Los Angeles County Departments		
Public Library	Department of Parks and Recreation	Department of Regional Planning
Department of Consumer Affairs	Department of Public Works	Sheriff's Department
Other Public Agencies		
Los Angeles Homeless Services Authority	Montebello Unified School District	Human Services Consortium of the East San Gabriel Valley

CONTINUUM OF CARE COORDINATION

The Los Angeles Homeless Services Authority (LAHSA) played a particularly key role in the development of the 2103–2018 Consolidated Plan. LAHSA's mission is to support, create, and sustain solutions to homelessness in Los Angeles County by providing leadership, advocacy, planning, and management of program funding. As the lead entity administering homeless funds, LAHSA is responsible for the planning process for the Los Angeles Continuum of Care (CoC). The CoC comprises the City of Los Angeles and the County of Los Angeles, except for the cities of Pasadena, Glendale, and Long Beach, which have their own Continua of Care. The LAHSA Commission sets funding priorities and policy for homeless programs administered by LAHSA. The LAHSA Commission and its Programs and Evaluations, Policy and Planning and Finance, Contracts and Grants Committees hold public monthly meetings throughout the year.

To implement the Consolidated Plan project objectives, LAHSA coordinates with housing and service providers as well as city and County agency departments to ensure the effective and efficient provision of housing and services to homeless individuals and families. LAHSA staff and Commission members participated in Consolidated Plan working groups and community meetings throughout the summer and fall of 2012.

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

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

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

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

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

D. CITIZEN PARTICIPATION

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

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

The objectives of the CPP are to ensure that the citizens of the Urban County, particularly persons of low and moderate incomes, persons living in slum and blight areas, units of local government, public housing agencies, and other interested parties are provided with the opportunity to participate in the

planning and preparation of the Consolidated Plan, including amendments to the Consolidated Plan and Annual Action Plan.

To encourage citizen participation in the preparation of the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*, the CDC undertook several activities.

FOCUS GROUPS

In July 2012, key stakeholders and representatives of housing and community development organizations in the Urban County participated in one (1) of four (4) targeted focus groups convened by the CDC:

- Barriers to affordable housing,
- Coordination of ESG funds,
- Business and job development, and
- Collaboration in using CDBG and HOME funds.

Focus group participants represented the public, private, and nonprofit sectors. All participants were in the process of delivering affordable housing. Providing community facilities and services, or creating an enhanced economic environment. Full descriptions of each focus group, including presentation outlines and key themes discussed, are included in Appendix B.

COMMUNITY MEETINGS

The CDC conducted five (5) community meetings in September 2012. All were in the evening and at locations convenient to citizens and program beneficiaries. One meeting was held in each of the five (5) County Supervisorial Districts, ensuring that residents in all areas of the Urban County had opportunities to participate. Table II.4 presents the community meeting schedule.

Table II.4
Community Meetings
Los Angeles Urban County
2012 Meeting Data

District	Location	Time and Date
1	Potrero Heights Community Center Community Room 8051 Arroyo Dr. Montebello, CA 90640	Thursday September 27, 2012 6:00 p.m. – 7:30 p.m.
2	Florence/Firestone Service Center Multipurpose Room 7807 S. Compton Ave. Los Angeles, CA 90001	Thursday September 6, 2012 6:00 p.m. – 7:30 p.m.
3	West Hollywood Library Community Meeting Room 625 N. San Vicente Blvd. West Hollywood, CA 90069	Tuesday September 11, 2012 6:00 p.m. – 7:30 p.m.
4	Harbor Hills Housing Community Gymnasium 1876 Palos Verdes Drive North Lomita, CA 90717	Thursday September 13, 2012 6:00 p.m. – 7:30 p.m.
5	Jackie Robinson Park Carroll Building 8773 East Avenue R Littlerock, CA 93543	Thursday September 20, 2012 6:00 p.m. – 7:30 p.m.

Citizens were invited to attend the meetings to learn about the programs and services available to them through the CDC, the Housing Authority, and the CDBG Urban County program; to express their views on their neighborhood's housing and community development needs and prioritization of grant expenditures during the ensuing five-year consolidated planning period; and to comment on program performance in the prior fiscal year. Attendants were also provided paper copies of the 2012 Resident Survey, discussed on the following pages. English, Spanish, Chinese, Korean, and Russian versions of the surveys were made available as needed. Respondents returned the survey by mail or in person to the CDC. Results of these surveys, separated by meeting, are presented in the following section.

Image II.1
Community Meeting, Potrero Heights Community Center
(Source: CDC, 2012)

RESIDENT SURVEY

In order to evaluate public opinion of specific housing and community development needs in the County, the CDC elected to use a survey instrument very similar in design and content to those used in previous years for development of the 2003–2008 and 2008–2013 Consolidated Plans. It comprised a series of more than 50 questions, in which the respondent was asked to rank the level of need for a particular service or capital facility.

Questions about specific needs were grouped into these areas:

- Community services,
- Community facilities,
- Infrastructure,
- Neighborhood services,
- Special needs services,
- Housing, and
- Business and job services.

The 2012 Resident Survey is shown on the following pages.

COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES

County District: _____
Community Meeting Date: _____
Meeting Location: _____

RESIDENT SURVEY – COMMUNITY DEVELOPMENT NEEDS

The Community Development Commission of the County of Los Angeles is developing a five-year plan for housing and community development. The plan will guide housing and community development policy and actions, such as housing, economic development, infrastructure, and community and public facility investment, over the next several years.

Known as the "Consolidated Plan for Housing and Community Development," the study is required by the U.S. Department of Housing and Urban Development (HUD). The plan depends, in part, on the opinions and experiences of people who are knowledgeable about housing and community development throughout Los Angeles County – people like you. We need your perspective and advice on how to best allocate our resources. Please complete this survey; it should take only about 10 minutes.

Your survey responses will be absolutely confidential. Thank you for your assistance and participation.

1. If you had funds to invest, how would you allocate your resources among these areas? Please express your answer in percentage terms. For example, 20 is equal to 20 percent. The sum should equal to 100.

Housing	
Economic Development	
Infrastructure	
Public Facilities	
Human Services	
Other	
Total	100

For each of the following subcategories, please rate every item from 1 to 4 by circling the appropriate rating.

Please use the following scale: 1= No Need, 2= Low Need, 3= Medium Need, and 4= High Need

2. On a scale from 1 to 4, rate how important to you and/or to your community is the availability of the following *Community Services*:

Anti-Crime Programs	1	2	3	4
Childcare Services	1	2	3	4
Educational Services	1	2	3	4
Health Services	1	2	3	4
Senior Activities	1	2	3	4
Youth Services	1	2	3	4
Fair Housing Education	1	2	3	4
Tenant/Landlord Counseling	1	2	3	4

1

RESIDENT SURVEY – COMMUNITY DEVELOPMENT NEEDS (Cont'd)

3. On a scale from 1 to 4, rate how important to you and/or to your community is the availability of the following *Community Facilities*:

Childcare Centers	1	2	3	4
Community Centers	1	2	3	4
Healthcare Facilities	1	2	3	4
Park and Recreational Facilities	1	2	3	4
Senior Centers	1	2	3	4
Youth Centers	1	2	3	4
Libraries	1	2	3	4
Historic Preservation	1	2	3	4

4. On a scale from 1 to 4, rate how important to you and/or to your community is the availability of the following *Infrastructure Projects*:

Drainage Improvements	1	2	3	4
Sidewalk Improvements	1	2	3	4
Street/Alley Improvements	1	2	3	4
Street Lighting	1	2	3	4
Water/Sewer Improvements	1	2	3	4
Public Transit Improvements	1	2	3	4

5. On a scale from 1 to 4, rate how important to you and/or to your community is the availability of the following *Neighborhood Services*:

Code Enforcement	1	2	3	4
Graffiti Removal	1	2	3	4
Parking Facilities	1	2	3	4
Trash and Debris Removal	1	2	3	4
Tree Planting	1	2	3	4

6. On a scale of 1 to 4, rate how important to you and/or to your community is the availability of the following *Special Needs Services*:

Accessibility Improvements	1	2	3	4
Disabled Centers and Services	1	2	3	4
Domestic Violence Services	1	2	3	4
HIV/AIDS Centers and Services	1	2	3	4
Mental Health Services	1	2	3	4
Neglect/Abused Children Centers and Services	1	2	3	4
Substance Abuse Services	1	2	3	4
Services for the Elderly and Frail Elderly	1	2	3	4
Homeless Prevention Services	1	2	3	4
Emergency Homeless Shelters	1	2	3	4
Transitional Homeless Shelters	1	2	3	4
Helping Homeless Find Permanent Housing	1	2	3	4
Other Housing Services for the Homeless	1	2	3	4

7. On a scale from 1 to 4, rate how important to you and/or to your community is the availability of the following *Business and Job* opportunities:

Employment Training	1	2	3	4
Commercial/Industrial Improvements	1	2	3	4
Micro-enterprise assistance	1	2	3	4
Job creation/retention	1	2	3	4
Small business assistance	1	2	3	4
Storefront improvements	1	2	3	4
Business District Revitalization	1	2	3	4
Access to venture capital	1	2	3	4

2

Business recruitment	1	2	3	4
Business expansion assistance	1	2	3	4
Technical assistance	1	2	3	4

RESIDENT SURVEY – COMMUNITY DEVELOPMENT NEEDS (Cont'd)

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

Affordable for-Sale Housing	1	2	3	4
Affordable for-Rent Housing	1	2	3	4
Disabled Housing	1	2	3	4
Fair Housing	1	2	3	4
Homeownership Assistance	1	2	3	4
Residential Rehabilitation	1	2	3	4
Senior Housing	1	2	3	4
Assisted Rental Housing	1	2	3	4
Housing demolition	1	2	3	4
New rental construction	1	2	3	4
Energy efficient retrofits	1	2	3	4
Fair housing practices	1	2	3	4

9. Below are barriers or constraints to the enhancement or provision of affordable housing. Please select the barriers or constraints that appear in Los Angeles County. Check all that apply.

- ☐ Cost of land or lot
- ☐ Cost of materials
- ☐ Cost of labor
- ☐ Lack of qualified builders
- ☐ Lack of qualified contractors
- ☐ Lack of available land
- ☐ Construction fees
- ☐ Permitting fees
- ☐ Permitting process
- ☐ Lot size and density requirements
- ☐ Exclusionary zoning
- ☐ Other zoning
- ☐ NIMBYism
- ☐ Energy codes
- ☐ Other building codes
- ☐ Condition of rental housing
- ☐ Lack of housing quality standards
- ☐ Lack of water/sewer systems
- ☐ Lack of nearby services
- ☐ Other (please specify) _____

10. Please provide your Zip Code: _____

This concludes the survey. Thank you very much! We greatly appreciate your participation.

Survey Process

The 2012 Resident Survey was distributed in paper form at the five (5) community meetings as well as offered online and advertised on the CDC website and by email to citizens and stakeholders from community organizations. Completed responses to the paper forms were collected at the community meetings and received by paper mail. The CDC provided surveys in English, Spanish, Korean, Chinese, and Russian and attached an envelope to each paper survey to facilitate returns. The survey was conducted from August to December of 2012.

Each of the 49 participating cities used the survey as part of their citizen participation process. As with results of the survey of unincorporated area residents and community meeting attendees, the results of the participating cities' surveys were intended to help guide decision-making at the local level during the ensuing five (5) years of the consolidated planning period.

The CDC purchased newspaper display ads and issued press releases to newspapers of general circulation, local community, and language-specific newspapers with information about the five (5) community meetings being held throughout Los Angeles County to assess community needs and interests. The ads and press releases also included information on completing the survey via the CDC website and via a hard copy survey in the mail.

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

Together, these efforts resulted in 1,638 completed surveys, of which 1,003 were submitted in paper format; the rest were entered online. Survey results measuring perceptions about the Urban County's housing and community development needs are discussed in detail in the corresponding needs assessment sections of this Plan.

RESPONSES BY GEOGRAPHIC AREA

While the respondents to the survey cannot be considered a randomly drawn sample, and therefore generalization to the opinions of the public cannot be reliably be drawn, the information does provide insight into the opinions of individuals most interested in the outcome of the Consolidated Planning process. Nearly all respondents provided their zip codes, allowing the analysis to identify respondents by city and Supervisorial District.[2] Survey responses were also received from attendees at the five (5) public meetings, which were held in each of the Supervisorial Districts, and these responses were coded by zip code and Supervisorial District. However, because some zip codes overlap city and district boundaries, in order to include all responses by city and district, some records had to be counted twice. Thus, while 1,638 persons responded to the survey, when these

[2] Zip code boundaries and names are established by the U.S. Postal Service. Zip code boundaries do not necessarily follow established municipal, community, and other district boundaries. Therefore, while a zip code name usually reflects the municipality or community that predominates that area, it does not necessarily coincide entirely with the established municipal, community, or other district boundaries. Thus, a zip code name may include parts of other communities and/or districts not reflective of its name.

responses are sorted by district and then combined, 2,306 records make up the total. As shown in Table II.5, below, the most surveys were received from District 1 and District 5, with 739 and 625 surveys, respectively; these represented 32.0 and 27.1 percent of the total.

Table II.5
Survey Responses by District
Los Angeles Urban County
2012 Resident Survey Data

	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities	268	63	245	190	223	.	989
Unincorporated Areas	471	244	7	149	402	44	1,317
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Percent of Total	32.0%	13.3%	10.9%	14.7%	27.1%	1.9%	100.0%

The survey included a variety of questions, but was primarily made up of those that asked respondents to rate the need or importance of priorities for community services and facilities, infrastructure projects, neighborhood services, special needs services, business and job opportunities, and housing options. Respondents could indicate no need or importance with a rating of 1, and high need or importance with a rating of 4.

Table II.6, on the following page, shows the average responses to the community development and housing needs rating questions. Among all 1,638 surveys or 2,306 surveys when sorted by district, the highest needs reported were for:

- Parks and recreational facilities (3.38),
- Anti-crime programs (3.35),
- Libraries (3.32),
- Educational services (3.32),
- Health services (3.30), and
- Trash and debris removal (3.29)

When only surveys from the participating cities are examined, responses were similar, with park and recreational facilities averaging the high rating of 3.36.

Respondents in unincorporated areas, however, ranked the highest needs ratings for:

- Anti-crime programs (3.50), and
- Educational services (3.46)

Table II.6
Urban County-Wide Priority Averages: All Ratings Questions
Los Angeles Urban County
2012 Resident Survey Data

Question	Participating Cities	Unincorporated Areas	Urban County
Community Services			
Anti-Crime Programs	3.16	3.5	3.35
Educational Services	3.14	3.46	3.32
Health Services	3.15	3.42	3.3
Youth Services	3	3.35	3.2
Senior Activities	3.01	3.26	3.16
Childcare Services	2.62	3.05	2.86
Fair Housing Education	2.48	2.86	2.69
Tenant/Landlord Counseling	2.36	2.7	2.55
Community Facilities			
Park and Recreational Facilities	3.36	3.4	3.38
Libraries	3.28	3.35	3.32
Healthcare Facilities	3.1	3.41	3.28
Youth Centers	2.96	3.35	3.18
Senior Centers	3.03	3.28	3.17
Community Centers	3.04	3.25	3.15
Historic Preservation	2.98	3.12	3.04
Childcare Centers	2.62	3.03	2.85
Infrastructure Projects			
Street/Alley Improvements	3.18	3.24	3.21
Street Lighting	3.11	3.28	3.21
Water/Sewer Improvements	3.07	3.25	3.17
Sidewalk Improvements	3.16	3.12	3.14
Public Transit Improvements	3	3.24	3.13
Drainage Improvements	2.94	3.2	3.08
Accessibility Improvements	2.72	3.01	2.88
Neighborhood Services			
Trash and Debris Removal	3.17	3.39	3.29
Graffiti Removal	3	3.43	3.24
Tree Planting	2.89	3.11	3.02
Parking Facilities	2.94	3.11	2.99
Code Enforcement	2.92	3.03	2.98

Question	Participating Cities	Unincorporated Areas	Urban County
Special Need Services			
Services for the Elderly and Frail Elderly	3.09	3.34	3.23
Neglect/Abused Children Centers and Services	2.91	3.26	3.11
Disabled Centers and Services	2.81	3.18	3.02
Domestic Violence Services	2.77	3.18	3
Helping Homeless Find Permanent Housing	2.8	3.14	2.99
Mental Health Services	2.85	3.1	2.99
Homeless Prevention Services	2.82	3.12	2.99
Emergency Homeless Shelters	2.73	3.11	2.95
Substance Abuse Services	2.74	3.11	2.94
Transitional Homeless Shelters	2.7	3.02	2.88
Other Housing Services for the Homeless	2.63	3.01	2.84
HIV/AIDS Centers and Services	2.63	2.93	2.8
Business and Job Opportunities			
Job Creation/Retention	3.05	3.38	3.24
Employment Training	2.93	3.43	3.21
Small Business Assistance	2.98	3.16	3.08
Business District Revitalization	2.85	3.02	2.94
Storefront Improvements	2.8	3.02	2.92
Commercial/Industrial Improvements	2.7	3.1	2.92
Business Recruitment	2.84	2.96	2.9
Business Expansion Assistance	2.72	2.96	2.85
Technical Assistance	2.65	2.97	2.83
Access to Venture Capital	2.62	2.9	2.78
Micro-enterprise Assistance	2.56	2.84	2.7
Housing Options			
Senior Housing	3.03	3.19	3.14
Affordable for-Sale Housing	2.85	3.22	3.12
Affordable for-Rent Housing	2.92	3.19	3.12
Energy Efficient Retrofits	2.92	3.15	3.09
Homeownership Assistance	2.81	3.18	3.09
Fair Housing Practices	2.92	3.07	3.03
Residential Rehabilitation	2.71	3.14	3.03
Accessible Housing	2.75	3.06	2.97
Assisted Rental Housing	2.54	2.93	2.83
New Rental Construction	2.43	2.75	2.67
Housing Demolition	2.04	2.6	2.45

Community Meeting Respondent Results

As mentioned previously, the survey was also distributed at the five (5) community meetings held in September of 2012. Results were summarized by meeting, as discussed below and on the following pages.

District 1: Potrero Heights Community Center

Located in the First Supervisorial District of the County, the September 27, 2012 meeting at the Potrero Heights Community Center yielded 41 completed paper surveys, and 93 more returned by mail. The five (5) highest-rated needs by meeting attendees in this district, on a scale of 1 (low need) to 4 (high need), were:

- Educational Services: 3.49
- Job Creation/Retention: 3.44
- Healthcare Facilities: 3.43
- Graffiti Removal: 3.39
- Street Lighting: 3.32

When asked about the percentage of funds that should be directed to different priorities, the largest average share reported was for Human Services, with 21.3 percent.

Regarding barriers and constraints to affordable housing, Cost of Land or Lot was most frequently cited, with 11.3 percent of respondents indicating this.

District 2: Florence/Firestone Service Center

In the Second Supervisorial District of the County, the September 6, 2012 meeting at the Florence/Firestone Service Center yielded 24 completed paper surveys, and 111 more were returned by mail. The five (5) highest-rated needs by meeting attendees, on a scale of 1 (low need) to 4 (high need), were:

- Anti-Crime Programs: 3.78
- Graffiti Removal: 3.75
- All rated 3.63:
  - Street/Alley Improvements
  - Healthcare Facilities
  - Youth Centers
  - Neglected/Abused Children Centers and Services

When asked about the percentage of funds that should be directed to different priorities, the largest average share reported was for Housing, with 25.2 percent.

Regarding barriers and constraints to affordable housing, Construction Fees was most frequently cited, with 8.6 percent of respondents indicating this.

District 3: West Hollywood Library

The September 1, 2012 meeting at the West Hollywood Library resulted in five (5) completed paper surveys, and 189 more were returned by mail. The five (5) highest-rated needs by meeting attendees in this district, on a scale of 1 (low need) to 4 (high need), were:

- Trash and Debris Removal: 3.45
- Parks and Recreational Facilities: 3.36
- Anti-Crime Programs: 3.33
- Street/Alley Improvements: 3.31
- Services for the Elderly and Frail Elderly: 3.04

When asked about the percentage of funds that should be directed to different priorities, the largest average share reported was for Infrastructure, with 25.9 percent, on average.

Regarding barriers and constraints to affordable housing, Cost of Land or Lot was most frequently cited, with 14.5 percent of respondents indicating this.

District 4: Harbor Hills Housing Community Gymnasium

The Harbor Hills Housing Community Gymnasium meeting, in the Fourth Supervisorial District, was held on September 13. Five (5) respondents completed paper surveys at the meeting and 35 more were returned by mail. The five (5) highest-rated needs in this district, on a scale of 1 (low need) to 4 (high need), were:

- Affordable Rental housing: 3.56
- Healthcare Facilities: 3.51
- Anti-Crime Programs: 3.49
- Employment Training: 3.49
- Services for the Elderly and Frail Elderly: 3.38

When asked about the percentage of funds that should be directed to different priorities, the largest average share reported was for Housing, with 28.5 percent, on average.

Regarding barriers and constraints to affordable housing, the Cost of Land or Lot and Cost of Materials were most frequently cited, both with 8.8 percent of respondents indicating this.

District 5: Jackie Robinson Park

In the County's Fifth Supervisorial District, the September 27, 2012 meeting at Jackie Robinson Park in Littlerock, CA, brought in 71 completed paper surveys, and 150 more respondents returned

surveys by mail. The five (5) highest-rated needs by meeting attendees in this district, on a scale of 1 (low need) to 4 (high need), were:

- Anti-Crime Programs: 3.37
- Libraries: 3.21
- Trash and Debris Removal: 3.16
- Employment Training: 3.06
- Services for the Elderly and Frail Elderly: 3.06

When asked about the percentage of funds that should be directed to different priorities, the largest average share reported was for Economic Development, with 21.7 percent.

Regarding barriers and constraints to affordable housing, Permitting Fees was most frequently cited, with 13.2 percent of respondents indicating this.

PUBLIC HOUSING RESIDENT SURVEY

A survey nearly identical to the Urban County-wide needs assessment survey was provided to residents of the Housing Authority of the County of Los Angeles's (HACoLA's) public housing developments. The 2012 Public Housing Resident Survey was conducted in November and December of 2012 and resulted in 377 surveys, entirely in paper format. These surveys came from residents of more than 30 HACoLA public housing sites across the Urban County.

The 2012 Public Housing Resident Survey found, on average, that the highest needs of the Urban County were most commonly in the housing category, with average ratings of more than 3.50 (medium-high.) This includes affordable rental housing, accessible housing, assisted rental housing, senior housing, and fair housing practices. In other areas, the highest-ranked needs were for health services, healthcare facilities, parking facilities, services for the elderly and frail elderly, and employment training. Complete results of the survey are discussed in **Section IV, Housing Market Analysis and Needs Assessment**.

PUBLIC REVIEW PROCESS

At this time, the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County* is being released in draft form. The CDC will be conducting a number of additional activities in completing this planning process, and will do the following:

- Conduct a public hearing to consider approval of the Consolidated Plan,
- Provide sufficient advance notice of the meetings and the hearing by advertising times and locations in several widely circulated newspapers, and
- Receive and respond to any oral and written comments at the meetings and public hearing, and will include any comments and responses as appendices to the Consolidated Plan.

A 30-day public notice is planned to be published on or before April 26, 2013 in the legal section of the *Los Angeles Times*, advertising a public hearing on May 28, 2013 regarding the draft 2013–2018 Consolidated Plan and 2013–2014 Annual Action Plan. The notice will also be published in the week following April 26, 2013 in several local newspapers with daily or weekly circulation.

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

Written comments received at the CDC and at the public hearing and a transcript of oral comments received at the public hearing will be included in the Action Plan. The transcript will also include approval by the Board of Supervisors, Board of Commissioners of the HACoLA, and Board of Commissioners of the CDC.

Public Review in the Participating Cities

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

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

III. DEMOGRAPHIC AND ECONOMIC PROFILE

A. INTRODUCTION

The following narrative examines a broad range of socio-economic characteristics, including population growth, race and ethnicity, disability, poverty, and unemployment rates. Data were gathered from the U.S Census Bureau, the Bureau of Economic Analysis (BEA), the Bureau of Labor Statistics (BLS), and the Department of Housing and Urban Development (HUD). The data also include a demographic and economic forecast specific to the Urban County, provided by the Southern California Association of Governments (SCAG). All this information was used to analyze the current social and economic complexion of Los Angeles County, including the Urban County, and to determine prospective trends and patterns of growth in the next five (5) years.

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

B. DEMOGRAPHIC CHARACTERISTICS

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

TOTAL POPULATION

Table III.1, on the following page, shows the change in population that occurred in the Los Angeles Urban County from the Census count in 2000 through the most recent population count for 2010. Overall, the population increased from about 2.4 million to about 2.5 million persons in 2010. This was an increase of 98,796 persons, or 3.5 percent, over the period. This rate of increase was higher than the growth rate for the remainder of the county, which was 3.0 percent.

Table III.1
Population Change
Los Angeles Urban County
2000 & 2010 Census Data

	2000 Census	2010 Census	% Change 00-10
Urban County	2,394,269	2,478,556	3.5%
Remainder of County	7,125,069	7,340,049	3.0%
Total County	9,519,338	9,818,605	3.1%

The Los Angeles Urban County represents many communities within Los Angeles County that receive federal funds allocated from HUD to the CDC for eligible HOME and CDBG activities. These communities represent 49 incorporated cities that participate in the Los Angeles Urban County Program and a large number of unincorporated communities, which the Census Bureau terms Census Designated Places (CDPs), plus all remaining areas of the County that are outside of CDPs and incorporated cities.

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

Table III.2
Total Population
Los Angeles County: Participating Cities
2010 Census Data

Place	Total	Place	Total	Place	Total
Agoura Hills	20,330	El Segundo	16,654	San Fernando	23,645
Arcadia	56,364	Hawaiian Gardens	14,254	San Gabriel	39,718
Artesia	16,522	Hermosa Beach	19,506	San Marino	13,147
Avalon	3,728	Irwindale	1,422	Santa Fe Springs	16,223
Azusa	46,361	La Cañada Flintridge	20,246	Sierra Madre	10,917
Bell	35,477	La Habra Heights	5,325	Signal Hill	11,016
Bell Gardens	42,072	La Mirada	48,527	South El Monte	20,116
Beverly Hills	34,109	La Puente	39,816	South Pasadena	25,619
Bradbury	1,048	La Verne	31,063	Temple City	35,558
Calabasas	23,058	Lawndale	32,769	Torrance	145,438
Cerritos	49,041	Lomita	20,256	Walnut	29,172
Claremont	34,926	Malibu	12,645	West Hollywood	34,399
Commerce	12,823	Manhattan Beach	35,135	Westlake Village	8,270
Covina	47,796	Maywood	27,395	Participating Cities Total	1,421,130
Cudahy	23,805	Monrovia	36,590	Unincorporated Areas Total	1,057,426
Culver City	38,883	Rancho Palos Verdes	41,643	**Urban County Total**	**2,478,556**
Diamond Bar	55,544	Rolling Hills Estates	8,067	Remainder of County Total	7,340,049
Duarte	21,321	San Dimas	33,371	Los Angeles County Total	9,818,605

As shown in Table III.3, on the following page, at that time, the unincorporated communities made up more than 42 percent of the Urban County population, the largest being East Los Angeles by far with 126,496 people, and the next largest being Florence-Graham with 63,387; both were more

populated than most of the participating cities. Consequently, the size and needs of the communities throughout the Urban County tend to be dramatically diverse.

Table III.3
Total Population
Los Angeles Urban County: Unincorporated Areas
2010 Census Data

Place	Total	Place	Total	Place	Total
Acton	7,596	La Crescenta-Montrose	19,653	View Park-Windsor Hills	11,075
Alondra Park	8,592	Ladera Heights	6,498	Vincent	15,922
Altadena	42,777	Lake Los Angeles	12,328	Walnut Park	15,966
Avocado Heights	15,411	Lennox	22,753	West Athens	8,729
Charter Oak	9,310	Littlerock	1,377	West Carson	21,699
Citrus	10,866	Marina del Rey	8,866	Westmont	31,853
Del Aire	10,001	Mayflower Village	5,515	West Puente Valley	22,636
Desert View Highlands	2,360	North El Monte	3,723	West Rancho Dominguez	5,669
East La Mirada	9,757	Quartz Hill	10,912	West Whittier Los Nietos	25,540
East Los Angeles	126,496	Rowland Heights	48,993	Willowbrook	35,983
East Pasadena	6,144	South San Gabriel	8,070	Other Unincorporated	213,925
East Rancho Dominguez	15,135	South San Jose Hills	20,551	Unincorporated Areas Total	1,057,426
East San Gabriel	14,874	South Whittier	57,156	Participating Cities Total	1,421,130
Florence-Graham	63,387	Valinda	22,822	**Urban County Total**	2,478,556
Hacienda Heights	54,038	Val Verde	2,468	Los Angeles County Total	9,818,605

POPULATION BY AGE

Of the approximately 2.5 million people enumerated in the Urban County in the 2010 Census, 695,986 were under the age of 20, with another 719,020 between the ages of 35 and 54. However, the elderly population, those 65 and over, made up nearly 300,000 persons. These data are presented below in Table III.4.

Table III.4
Population by Age
Los Angeles County
2010 Census Data

Age	Urban County	% of Total (Urban County)	Total	Remainder of County
Under 5	152,284	6.1%	645,793	493,509
5 to 19	543,702	21.9%	2,066,165	1,522,463
20 to 24	171,702	6.9%	752,788	581,086
25 to 34	318,559	12.9%	1,475,731	1,157,172
35 to 54	719,020	29.0%	2,799,273	2,080,253
55 to 64	278,176	11.2%	1,013,156	734,980
65 and Over	295,113	11.9%	1,065,699	770,586
Total	**2,478,556**	**100.0%**	**9,818,605**	**7,340,049**

Data for the participating cities in the Urban County are presented in Table III.5. Torrance had the largest overall population, as well as the largest population under the age of 20, with 35,289, and between the ages of 35 and 54, with 46,833. Azusa had the next highest under-20 population with 15,084, and Arcadia had the next 35-to-54 population with 17,703. Torrance also had the highest population over 65, with 21,726. The next highest was Rancho Palos Verdes with 9,654 persons.

Table III.5
Population by Age
Los Angeles Urban County: Participating Cities
2010 Census Data

Participating City	Under 5	5 to 19	20 to 24	25 to 34	35 to 54	55 to 64	65 and Over	Total
Agoura Hills	896	4,527	1,063	1,852	6,465	3,237	2,290	20,330
Arcadia	2,432	11,115	2,845	5,570	17,703	7,485	9,214	56,364
Artesia	880	3,340	1,179	2,164	4,784	1,927	2,248	16,522
Avalon	258	803	215	436	1,088	522	406	3,728
Azusa	3,488	11,596	5,047	6,740	11,953	3,961	3,576	46,361
Bell	3,122	9,514	2,851	5,647	9,227	2,720	2,396	35,477
Bell Gardens	3,901	12,040	3,601	6,687	10,722	2,920	2,201	42,072
Beverly Hills	1,283	6,082	1,784	4,194	9,671	4,579	6,516	34,109
Bradbury	36	161	60	95	304	183	209	1,048
Calabasas	1,131	5,218	1,367	1,891	7,305	3,243	2,903	23,058
Cerritos	1,935	9,311	2,832	4,913	13,743	7,636	8,671	49,041
Claremont	1,297	7,596	4,344	3,067	8,560	4,292	5,770	34,926
Commerce	1,030	3,239	1,013	1,822	3,237	1,112	1,370	12,823
Covina	3,028	10,445	3,466	6,431	13,807	5,049	5,570	47,796
Cudahy	2,182	7,048	1,953	3,718	6,153	1,529	1,222	23,805
Culver City	2,072	5,951	2,000	5,895	12,244	4,915	5,806	38,883
Diamond Bar	2,389	11,122	3,974	6,110	17,346	8,117	6,486	55,544
Duarte	1,244	4,068	1,288	2,643	5,906	2,794	3,378	21,321
El Segundo	831	3,240	768	2,511	5,747	1,879	1,678	16,654
Hawaiian Gardens	1,282	3,851	1,202	2,086	3,568	1,139	1,126	14,254
Hermosa Beach	992	2,280	1,063	4,697	6,667	2,050	1,757	19,506
Irwindale	95	339	93	204	395	145	151	1,422
La Cañada Flintridge	748	5,069	861	1,021	6,175	3,185	3,187	20,246
La Habra Heights	196	957	336	387	1,541	872	1,036	5,325
La Mirada	2,488	10,070	4,780	5,322	13,218	5,272	7,377	48,527
La Puente	2,974	9,822	3,267	5,789	10,878	3,420	3,666	39,816
La Verne	1,356	6,277	2,078	3,137	8,637	4,321	5,257	31,063
Lawndale	2,468	7,604	2,599	5,334	9,647	2,861	2,256	32,769
Lomita	1,271	3,609	1,241	2,742	6,297	2,564	2,532	20,256
Malibu	408	2,198	820	868	3,782	2,247	2,322	12,645
Manhattan Beach	2,031	7,193	1,241	4,031	11,641	4,541	4,457	35,135
Maywood	2,587	7,391	2,349	4,519	6,981	1,926	1,642	27,395
Monrovia	2,374	7,073	2,151	5,177	11,160	4,414	4,241	36,590
Rancho Palos Verdes	1,540	8,580	1,480	2,182	12,503	5,704	9,654	41,643
Rolling Hills Estates	293	1,755	259	351	2,364	1,176	1,869	8,067
San Dimas	1,453	6,507	2,306	3,530	9,473	4,919	5,183	33,371
San Fernando	1,895	5,860	1,845	3,751	6,268	2,033	1,993	23,645
San Gabriel	2,084	6,699	2,638	5,232	12,645	4,846	5,574	39,718
San Marino	515	3,138	481	777	3,974	1,953	2,309	13,147
Santa Fe Springs	973	3,862	1,221	1,995	4,356	1,656	2,160	16,223
Sierra Madre	513	1,727	394	1,014	3,475	1,899	1,895	10,917
Signal Hill	824	2,071	763	1,669	3,452	1,325	912	11,016
South El Monte	1,694	5,037	1,633	3,066	5,236	1,654	1,796	20,116
South Pasadena	1,325	5,166	1,083	3,248	8,556	3,137	3,104	25,619
Temple City	1,609	6,803	2,024	3,870	11,037	4,854	5,361	35,558
Torrance	7,520	27,769	7,417	16,779	46,833	17,394	21,726	145,438
Walnut	1,014	6,011	2,155	2,773	8,770	4,885	3,564	29,172
West Hollywood	665	1,123	2,197	9,221	12,348	3,720	5,125	34,399
Westlake Village	295	1,621	300	461	2,417	1,419	1,757	8,270
Participating Cities Total	78,917	293,878	93,927	177,619	420,259	169,631	186,899	1,421,130
Unincorporated Areas Total	73,367	249,824	77,775	140,940	298,761	108,545	108,214	1,057,426
Urban County Total	**152,284**	**543,702**	**171,702**	**318,559**	**719,020**	**278,176**	**295,113**	**2,478,556**
Remainder of County Total	493,509	1,522,463	581,086	1,157,172	2,080,253	734,980	770,586	7,340,049
Los Angeles County Total	645,793	2,066,165	752,788	1,475,731	2,799,273	1,013,156	1,065,699	9,818,605

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

Table III.6
Population by Age
Los Angeles Urban County: Unincorporated Areas
2010 Census Data

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

Elderly and Frail Elderly

The elderly population is defined by the Census Bureau as comprising any person aged 65 or older. The older age group, those aged 75 and older, are referred to as the frail elderly. Data on the Urban County's elderly population are presented in Table III.7, below. The largest group was of persons made up of those aged 70 to 74, representing 23.3 percent of the total Urban County elderly population. There were 135,561 persons aged 75 or over, meaning nearly half, 45.9 percent, of the total Urban County elderly population were frail elderly persons. These populations have particular needs for housing and services, and are discussed in more detail in sections **VI.B Special Needs Populations and Programs** and **VII.E Senior Programs.**

Table III.7
Elderly Population by Age
Los Angeles County
2010 Census Data

Age	Urban County	% of Total (Urban County)	Total	Remainder of County
65 to 66	39,522	13.4%	141,151	101,629
67 to 69	51,355	17.4%	182,136	130,781
70 to 74	68,675	23.3%	245,183	176,508
75 to 79	53,871	18.3%	192,881	139,010
80 to 84	42,085	14.3%	152,722	110,637
85 and over	39,605	13.4%	151,626	112,021
Total	**295,113**	**100.0%**	**1,065,699**	**770,586**

Appendix C presents data for the elder populations in the participating cities and the unincorporated areas. Many areas of the Urban County had an even higher proportion of frail elderly persons. In fact, in four (4) participating cities, more than 52 percent of the elderly population were 75 or older. These were West Hollywood, with 54.9; Claremont, with 53.3; Beverly Hills, with 53.0; and La Mirada, with 52.1. In general, the unincorporated areas of the county averaged slightly lower frail elderly populations than did the participating cities. The needs of the elderly will likely vary significantly by community and the size of the elderly population in each community.

POPULATION BY RACE AND ETHNICITY

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

The table on the following page presents the breakdown of the population in the County by race and ethnicity from 2010 Census data. At that time, the racial composition of the Urban County was predominantly white; this group made up 52.3 percent of the population at close to 1.3 million persons. The next most populous group was persons counted as "other" race, which accounted for 18.9 percent of the population and represented 468,542 persons, followed by persons counted as Asian, which represented 18.0 percent of the population or 446,392 persons. The black population

represented 5.6 percent of the population, and persons counted as two (2) or more races represented 4.2 percent of the population. In terms of ethnicity, which is defined separately from race, the Hispanic population was shown to comprise 44.8 percent of the population and represented 1.1 million persons.

Table III.8
Population by Race/Ethnicity
Los Angeles County
2010 Census Data

Race	Urban County	% of Total (Urban County)	Total	Remainder of County
White	1,297,237	52.3%	4,936,599	3,639,362
Black	139,960	5.6%	856,874	716,914
American Indian	17,422	0.7%	72,828	55,406
Asian	446,392	18.0%	1,346,865	900,473
Native Hawaiian/Pacific Islander	4,887	0.2%	26,094	21,207
Other	468,542	18.9%	2,140,632	1,672,090
Two (2) or More Races	104,116	4.2%	438,713	334,597
Total	**2,478,556**	**100.0%**	**9,818,605**	**7,340,049**
Hispanic (Ethnicity)	1,110,199	44.8%	4,687,889	3,577,690

These same categories were also collected for each of the participating cities and CDPs and are presented in Table III.9 on the following page. As noted therein, the city with the largest Asian population was Torrance, with 50,240 Asian persons or more than 34 percent of its population. Torrance also had the largest black population in the participating cities, with 3,955, or almost 3 percent of the city's total population. Bell Gardens had the largest Hispanic population, amounting to 40,271 people at the time of the 2010 Census, or in excess of 95 percent of that city's population. Bradbury had the fewest with just 218 persons of Hispanic ethnicity, or 20.8 percent.

Table III.9
Population by Race/Ethnicity
Los Angeles Urban County: Participating Cities
2010 Census Data

Place	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islander	Other	Two or More Races	Total	Hispanic (Ethnicity)
Agoura Hills	17,147	267	51	1,521	24	590	730	20,330	1,936
Arcadia	18,191	681	186	33,353	16	2,352	1,585	56,364	6,799
Artesia	6,446	589	94	6,131	40	2,630	592	16,522	5,910
Avalon	2,313	20	22	49	13	1,137	174	3,728	2,079
Azusa	26,715	1,499	562	4,054	87	11,270	2,174	46,361	31,328
Bell	19,098	337	315	259	8	13,899	1,561	35,477	33,028
Bell Gardens	20,824	377	476	261	37	18,787	1,310	42,072	40,271
Beverly Hills	28,112	746	48	3,032	12	485	1,674	34,109	1,941
Bradbury	652	22	4	276	0	59	35	1,048	218
Calabasas	19,341	375	48	1,993	8	368	925	23,058	1,481
Cerritos	11,341	3,388	131	30,363	138	1,822	1,858	49,041	5,883
Claremont	24,666	1,651	172	4,564	38	2,015	1,820	34,926	6,919
Commerce	6,930	96	161	140	9	4,886	601	12,823	12,114
Covina	27,937	2,013	532	5,684	104	9,230	2,296	47,796	25,030
Cudahy	11,708	333	246	137	24	10,339	1,018	23,805	22,850
Culver City	23,450	3,694	191	5,742	81	3,364	2,361	38,883	9,025
Diamond Bar	18,434	2,288	178	29,144	106	3,237	2,157	55,544	11,138
Duarte	11,076	1,587	179	3,361	26	4,108	984	21,321	10,190
El Segundo	12,997	337	68	1,458	38	799	957	16,654	2,609
Hawaiian Gardens	6,477	546	178	1,513	57	4,929	554	14,254	11,010
Hermosa Beach	16,928	229	49	1,111	46	325	818	19,506	1,632
Irwindale	833	12	29	34	8	448	58	1,422	1,288
La Cañada Flintridge	13,959	109	24	5,214	5	245	690	20,246	1,267
La Habra Heights	3,855	47	26	841	6	333	217	5,325	1,254
La Mirada	29,462	1,099	394	8,650	142	6,670	2,110	48,527	19,272
La Puente	19,658	558	430	3,356	42	14,316	1,456	39,816	33,896
La Verne	23,057	1,065	265	2,381	61	2,822	1,412	31,063	9,635
Lawndale	14,274	3,320	301	3,269	367	9,374	1,864	32,769	20,002
Lomita	11,987	1,075	174	2,923	140	2,680	1,277	20,256	6,652
Malibu	11,565	148	20	328	15	182	387	12,645	769
Manhattan Beach	29,686	290	59	3,023	49	409	1,619	35,135	2,440
Maywood	14,244	166	208	87	20	11,495	1,175	27,395	26,696
Monrovia	21,932	2,500	279	4,107	76	5,818	1,878	36,590	14,043
Rancho Palos Verdes	25,698	1,015	80	12,077	41	748	1,984	41,643	3,556
Rolling Hills Estates	5,463	109	19	2,007	8	120	341	8,067	499
San Dimas	24,038	1,084	233	3,496	48	2,828	1,644	33,371	10,491
San Fernando	12,068	222	314	248	33	9,877	883	23,645	21,867
San Gabriel	10,076	388	220	24,091	43	3,762	1,138	39,718	10,189
San Marino	5,434	55	5	7,039	2	198	414	13,147	855
Santa Fe Springs	9,514	371	233	677	31	4,712	685	16,223	13,137
Sierra Madre	8,967	201	44	835	9	390	471	10,917	1,628
Signal Hill	4,650	1,502	83	2,245	135	1,778	623	11,016	3,472
South El Monte	10,136	107	250	2,211	12	6,718	682	20,116	17,079
South Pasadena	13,922	771	107	7,973	9	1,422	1,415	25,619	4,767
Temple City	11,941	283	150	19,803	31	2,316	1,034	35,558	6,853
Torrance	74,333	3,955	554	50,240	530	7,808	8,018	145,438	23,440
Walnut	6,913	824	69	18,567	28	1,750	1,021	29,172	5,575
West Hollywood	28,979	1,115	103	1,874	34	1,049	1,245	34,399	3,613
Westlake Village	7,326	98	12	490	13	114	217	8,270	533
Participating Cities Total	784,753	43,564	8,576	322,232	2,850	197,013	62,142	1,421,130	508,159
Unincorporated Areas Total	512,484	96,396	8,846	124,160	2,037	271,529	41,974	1,057,426	602,040
Urban County Total	**1,297,237**	**139,960**	**17,422**	**446,392**	**4,887**	**468,542**	**104,116**	**2,478,556**	**1,110,199**
Remainder of County Total	3,639,362	716,914	55,406	900,473	21,207	1,672,090	334,597	7,340,049	3,577,690
Los Angeles County Total	4,936,599	856,874	72,828	1,346,865	26,094	2,140,632	438,713	9,818,605	4,687,889

The unincorporated areas indicated a different trend, as shown in Table III.10 on the following page. East Los Angeles had the largest Hispanic community, with 122,784 persons. Ninety-seven percent of the community was of Hispanic ethnicity in 2010. The Florence-Graham CDP had the next highest

Hispanic population, with 57,066 Hispanic persons at the time that the decennial Census was taken. While some areas had high or extremely high concentrations, at the Census tract level, some tracts reached 100 percent Hispanic concentration.

Table III.10
Population by Race/Ethnicity
Los Angeles Urban County: Unincorporated Areas
2010 Census Data

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

These Census data are also presented on maps presented in the following pages. The geographic distribution of these racial and ethnic minorities can vary throughout a region. HUD has determined that an area demonstrates a disproportionate share when the portion of that population represents a share that is 10 percentage points or more greater than the jurisdiction average. For example, the black population in the Urban County represented 5.6 percent of the population in 2010. Therefore, any area that showed a black population higher than 15.6 percent displayed a disproportionate share

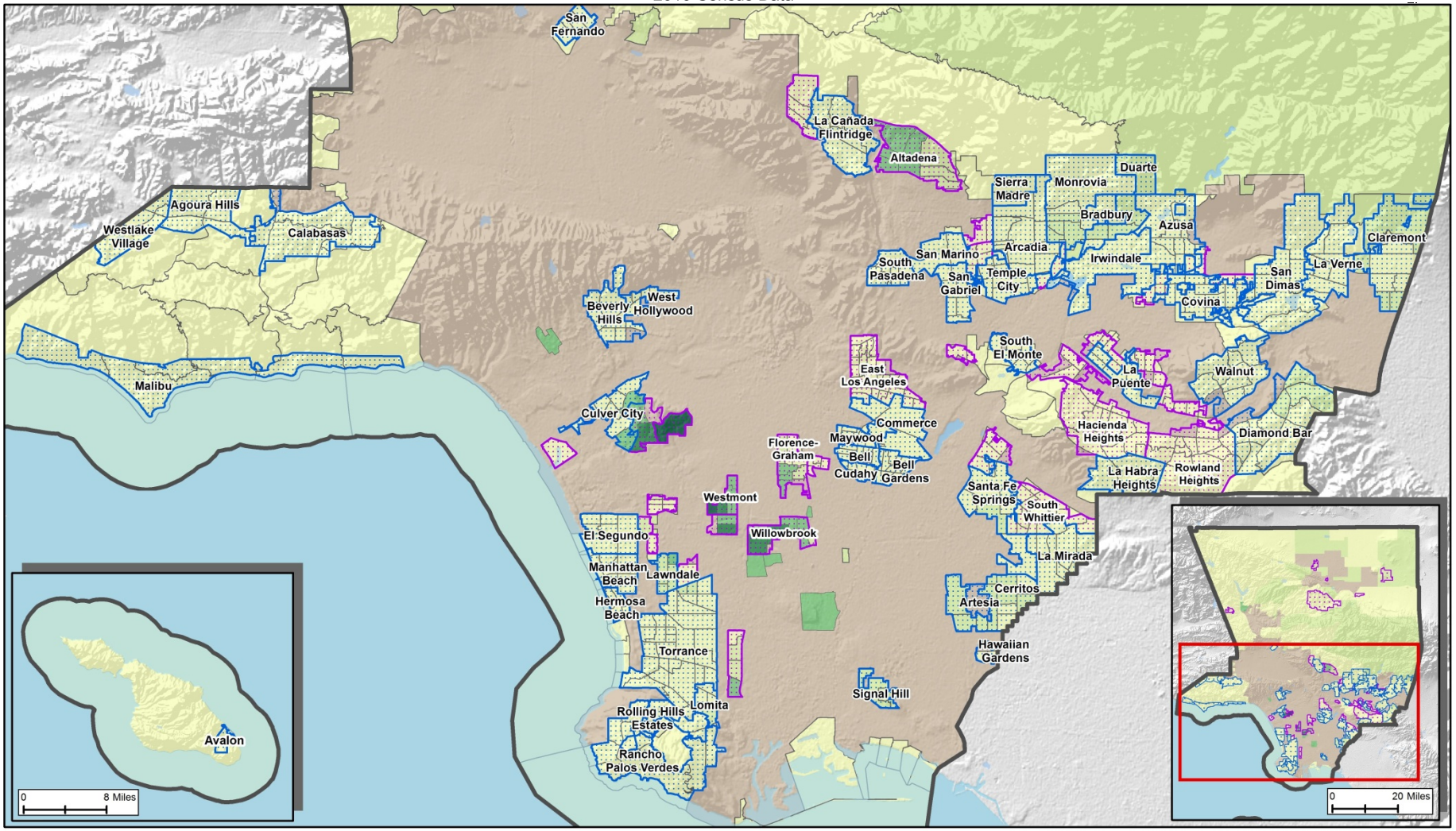
of this population. This analysis of racial distribution was conducted by calculating members of each race as a percentage share of total population in each Census tract and then plotting the data on a geographic map of tracts in the Urban County. For the sake of comparison, maps were produced for each racial and ethnic group individually, and illustrate how several minority populations were not distributed evenly throughout the Urban County.

The concentration of the black population in the Los Angeles Urban County at the time of the 2010 Census is presented on the following page in Map III.1. Several Census tracts displayed concentrations of this population above the disproportionate share threshold of 15.6 percent, with many such tracts located near View Park-Windsor Hills, Westmont, and Willowbrook.

The Hispanic ethnic population in the Urban County occurred in disproportionate share levels in many areas, suggesting possible segregation in comparison to other areas where the Hispanic population was below the 44.8 percent average. This population was concentrated by as much as 98.4 percent in Census tracts near San Fernando, Hawaiian Gardens, South El Monte, La Puente, East Los Angeles, Walnut Park, Avocado Park, and around several cities near Bell. These data are presented on page 54 in Map III.2.

The Asian population was also distributed at disproportionate share levels in many Urban County Census tracts, although largely in different areas and at a rate of 27.9 percent or more. However, population concentrations as high as 78 percent were identified near La Mirada, Torrance, San Marino, San Gabriel, and Arcadia. These data are shown in Map III.3, on page 55.

Map III.1
Black Population
Los Angeles County
2010 Census Data



LEGEND

2010 Black Population

Average Percent Black in Study Area Tracts of the Los Angeles Urban County= 5.7%

Disproportionate Share Threshold = 15.7%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2010 Census Data, 2010 TIGER Data

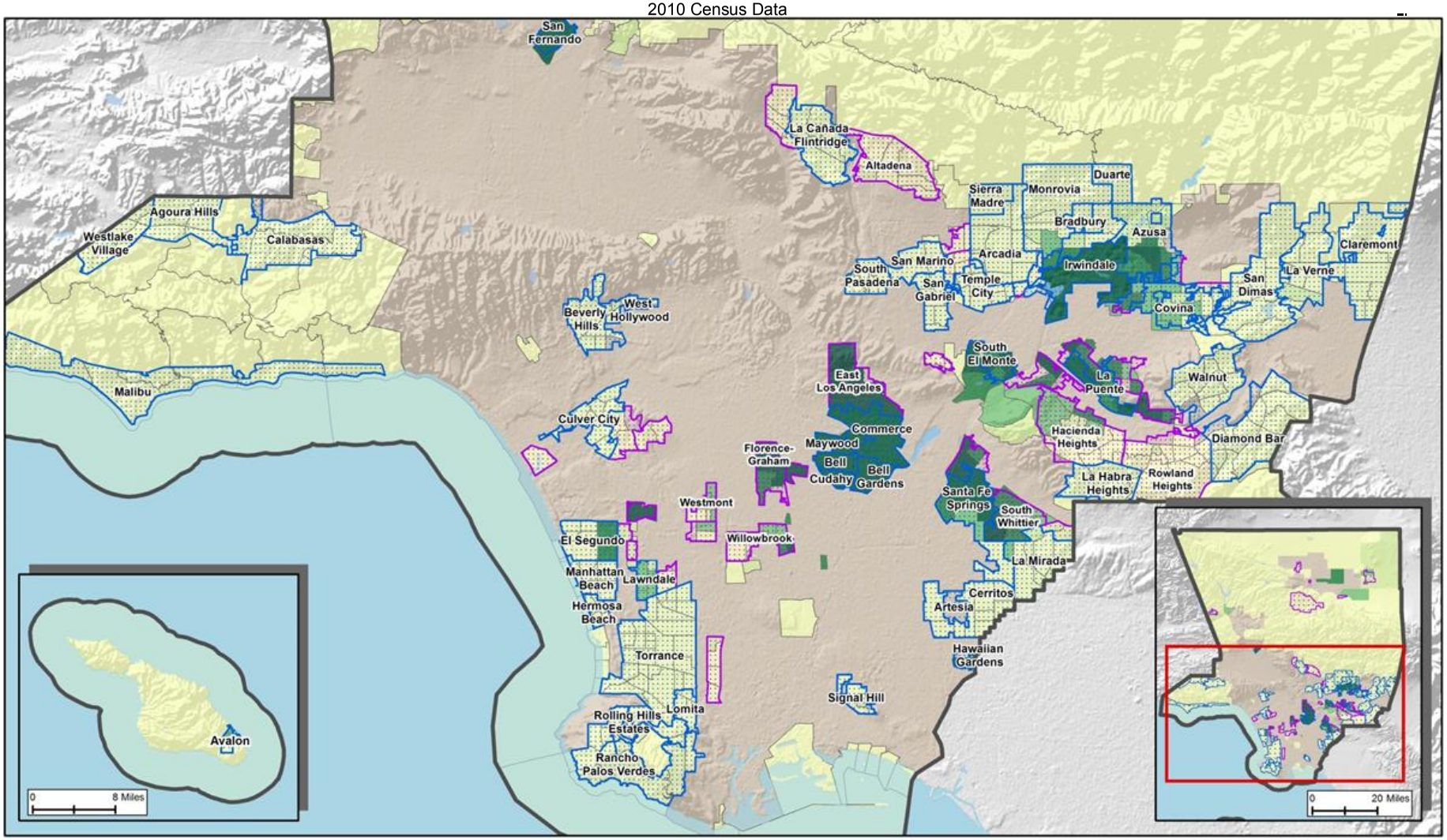
Percent Black

- 0.0 - 5.7
- 5.8 - 15.7
- Disproportionate Share Threshold
- 15.8 - 50.0
- 50.1 - 75.0
- 75.1 - 90.7

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 5 Miles

Map III.2
Hispanic Population
Los Angeles County
2010 Census Data



LEGEND

2010 Hispanic Population

Average Percent Hispanic in Study Area Tracts of the Los Angeles Urban County= 44.8%

Disproportionate Share Threshold = 54.8%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2010 Census Data, 2010 TIGER Data

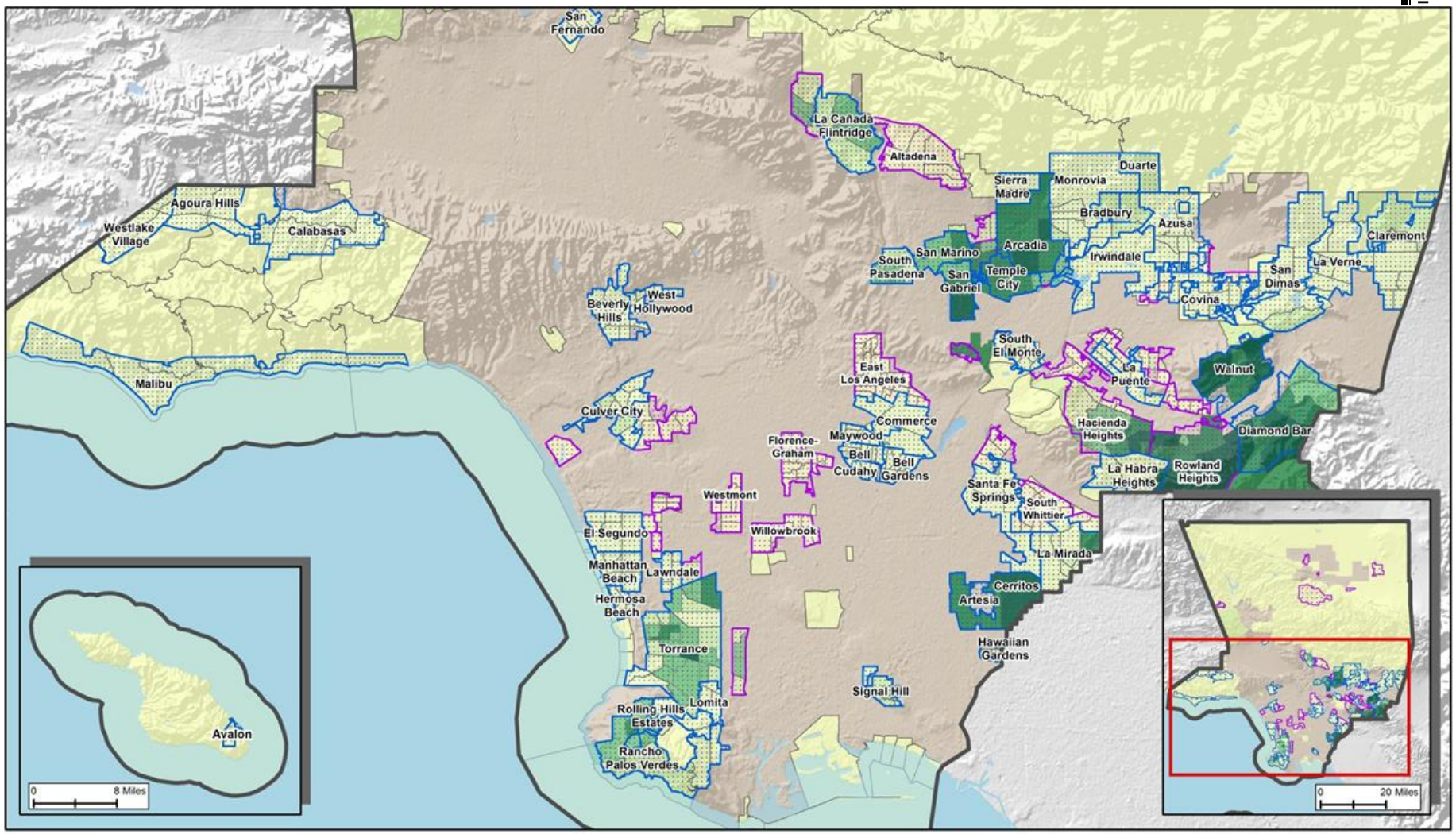
Percent Hispanic

- 0.0 - 44.8
- 44.9 - 54.8 — Disproportionate Share Threshold
- 54.9 - 70.0
- 70.1 - 85.0
- 85.1 - 99.0

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 5 Miles

Map III.3
Asian Population
Los Angeles County
2010 Census Data



LEGEND

2010 Asian Population

Average Percent Asian in Study Area Tracts of the Los Angeles Urban County= 17.9%

Disproportionate Share Threshold = 27.9%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2010 Census Data, 2010 TIGER Data

Percent Asian

0.0 - 17.9
18.0 - 27.9
28.0 - 45.0
45.1 - 65.0
65.1 - 81.0

Disproportionate Share Threshold

Participating Cities
CDPs
Non-Urban County: Entitlement and Other Cities
Census Tract Boundaries
Los Angeles County Boundary

0 5 Miles

POPULATION BY LANGUAGE

Distinct from race and ethnicity, language has a profound effect on the opportunities available to Urban County residents. While the majority of residents spoke English at home as measured by the 2006–2010 ACS, 1,208,568 persons aged 5 and older did not. As shown in Table III.11, below, 653,161 persons, representing 52.9 percent of the total Urban County population at that time (2,283,135), were bi- or multi-lingual and spoke English very well and another language at home. However, 555,407 of persons did not speak English well, representing 24.3 percent of the total Urban County population. Spanish was the most commonly spoken language other than English, followed by Chinese and Korean.

Table III.11
Language Spoken At Home Other than English for the Population Aged 5 and Older
Los Angeles Urban County
2010 Five-Year ACS Data

Language Spoken at Home	Speaks English Very Well	Speaks English Less Than Very Well	Total	% Speak Other Language	% Speak English Less Than Very Well
Spanish or Spanish Creole	429,492	361,873	791,365	34.7%	15.8%
Chinese	66,149	85,667	151,816	6.6%	3.8%
Korean	23,816	32,545	56,361	2.5%	1.4%
Tagalog	30,680	11,461	42,141	1.8%	0.5%
Japanese	9,978	11,499	21,477	0.9%	0.5%
Vietnamese	8,182	10,778	18,960	0.8%	0.5%
Persian	10,951	6,615	17,566	0.8%	0.3%
Arabic	6,344	3,236	9,580	0.4%	0.1%
Russian	3,350	5,109	8,459	0.4%	0.2%
French (incl. Patois, Cajun)	6,737	1,235	7,972	0.3%	0.1%
Armenian	5,186	2,656	7,842	0.3%	0.1%
Other Pacific Island languages	4,527	3,201	7,728	0.3%	0.1%
German	6,134	849	6,983	0.3%	0.0%
Other Indic languages	3,845	2,441	6,286	0.3%	0.1%
Other Asian languages	4,006	1,959	5,965	0.3%	0.1%
Hindi	4,236	1,249	5,485	0.2%	0.1%
Thai	2,514	2,318	4,832	0.2%	0.1%
Italian	3,096	895	3,991	0.2%	0.0%
Hebrew	3,222	749	3,971	0.2%	0.0%
Gujarati	2,704	1,214	3,918	0.2%	0.1%
Urdu	2,483	984	3,467	0.2%	0.0%
African languages	2,405	923	3,328	0.1%	0.0%
Portuguese or Portuguese Creole	1,684	641	2,325	0.1%	0.0%
Mon-Khmer, Cambodian	1,012	1,113	2,125	0.1%	0.0%
Greek	1,285	525	1,810	0.1%	0.0%
Other Indo-European languages	1,022	679	1,701	0.1%	0.0%
Serbo-Croatian	1,437	257	1,694	0.1%	0.0%
Other West Germanic languages	1,268	343	1,611	0.1%	0.0%
Polish	913	541	1,454	0.1%	0.0%
Scandinavian languages	1,210	150	1,360	0.1%	0.0%
Other Slavic languages	844	382	1,226	0.1%	0.0%
Hungarian	634	402	1,036	0.0%	0.0%
Other and unspecified languages	642	281	923	0.0%	0.0%
Laotian	183	363	546	0.0%	0.0%
French Creole	363	24	387	0.0%	0.0%
Yiddish	273	100	373	0.0%	0.0%
Other Native North American languages	164	60	224	0.0%	0.0%
Hmong	172	41	213	0.0%	0.0%
Navajo	18	49	67	0.0%	0.0%
Total	**653,161**	**555,407**	**1,208,568**	**52.9%**	**24.3%**

DISABLED POPULATION

Disability is defined by the Census Bureau as a lasting physical, mental, or emotional condition that makes it difficult for a person to participate in activities, go outside the home alone, or to work. The 2010 Census did not collect data on disability status, so estimates are derived from the 2008–2010 three-year ACS and, as such, are only available for some incorporated communities and for Los Angeles County as a whole.

As shown in Table III.12, below, the disability rate was slightly lower in the Urban County incorporated communities for which data are available than for the entirety of Los Angeles County. In both areas, more than half of disabled persons were female. The distribution of people with a disability varied widely by age group, as well. The largest group of disabled persons in the Urban County communities was those aged 75 or older, with 36,674 such persons. However, an additional 35,857 were aged 35 to 64. Among children under 18, 7,230 were disabled. Particular needs of the disabled population are discussed in **Section.VI.B.3 Physical or Sensory Disability**.

Table III.12
Disability Status by Gender by Age
Los Angeles County
2010 Three-Year ACS Data

Age	Male		Female		Total	
	Disabled	Disability Rate	Disabled	Disability Rate	Disabled	Disability Rate
Available Participating Cities						
Under 5	133	0.4%	82	0.2%	215	0.3%
5–17	4,694	4.0%	2,321	2.1%	7,015	3.1%
18–34	5,204	3.6%	4,056	3.0%	9,260	3.3%
35–64	17,559	7.1%	18,298	7.0%	35,857	7.0%
65–74	7,004	18.2%	10,164	23.7%	17,168	21.1%
Over 75	13,874	48.1%	22,800	52.9%	36,674	51.0%
Total	**48,468**	**7.9%**	**57,721**	**9.2%**	**106,189**	**8.6%**
Los Angeles County						
Under 5	2,169	0.6%	1,692	0.5%	3,861	0.6%
5–17	39,851	4.4%	24,114	2.8%	63,965	3.6%
18–34	51,217	4.0%	41,045	3.3%	92,262	3.7%
35–64	163,598	8.9%	186,710	9.7%	350,308	9.3%
65–74	59,397	24.0%	87,512	29.0%	146,909	26.8%
Over 75	92,895	49.9%	159,848	56.7%	252,743	54.0%
Total	**409,127**	**8.6%**	**500,921**	**10.2%**	**910,048**	**9.4%**

Disability rates for the participating cities in the Urban County where data are available are presented in the table on the following page. West Hollywood had the highest rate of disabled persons, with 14.2 percent of its citizens with a disability. The next highest was Beverly Hills, with 11.4 percent. At 4.6 percent, Manhattan Beach had the lowest disability rate. Maywood had the highest rate of disabled persons over age 75, with 81.7 percent.

Table III.13
Disability Rate By Age
Los Angeles Urban County: Available Participating Cities
2010 Three-Year ACS Data

Participating City	Under 5	5–17	18–34	35–64	65–74	Over 75	Average
Agoura Hills	0.0%	2.4%	4.5%	6.0%	10.3%	51.7%	7.2%
Arcadia	0.0%	0.5%	4.1%	3.8%	15.5%	43.8%	6.9%
Azusa	0.0%	1.4%	4.3%	9.0%	31.2%	47.0%	7.6%
Bell	0.5%	3.1%	4.5%	13.8%	36.5%	77.2%	10.3%
Bell Gardens	1.6%	1.4%	3.2%	11.0%	28.0%	76.3%	7.5%
Beverly Hills	1.9%	1.6%	1.8%	6.3%	21.5%	54.8%	11.4%
Calabasas	0.0%	4.4%	0.8%	3.8%	16.7%	31.5%	5.5%
Cerritos	0.0%	1.4%	1.6%	4.0%	15.4%	54.2%	6.6%
Claremont	0.0%	2.4%	4.0%	9.4%	14.8%	47.6%	9.4%
Covina	0.0%	2.3%	1.9%	11.9%	20.4%	53.9%	9.7%
Cudahy	0.0%	6.4%	6.2%	12.6%	58.6%	66.2%	10.2%
Culver City	0.0%	3.8%	5.7%	4.6%	11.5%	52.3%	8.1%
Diamond Bar	0.8%	1.7%	1.5%	6.4%	22.2%	55.5%	7.2%
Duarte	0.0%	3.1%	3.4%	11.6%	22.8%	74.5%	16.4%
La Cañada Flintridge	0.0%	1.1%	1.0%	2.1%	14.3%	43.5%	5.9%
La Mirada	0.0%	2.6%	3.4%	6.8%	22.5%	49.8%	9.2%
La Puente	0.0%	5.5%	7.0%	10.8%	36.3%	58.1%	10.9%
La Verne	0.0%	5.1%	4.2%	5.5%	21.1%	38.8%	8.5%
Lawndale	1.7%	0.0%	2.9%	8.3%	37.9%	63.5%	6.9%
Lomita	0.0%	4.3%	3.5%	9.6%	33.8%	49.6%	9.8%
Manhattan Beach	0.0%	3.3%	2.5%	2.1%	8.2%	38.4%	4.6%
Maywood	1.8%	4.6%	4.0%	9.4%	43.9%	81.7%	8.6%
Monrovia	0.0%	3.7%	1.9%	8.9%	22.6%	57.1%	9.4%
Rancho Palos Verdes	0.0%	2.8%	10.5%	2.5%	9.4%	40.7%	8.2%
San Dimas	0.0%	3.0%	2.1%	8.9%	28.8%	39.3%	8.9%
San Fernando	0.0%	7.8%	3.9%	14.1%	37.7%	44.8%	10.4%
San Gabriel	0.0%	3.4%	1.7%	3.9%	19.0%	48.1%	6.9%
South El Monte	0.0%	6.3%	1.8%	11.0%	33.1%	63.8%	9.2%
South Pasadena	0.0%	3.4%	3.1%	4.6%	17.9%	24.5%	5.6%
Temple City	0.0%	2.0%	3.7%	5.6%	22.4%	52.3%	8.2%
Torrance	0.0%	3.6%	3.1%	6.5%	16.8%	50.5%	9.0%
Walnut	0.0%	1.2%	2.0%	4.2%	18.1%	44.9%	5.9%
West Hollywood	0.0%	26.2%	1.1%	10.1%	41.5%	59.1%	14.2%
Available Participating Cities Average	**0.3%**	**3.1%**	**3.3%**	**7.0%**	**21.1%**	**51.0%**	**8.6%**
Los Angeles County Average	0.6%	3.6%	3.7%	9.3%	26.8%	54.0%	9.4%

The tables on the following pages present the available disability rates for the participating cities based on gender. Beverly Hills had the highest rate of disabled men, 11.0 percent, while Duarte had the highest rate of disabled women, 22.0 percent. Among disabled women in the participating cities of the Urban County, 52.9 percent were aged 75 and older, but this share was slightly lower for disabled men (48.1), indicating a slightly larger population of disabled men below age 75.

Table III.14
Disability Rate By Age: Males
Los Angeles Urban County: Available Participating Cities
2010 Three-Year ACS Data

Participating City	Under 5	5–17	18–34	35–64	65–74	Over 75	Average
Agoura Hills	0.0%	4.7%	7.8%	7.2%	7.6%	58.7%	8.8%
Arcadia	0.0%	0.7%	3.7%	3.2%	17.5%	34.5%	5.6%
Azusa	0.0%	2.7%	4.0%	9.7%	28.9%	50.2%	7.5%
Bell	0.0%	4.5%	5.1%	16.1%	10.2%	66.5%	10.1%
Bell Gardens	0.8%	2.8%	4.0%	11.5%	18.4%	76.0%	7.1%
Beverly Hills	5.0%	2.9%	0.7%	4.8%	22.3%	54.3%	11.0%
Calabasas	0.0%	5.6%	1.5%	2.8%	6.3%	35.9%	5.2%
Cerritos	0.0%	0.7%	1.8%	3.7%	13.5%	46.8%	5.4%
Claremont	0.0%	0.7%	5.1%	10.0%	12.8%	43.6%	8.8%
Covina	0.0%	2.8%	1.2%	12.5%	19.3%	54.9%	9.1%
Cudahy	0.0%	3.7%	6.9%	12.1%	69.0%	24.1%	8.6%
Culver City	0.0%	4.4%	6.5%	4.0%	11.2%	55.0%	7.8%
Diamond Bar	1.4%	2.0%	0.7%	4.9%	20.0%	47.0%	5.5%
Duarte	0.0%	0.6%	2.7%	8.0%	14.3%	64.7%	9.8%
La Cañada Flintridge	0.0%	1.2%	2.0%	2.6%	10.6%	44.9%	5.6%
La Mirada	0.0%	4.3%	4.9%	5.4%	26.0%	46.3%	8.6%
La Puente	0.0%	6.8%	6.4%	10.3%	28.6%	70.8%	10.4%
La Verne	0.0%	9.1%	3.3%	6.7%	23.3%	41.6%	9.2%
Lawndale	3.8%	0.0%	2.6%	8.2%	45.6%	65.6%	6.7%
Lomita	0.0%	4.0%	2.0%	13.5%	22.1%	56.4%	9.9%
Manhattan Beach	0.0%	6.7%	1.6%	1.9%	5.7%	29.9%	4.2%
Maywood	1.9%	6.8%	6.6%	8.4%	27.7%	89.0%	9.3%
Monrovia	0.0%	5.5%	1.4%	9.3%	23.8%	57.1%	9.3%
Rancho Palos Verdes	0.0%	3.9%	17.6%	1.9%	9.9%	40.2%	8.5%
San Dimas	0.0%	5.1%	1.9%	7.3%	27.8%	26.3%	7.5%
San Fernando	0.0%	9.9%	2.2%	15.6%	20.1%	43.6%	9.5%
San Gabriel	0.0%	6.3%	3.2%	4.6%	17.4%	48.8%	7.8%
South El Monte	0.0%	6.3%	3.6%	14.5%	39.0%	47.7%	10.1%
South Pasadena	0.0%	3.2%	3.9%	7.0%	11.6%	17.1%	6.0%
Temple City	0.0%	2.6%	3.9%	7.1%	19.5%	56.6%	8.3%
Torrance	0.0%	4.3%	3.5%	6.4%	13.8%	46.4%	8.0%
Walnut	0.0%	2.3%	1.7%	4.8%	17.6%	44.5%	5.6%
West Hollywood	0.0%	36.9%	1.4%	9.5%	24.0%	50.0%	10.0%
Available Participating Cities Average	**0.4%**	**4.0%**	**3.6%**	**7.1%**	**18.2%**	**48.1%**	**7.9%**
Los Angeles County Average	0.6%	4.4%	4.0%	8.9%	24.0%	49.9%	8.6%

Table III.15
Disability Rate By Age: Females
Los Angeles Urban County: Available Participating Cities
2010 Three-Year ACS Data

Participating City	Under 5	5–17	18–34	35–64	65–74	Over 75	Average
Agoura Hills	0.0%	0.0%	0.0%	5.0%	13.6%	45.4%	5.5%
Arcadia	0.0%	0.3%	4.6%	4.3%	13.5%	49.9%	8.1%
Azusa	0.0%	0.2%	4.6%	8.5%	33.2%	45.4%	7.7%
Bell	1.0%	1.3%	3.8%	11.3%	58.9%	85.2%	10.6%
Bell Gardens	2.7%	0.0%	2.5%	10.5%	38.1%	76.5%	7.9%
Beverly Hills	0.0%	0.0%	2.7%	7.5%	20.9%	55.2%	11.6%
Calabasas	0.0%	3.0%	0.0%	4.7%	22.2%	25.1%	5.9%
Cerritos	0.0%	2.2%	1.3%	4.2%	17.6%	58.8%	7.7%
Claremont	0.0%	4.1%	3.1%	9.0%	16.9%	50.0%	10.0%
Covina	0.0%	1.8%	2.6%	11.5%	21.5%	53.3%	10.3%
Cudahy	0.0%	9.7%	5.4%	13.1%	50.7%	75.1%	12.1%
Culver City	0.0%	3.4%	4.9%	5.1%	11.7%	50.3%	8.3%
Diamond Bar	0.0%	1.2%	2.3%	7.8%	24.3%	61.1%	9.0%
Duarte	0.0%	5.4%	4.3%	14.7%	29.9%	78.5%	22.0%
La Cañada Flintridge	0.0%	0.8%	0.0%	1.6%	17.9%	42.4%	6.1%
La Mirada	0.0%	0.9%	1.8%	8.1%	19.5%	52.3%	9.8%
La Puente	0.0%	3.6%	7.8%	11.2%	41.7%	48.0%	11.4%
La Verne	0.0%	1.1%	5.2%	4.5%	19.1%	37.1%	7.8%
Lawndale	0.0%	0.0%	3.1%	8.4%	32.0%	61.9%	7.0%
Lomita	0.0%	4.4%	5.3%	5.9%	43.2%	46.1%	9.8%
Manhattan Beach	0.0%	0.0%	3.5%	2.3%	11.5%	44.3%	5.0%
Maywood	1.6%	2.9%	0.6%	10.5%	57.7%	71.6%	7.9%
Monrovia	0.0%	1.9%	2.3%	8.6%	21.5%	57.1%	9.5%
Rancho Palos Verdes	0.0%	1.6%	4.2%	3.0%	8.9%	41.0%	7.8%
San Dimas	0.0%	1.0%	2.4%	10.3%	29.8%	45.2%	10.2%
San Fernando	0.0%	5.4%	5.7%	12.8%	48.6%	45.6%	11.3%
San Gabriel	0.0%	0.5%	0.0%	3.3%	20.3%	47.5%	6.1%
South El Monte	0.0%	6.4%	0.0%	7.6%	27.9%	73.6%	8.2%
South Pasadena	0.0%	3.7%	2.4%	2.5%	23.1%	30.6%	5.3%
Temple City	0.0%	1.3%	3.5%	4.2%	25.0%	49.8%	8.1%
Torrance	0.0%	2.7%	2.7%	6.6%	19.3%	53.4%	10.0%
Walnut	0.0%	0.0%	2.4%	3.8%	18.5%	45.2%	6.2%
West Hollywood	0.0%	16.6%	0.8%	11.4%	56.1%	62.7%	19.8%
Available Participating Cities Average	**0.2%**	**2.1%**	**3.0%**	**7.0%**	**23.7%**	**52.9%**	**9.2%**
Los Angeles County Average	0.5%	2.8%	3.3%	9.7%	29.0%	56.7%	10.2%

Because a disability is a physical, mental, or emotional condition that makes it difficult for a person to participate in activities, go outside the home alone, or to work, it is important to evaluate employment status by disability. Disability data are separated by type of impairment and employment status in Table III.16. This table addresses the population who may participate in the labor force, defined as the total non-institutionalized civilian population between 18 and 64. This table also separates disabilities for these persons; note that disability totals cannot be calculated manually since some persons may have more than one (1) disability and fall into more than one (1) disability category within the employed, unemployed, and not in labor force groups. In the participating cities where data are available, there were 21,374 employed disabled persons and 5,106 unemployed disabled persons. Disabled persons made up more than one third (1/3) of the population not in the labor force, with 57,328 persons.

Ambulatory difficulties were most common disability among all persons, with 5,825 employed persons, 1,220 unemployed persons, and 15,233 persons not in the labor force having such disabilities. Hearing difficulties were the next most common for employed persons with disabilities, with 4,550, and cognitive difficulties were the next most common for persons who were unemployed or not in the labor force, with 1,138 and 11,696, respectively.

In Los Angeles County as a whole, the most common disability among employed persons was ambulatory (59,883), followed by cognitive, hearing, and vision. A similar pattern was seen for persons not in the labor force. Among unemployed disabled persons across the County, cognitive difficulties were most common, followed by ambulatory and independent living difficulties.

Table III.16
Employment Status by Disability Status and Type
Los Angeles County
2010 Three-Year ACS Data

Disability Status	Available Participating Cities	Los Angeles County
Employed:	558,984	4,326,960
With a disability:	15,826	153,308
With a hearing difficulty	4,550	39,407
With a vision difficulty	2,927	35,770
With a cognitive difficulty	3,843	42,392
With an ambulatory difficulty	5,825	59,883
With a self-care difficulty	1,109	14,583
With an independent living difficulty	3,120	27,980
No disability	543,158	4,173,652
Unemployed:	48,998	476,613
With a disability:	2,967	33,015
With a hearing difficulty	844	6,777
With a vision difficulty	658	6,839
With a cognitive difficulty	1,138	14,608
With an ambulatory difficulty	1,220	12,947
With a self-care difficulty	402	3,401
With an independent living difficulty	844	8,335
No disability	46,031	443,598
Not in labor force:	181,032	1,462,741
With a disability:	26,324	256,247
With a hearing difficulty	3,900	36,068
With a vision difficulty	4,609	46,022
With a cognitive difficulty	11,696	122,576
With an ambulatory difficulty	15,233	148,387
With a self-care difficulty	7,828	77,254
With an independent living difficulty	14,062	133,748
No disability	154,708	1,206,494
Total Non-Institutionalized Civilian Population 18–64	**789,014**	**6,266,314**

As shown in Table III.17, on the following page, while West Hollywood experienced the highest disability rate, the largest number of disabilities reported was in Torrance, with 94,589. La Cañada Flintridge had the fewest disabled persons, 11,465. This table also shows that the most common disability type in the participating cities where data are available was ambulatory difficulty; however, among all disabled persons, independent living difficulties were most common.

Table III.17
Employment Status by Disability Status and Type
Los Angeles County
2010 Three-Year ACS Data

Participating City	Hearing difficulty	Vision difficulty	Cognitive difficulty	Ambulatory difficulty	Self-care difficulty	Independent living difficulty	Disabled	No disability	Total Non-Inst. Civ. Pop 18–64
Agoura Hills	236	67	316	201	164	235	730	12,249	12,979
Arcadia	283	200	497	541	157	541	1,386	34,213	35,599
Azusa	442	480	966	819	218	700	2,045	28,644	30,689
Bell	287	258	899	1,035	404	835	2,079	19,019	21,098
Bell Gardens	218	464	564	1,194	487	725	1,849	22,714	24,563
Beverly Hills	124	162	412	492	146	332	1,007	20,111	21,118
Calabasas	80	0	219	128	40	159	429	13,621	14,050
Cerritos	198	87	320	463	200	529	985	29,241	30,226
Claremont	251	234	728	533	217	912	1,603	21,047	22,650
Covina	914	505	1,077	1,745	785	1,100	2,458	27,542	30,000
Cudahy	333	295	437	707	308	487	1,351	12,658	14,009
Culver City	147	318	481	628	348	472	1,286	24,686	25,972
Diamond Bar	439	304	742	1,052	507	969	1,857	35,848	37,705
Duarte	296	332	439	745	228	517	1,103	11,349	12,452
La Cañada Flintridge	93	57	84	43	22	62	216	11,104	11,320
La Mirada	384	287	447	742	177	622	1,619	28,064	29,683
La Puente	170	762	704	1,085	549	824	2,256	22,508	24,764
La Verne	252	139	493	504	233	424	982	18,328	19,310
Lawndale	155	277	506	677	206	398	1,322	20,939	22,261
Lomita	230	172	286	381	147	270	979	11,966	12,945
Manhattan Beach	105	71	240	103	59	109	471	21,127	21,598
Maywood	215	197	339	658	408	421	1,152	15,625	16,777
Monrovia	365	194	669	788	392	565	1,534	22,123	23,657
Rancho Palos Verdes	163	69	279	315	172	453	886	21,734	22,620
San Dimas	357	234	674	530	200	480	1,406	20,112	21,518
San Fernando	303	531	315	621	306	426	1,312	12,647	13,959
San Gabriel	99	134	297	471	149	289	841	25,635	26,476
South El Monte	253	137	209	385	305	357	825	11,161	11,986
South Pasadena	180	117	148	294	127	158	684	15,798	16,482
Temple City	224	120	534	504	188	624	1,118	21,491	22,609
Torrance	1,029	507	1,530	2,766	962	2,138	4,935	85,657	90,592
Walnut	276	98	156	217	69	259	707	19,302	20,009
West Hollywood	193	385	670	911	459	634	1,704	25,634	27,338
Available Participating Cities Total	**9,294**	**8,194**	**16,677**	**22,278**	**9,339**	**18,026**	**45,117**	**743,897**	**789,014**
Los Angeles County Total	82,252	88,631	179,576	221,217	95,238	170,063	442,570	5,823,744	6,266,314

HOUSEHOLD TYPE AND SIZE

At the time of the 2010 Census, the Los Angeles Urban County had 783,238 households, as shown in Table III.18 on the following page. More than half of all households in the Urban County were married families, meaning a married couple and children, and a majority of these households (296,745) owned their homes. Other types of family households, meaning those made up for members related by conditions other than marriage, the strong majority were headed by female householders. Among non-family households, which made up 206,089 of the Urban County's total households, most were in rental housing, with 111,476 in this category. In the remainder of the County, a smaller share of households were family households, with about a third of the total made up of non-family households, and a larger share of all households in renter-occupied units.

Table III.18
Households by Type
Los Angeles County
2010 Census Data

Family Type	Urban County	Remainder of County	Los Angeles County
Married Family			
Owner	296,745	616,242	912,987
Renter	120,125	447,553	567,678
Total Married	416,870	1,063,795	1,480,665
Other Family			
Male	48,837	167,531	216,368
Female	111,442	385,605	497,047
Total Other	160,279	553,136	713,415
Total Families	577,149	1,616,931	2,194,080
Non-Family Households			
Owner	94,613	262,564	357,177
Renter	111,476	578,471	689,947
Total Non-Family	206,089	841,035	1,047,124
Total Households	**783,238**	**2,457,966**	**3,241,204**

Data for both renter and owner households for all areas are presented in separate tables in Appendix C. More than 78 percent of all households in the unincorporated areas were family households, as compared to about 70 percent in the incorporated communities. In addition, a slightly larger share of households in the unincorporated areas were married family households, and these were somewhat more commonly in owner-occupied homes than were those in the participating cities.

The average numbers of persons per household in the Urban County are shown in Table III.19, below. The Urban County and the rest of Los Angeles County followed similar trends; two (2)-person households comprised the highest share of households in the Urban County, with 208,509, or 26.5 percent. One-person households made up more than 20 percent of all households, but three- and four-person households were also common, with 17.3 and 16.8 percent, respectively.

Table III.19
Persons Per Household
Los Angeles County
2010 Census Data

Persons	Urban County	Urban County %	Total	Remainder of County
One (1) Person	159,695	20.3%	784,928	625,233
Two (2) Person	208,509	26.5%	853,003	644,494
Three (3) Person	136,011	17.3%	526,937	390,926
Four (4) Person	132,047	16.8%	486,027	353,980
Five (5) Person	73,116	9.3%	283,566	210,450
Six (6) Person	36,964	4.7%	144,956	107,992
Seven (7) Person	40,768	5.2%	161,787	121,019
Total	**787,110**	**100.0%**	**3,241,204**	**2,454,094**

Data for all areas of the Urban County are presented in Appendix C. Many communities experienced similar patterns to the Urban County total; in Torrance, the greatest share of households contained those with two (2) persons, with 16,895 or 30.2 percent of total households this size. However, Bradbury had the greatest share of one (1)-person households, with 5,400, representing 36.3 percent

of its households. The city with the largest number of households with seven (7) persons or more was Le Verne, with 1,444, though the most common family size in that city was four (4) persons.

GROUP QUARTERS POPULATION

Also available are data on the population residing in group quarters, such as nursing homes, college dormitories, and other facilities. These persons are not included in counts of households. The Census Bureau identifies all persons not living in housing units as persons living in group quarters and recognizes two (2) primary categories:

- The institutionalized population: persons under formally authorized supervised care or custody such as those living in correctional institutions, nursing homes, juvenile institutions, halfway houses, mental or psychiatric hospitals, and wards; and
- The non-institutionalized population: persons who live in group quarters other than institutions such as college dormitories; military quarters; or group homes, including community-based homes that provide care and supportive services such as for persons with alcohol and drug addictions. This category also includes emergency and transitional shelters for the homeless, although this count is likely to significantly under represent the homeless population; a more recent local count of homeless persons is addressed later in this Plan.

As measured in the 2010 Census, 38,708 persons lived in group quarters in the Urban County. Of these, 16,827 were in an institutional setting, with 7,658 in correctional facilities and 7,146 in nursing homes. Another 21,881 were in non-institutional settings, with 14,171 of these in college dorms. Table III.20, below, presents these data.

Table III.20
Group Quarters Populations
Los Angeles County
2010 Census Data

Group Quarters	Urban County	% of Total (Urban County)	Total	Remainder of County
Institutionalized				
Correctional Institutions	7,658	45.5%	26,134	18,476
Juvenile Institutions	1,372	8.2%	4,746	3,374
Nursing Homes	7,146	42.5%	35,612	28,466
Other Institutions	651	3.9%	2,190	1,539
Institutionalized Total	**16,827**	**100.0%**	**68,682**	**51,855**
Noninstitutionalized				
College Dormitories	14,171	64.8%	51,477	37,306
Military Quarters	2	0.0%	22	20
Other Noninstitutional Group Quarters	7,708	35.2%	51,500	43,792
Noninstitutionalized Total	**21,881**	**100.0%**	**102,999**	**81,118**
Group Quarters Population Total	**38,708**	**64.8%**	**171,681**	**132,973**

Appendix C presents these data for all participating cities and unincorporated areas in the Urban County. In the incorporated communities, the majority of the group quarters population were in college dormitories, particularly in Claremont, Azusa, and La Mirada. The unincorporated areas outside any community boundaries also had a large population in dormitories. Also in the

unincorporated areas was a large institutionalized population, with the majority of these (7,488) in correctional institutions. In several participating cities and unincorporated communities, the group quarters population was made up primarily by the nursing homes institutionalized or "other noninstitutionalized" (homeless) population.

C. ECONOMIC CONDITIONS

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

LABOR FORCE AND EMPLOYMENT

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

From 1990 through 2011, the labor force in Los Angeles County, defined as persons either working or looking for work, rose from about 4.5 million to more than 4.9 million persons, as shown below in Diagram III.6. This represented a growth of only about 1.4 percent for the 21-year period. The labor force declined in the early 1990s and in 2003 and 2008, after growing considerably in the late 1990s.

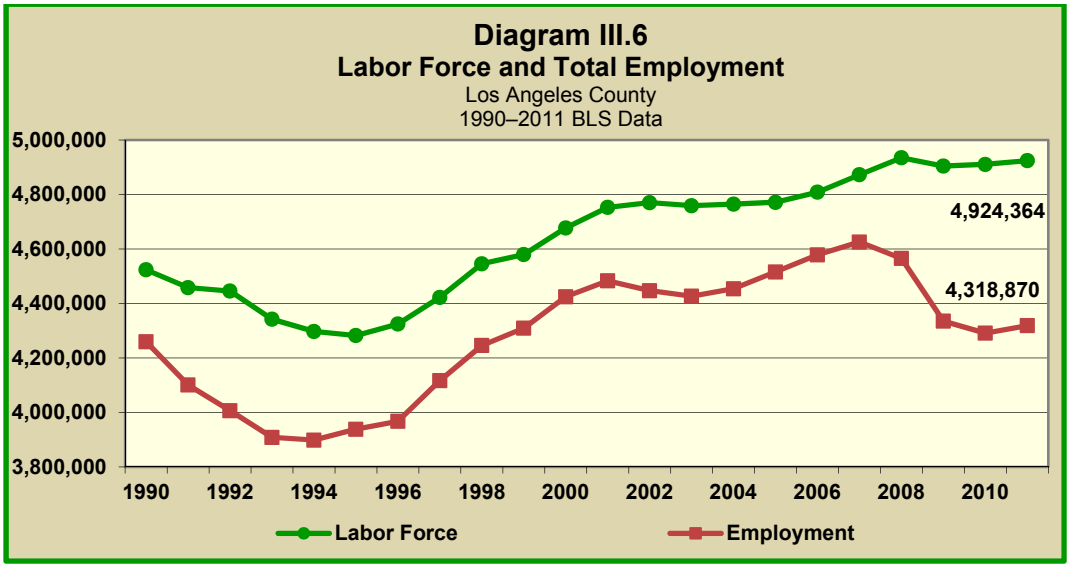


Table III.21, below, presents further details for the period for the entire Los Angeles County and shows that the labor force grew by 400,652 people, though this represented an average rate of less than one-half (1/2) percent per year. However, the number of persons working grew even less significantly over the period, and was around 4.3 million in both 1990 and 2011, increasing by only

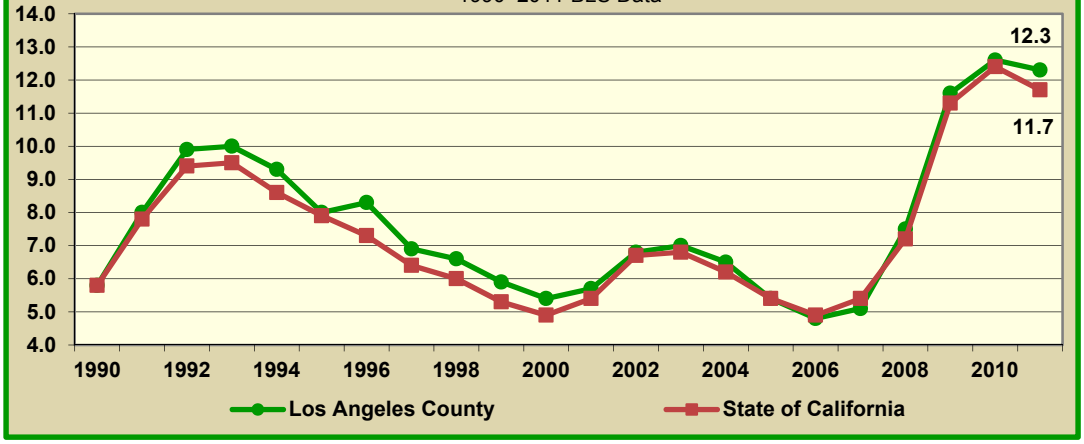
59,165. Over this same time period, the countywide unemployment rate fluctuated from a low of 4.8 percent in 2006 to a high of 12.6 percent in 2010, and grew by 341,487 persons over the decade.

Table III.21
Labor Force
Los Angeles County
1990–2011 BLS Data

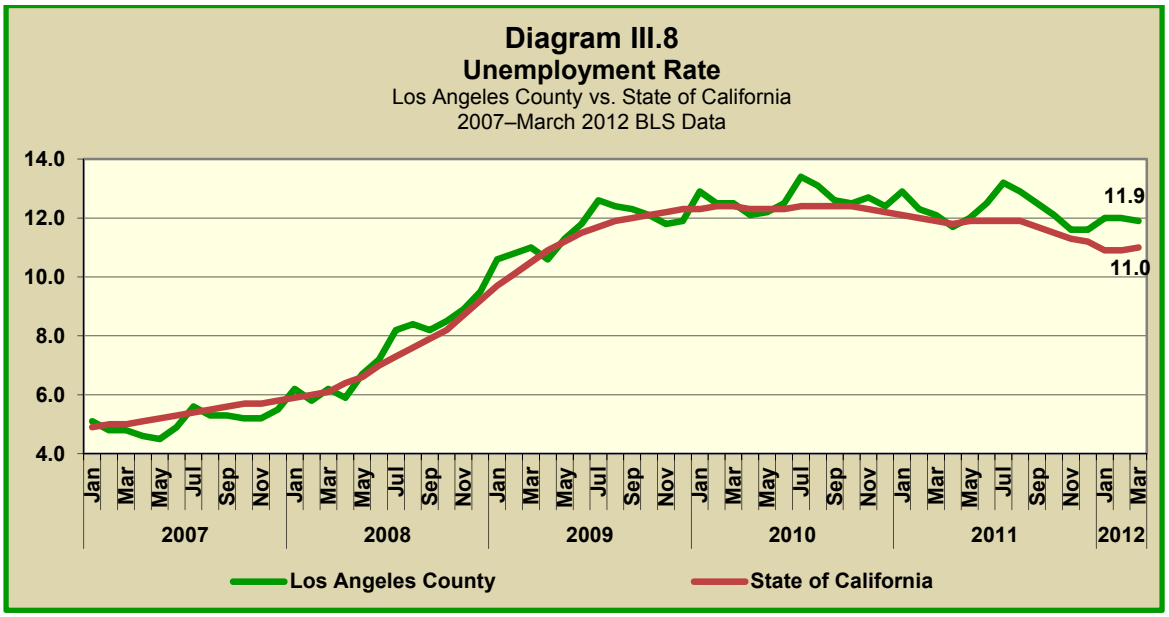
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	4,523,712	4,259,705	264,007	5.8%
1991	4,458,389	4,100,982	357,407	8.0%
1992	4,445,859	4,006,654	439,205	9.9%
1993	4,342,489	3,908,540	433,949	10.0%
1994	4,297,332	3,898,646	398,686	9.3%
1995	4,282,481	3,938,609	343,872	8.0%
1996	4,324,679	3,967,833	356,846	8.3%
1997	4,422,595	4,117,002	305,593	6.9%
1998	4,545,727	4,246,142	299,585	6.6%
1999	4,579,635	4,309,393	270,242	5.9%
2000	4,677,326	4,424,894	252,432	5.4%
2001	4,752,839	4,483,355	269,484	5.7%
2002	4,770,207	4,447,115	323,092	6.8%
2003	4,759,102	4,427,053	332,049	7.0%
2004	4,764,553	4,454,108	310,445	6.5%
2005	4,771,417	4,516,008	255,409	5.4%
2006	4,808,637	4,578,726	229,911	4.8%
2007	4,872,503	4,625,623	246,880	5.1%
2008	4,934,756	4,565,470	369,286	7.5%
2009	4,904,262	4,335,214	569,048	11.6%
2010	4,910,534	4,291,397	619,137	12.6%
2011	4,924,364	4,318,870	605,494	12.3%

Diagram III.7 shows the changes in unemployment rates for Los Angeles County and the State of California. These rates staggered over the period but were both highest in the early 1990s and from 2009 to 2011. The countywide unemployment rate reached an all-time high of 12.6 percent in 2010, and by 2011 declined slightly less than did the statewide rate.

Diagram III.7
Unemployment Rate
Los Angeles County vs. State of California
1990–2011 BLS Data



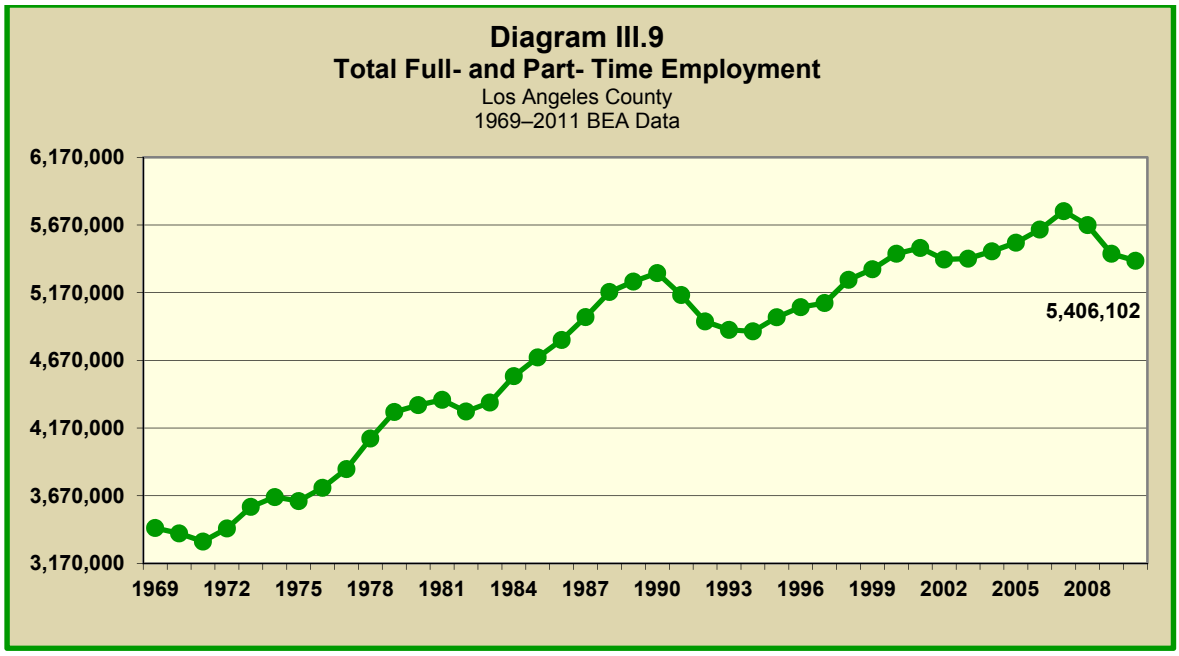
Monthly unemployment rates are presented in Diagram III.8, below. This diagram shows that the unemployment rate in Los Angeles County increased most dramatically in the summers of 2008 and 2009, and had some seasonal fluctuations in most years. As of March 2012, the unemployment rate in the County stood at 11.9 percent, while the statewide rate stood at 11.0 percent.



FULL- AND PART-TIME EMPLOYMENT

The Bureau of Economic Analysis (BEA) provides an alternate view of employment representing a count of both full- and part-time jobs rather than persons working or seeking work. Thus, a person working more than one (1) job can be counted more than once. These data contain jobs from domestic employers, sole proprietorships, and agricultural employers not covered by the unemployment compensation system. BEA employment data are drawn, in part, from income tax records; thus, there is some delay in releasing the information. The data series presented in the following pages offers data from 1969 through 2010 for the entire Los Angeles County.

BEA data show that the total number of full- and part-time jobs in the County increased significantly over the 1969 through 2010 time period, from around 3.4 million to nearly 5.5 million jobs. However, dramatic decreases were seen in the early 1990s and in 2008 and 2009. These data are presented in Diagram III.9.



PROMINENT INDUSTRIES

The Los Angeles County Economic Development Corporation (LAEDC) is the region's leading provider of economic development services. LAEDC classifies industry sectors by cluster into three (3) main groups: export-oriented clusters, population-serving clusters, and non-classified industries. In 2008, export-oriented clusters in Los Angeles County accounted for approximately 47.8 percent of jobs, population-serving clusters accounted for approximately 20.6 percent, and non-classified industries accounted for 31.6 percent of total employment.

The following export-oriented industries have been identified as key drivers of the regional economy:

- Automotive Manufacturing and Wholesaling;
- Entertainment;
- Fashion Design, Manufacturing, and Wholesaling;
- Financial Services;
- Food Products;
- Furniture and Home Furnishings;
- Goods Movement;
- Health Services and Biomedical;
- Higher Education;
- Jewelry Manufacturing and Wholesaling;
- Materials and Machinery;
- Professional and Business Services;
- Technology;
- Tourism and Hospitality; and
- Wholesale Trade.

Other major employers in the region include the population-serving industry clusters:

- Construction,
- Food Services and Drinking Places,
- Real Estate,
- Repair and Maintenance,
- Retail Trade, and
- Waste Management and Remediation Services.

Labor and Other Needs of Primary Sectors

The LAEDC's forecasts anticipate slow but steady jobs gains and employment will potentially rebound, with 2.9 percent growth expected in 2013. The number of jobs, however, may not keep up with the growing labor force due to several factors, including the lack of new business development. Thus, job creation, retention, and training remain top priorities.

As workers who would normally retire remain longer in the workforce, the share of older workers in the labor force is expected to continue increasing. As a result, workers between the ages of 24 and 54 will decrease until 2020, as older workers retire. The BLS notes that two (2) groups—older and younger workers—hold the key to increased growth in the labor force in the future, most impacting economic activity in the region.

Los Angeles County's economic growth from 2010–2020 will be driven primarily by service-providing industries such as professional and business services, educational and health services, and leisure and hospitality; as well as by construction

LAEDC forecasts that post-recession growth will improve in 2013, after which the long-term trend of employment growth will return. LAEDC offers forecasts for the primary sectors in the County:

- **Natural Resources and Mining:** Higher prices will reduce the longer-term demand for oil, yielding an overall annual average employment loss of 0.9 percent from 2010 to 2020. As a result, there is an expectation that there will be negative employment growth.
- **Construction:** Employment in the industry is expected to produce an overall annual average growth of 2.3 percent from 2010 through 2020.
- **Manufacturing:** Construction activity will spur durable goods manufacturing, which will experience moderate-to-strong growth. The long-term decline of non-durable goods manufacturing will continue, as low-cost competition from lower-income countries in Asia and Latin America will drive these industries from the area. Overall, manufacturing employment will continue its long-term decline in the County, showing a negligible increase between 2010 and 2020.

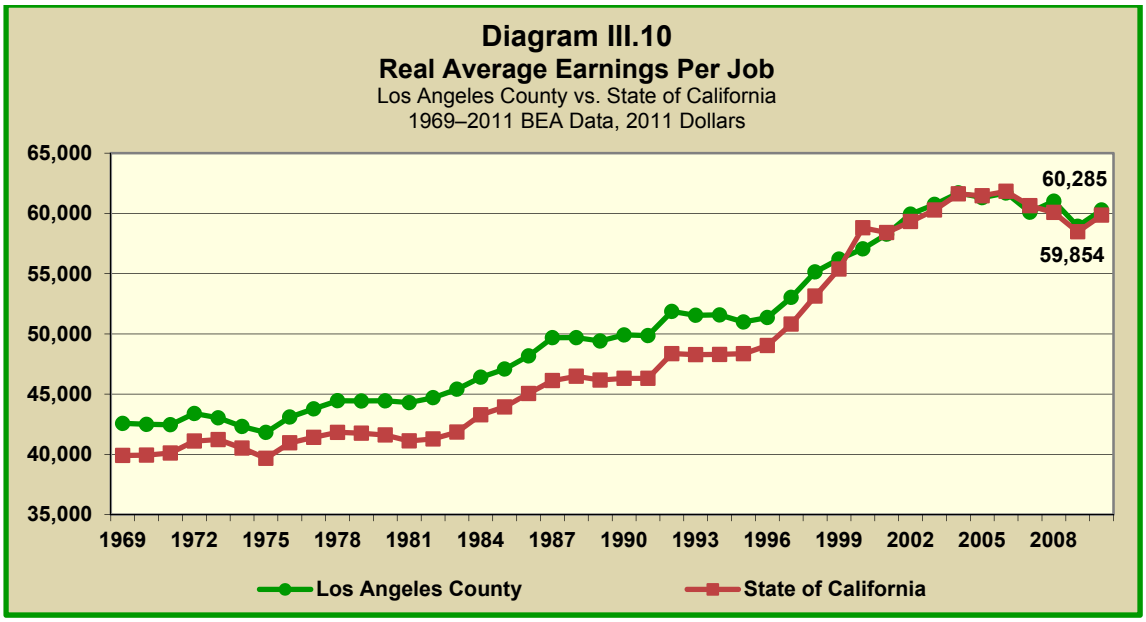
- **Wholesale trade:** As online activity accounts for a large share of activity in the industry, overall employment in the wholesale trade sector is forecasted to grow by 1.0 percent per year on average between 2010 and 2020. LAEDC forecasts strong employment, reaching 3.9 percent per year on average from 2010 through 2020.
- **Retail trade:** Overall, it is anticipated that this industry will grow by only 0.4 percent per year on average between 2010 and 2020 due to low consumer spending. Various retail sectors will outperform others, including building material and garden supply stores, health and personal care stores, clothing stores, consumer electronics, and general merchandise stores.
- **Transportation, warehousing, and utilities:** Employment in this sector is predicted to slow and decline for the remaining years of the decade registering close to 0.0 percent per year on average from 2010 through 2020.
- **Information sector:** This industry includes a wide variety of media, including motion picture production, broadcasting, publishing, and new media industries. Growth will continue through the duration of the five-year California Film and Television Tax Credit Program, which began in 2010, but will fall off thereafter. Overall, it is anticipated that employment in this sector will increase by 0.6 percent per year on average between 2010 and 2020.
- **Financial activities:** This sector, containing the finance, insurance, real estate, and leasing industries, is viewed as cyclical; during the recent recession, employment was down in the industry. Growth is expected at the moderate annual average rate of 1.6 percent between 2010 and 2020.
- **Professional and business services:** This business-to-business sector contains professional, scientific, and technical services; company management (headquarters locations); and administrative, support, and waste services industries. As noted above, the industry is already large, and it is expected that the region's business base will continue to grow. Overall employment in the professional and business services sectors is forecasted to increase by 2.1 percent per year on average between 2010 and 2020.

Workforce Shortages and Surpluses

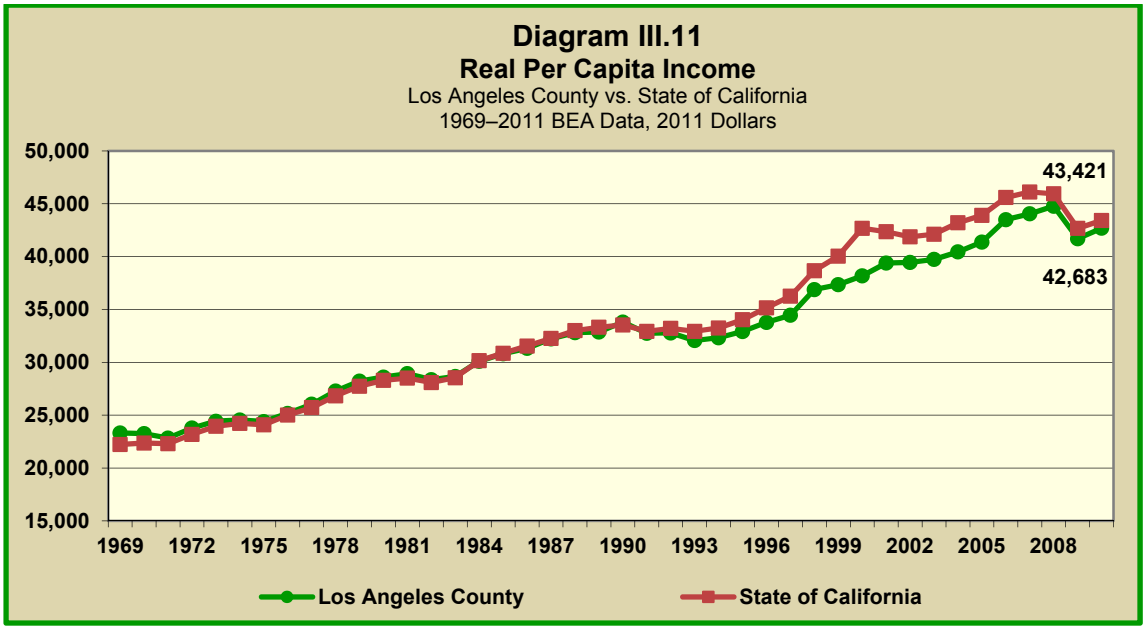
Because of the downturn in the housing market, Los Angeles County experienced a labor surplus in the construction industry. This also affected real estate business and professional services, which experienced a corresponding excess of workers.

EARNINGS AND PERSONAL INCOME

BEA data also included estimates of earnings and personal income. When the total of earnings is divided by the number of jobs and deflated to remove the effects of inflation, the average real earnings per job is determined, as shown in Diagram III.10. Average earnings for Los Angeles County and the State of California rose somewhat consistently over the period until the mid-2000s, and fell slightly after 2006 in both areas. While earnings in the County were higher than the statewide averages before 2000, after that point they were very similar. In 2010, real average earnings per job in Los Angeles County was $60,285, within $500 of the $59,854 statewide figure.



Another perspective of the state of the economy involves comparing the total of all forms of income: earnings from jobs plus transfer payments and property income, such as dividends, interest, and rents. When all these data are summed, equating to total personal income, and then divided by population, per capita income is calculated. Historically, as shown in Diagram III.11, Los Angeles County's real per capita income rivaled the national average. However, after the early 1990s, this figure for the County grew at a slower rate than that of the State; this gap became less pronounced after 2008. In 2010, real per capita income in Los Angeles County was $42,683 compared to $43,421 statewide.



HOUSEHOLD INCOME DISTRIBUTION

While BEA data show personal and per-job earnings, the Census Bureau reports that the average household income in Los Angeles County in 2010 was $79,180 and $86,781 for family households.[3] To examine how income was distributed throughout Los Angeles County and the communities in the Los Angeles Urban County, households were divided by income range, as reported in the 2000 Census and 2010 five-year ACS. Diagram III.12, below, presents a comparison of the distribution of households by income in both datasets and shows a somewhat dramatic shift to include primarily high-income households.

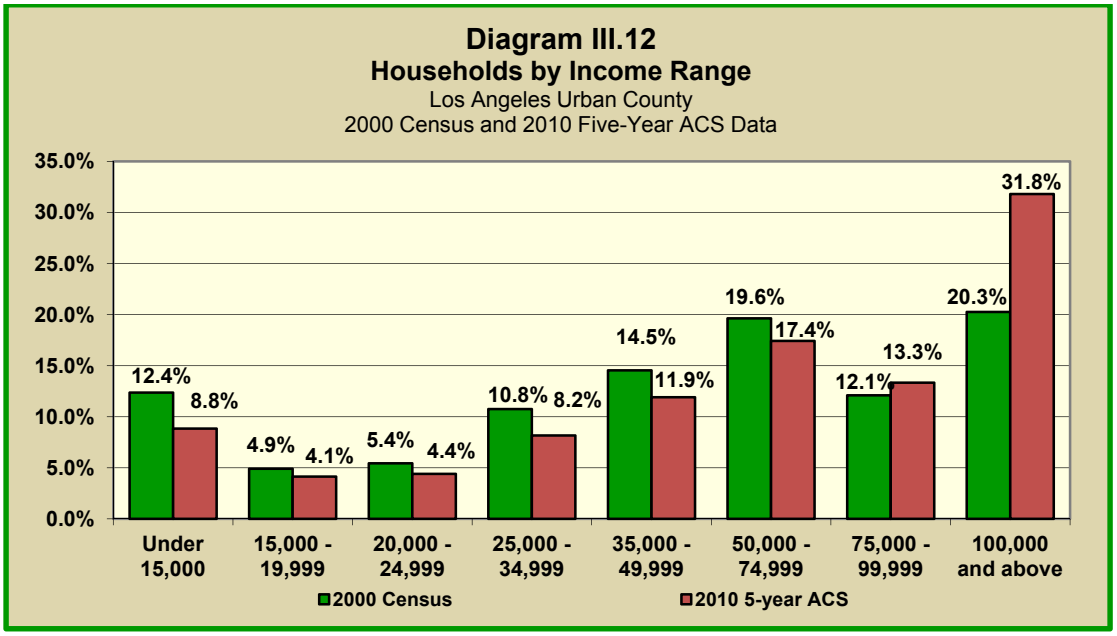


Table III.22 presents the number of households in the Los Angeles Urban County by income range as estimated by the 2010 five-year ACS. Nearly 70,000 households were counted as having incomes of less than $15,000, and an additional 32,267 households had incomes between $15,000 and $19,999 and 34,380 households made between $20,000 and $24,999. All together, these lower-income households represented more than 17 percent of all Urban County households. However, an almost equal share of households earned $50,000 to $74,999 per year, and the largest share of households, nearly a third, earned $100,000 or more, made up of 248,437 households.

[3] U.S. Census Bureau American FactFinder, 2010 Three-Year ACS, Mean Incomes, http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml

Table III.22
Households by Income Range
Los Angeles County
2010 Five-Year ACS Data

Income	Urban County	% of Total (Urban County)	Total	Remainder of County
Less than $15,000	69,058	8.8%	385,811	316,753
$15,000–$19,999	32,267	4.1%	171,107	138,840
$20,000–$24,999	34,380	4.4%	167,685	133,305
$25,000–$34,999	63,791	8.2%	314,841	251,050
$35,000–$49,999	92,970	11.9%	422,011	329,041
$50,000–$74,999	136,074	17.4%	567,038	430,964
$75,000–$99,999	104,122	13.3%	386,173	282,051
$100,000 or More	248,437	31.8%	803,223	554,786
Total	**781,099**	**100.0%**	**3,217,889**	**2,436,790**

Appendix C shows these data for the participating cities and unincorporated areas, and shows that in general, the higher-income categories were far more common in the participating cities, with 167,709 of the total 481,293 residents of participating cities earning $100,000 or more.

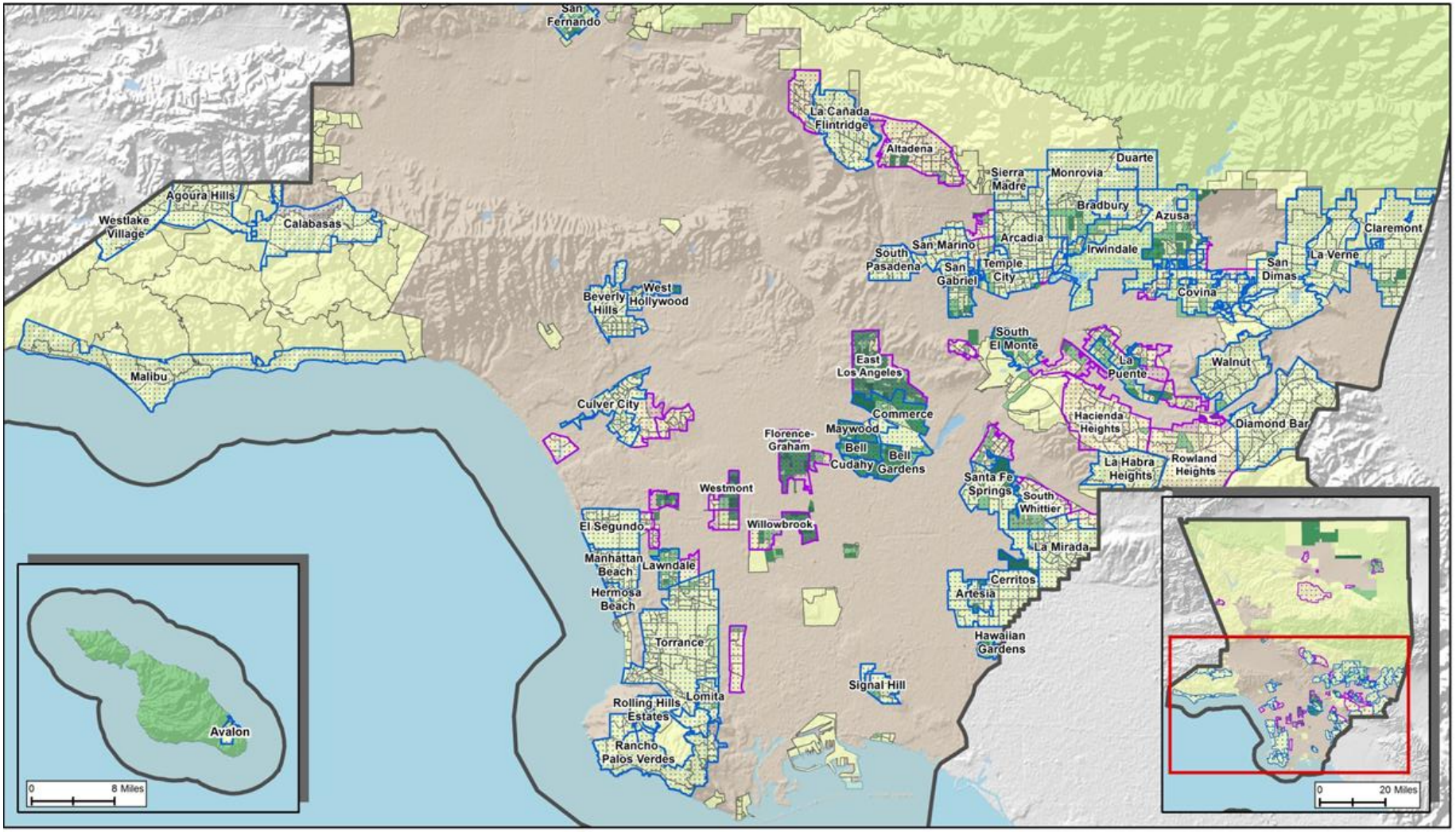
HUD calculates the HUD Area Median Family Income (HAMFI) for metropolitan regions across the country to identify relative income levels based on family size and geographic differences in earnings. HAMFI can be used to measure and compare the earnings of residents in a tract or block group against the median. In 2011, HAMFI in the Los Angeles-Long Beach metropolitan area for families of all sizes was $64,000.[4] Based on this figure, relative low- and moderate-income level families can be identified. These include the extremely low-income (earning 0 to 30 percent of HAMFI), the very low-income (earning 30.1 to 50 percent of HAMFI), the low-income (earning 50.1 to 80 percent of HAMFI), and the moderate-income (earning 80.1 to 100 percent of HAMFI).

Low- and moderate-income households face greater challenges due to their limited economic and other resources, and are of particular concern in the Urban County. Map III.4, on the following page, and Map III.5 , on page 75, show the geographic distribution of the low- to moderate-income population by 2000 block group.[5] HUD found that, in 2011, 36.8 percent of all Urban County residents were low- to moderate-income; among all the block groups the median was 25.8. Extremely high shares of low-mod residents were seen in participating cities such as Commerce, Maywood, Cudahy, Bell, and Bell Gardens; Santa Fe Springs; South El Monte; San Fernando; and La Puente. In the unincorporated areas, block groups in East Los Angeles, Florence-Graham, Walnut Park, Willowbrook, and Westmont held high shares, as well as unincorporated northeastern County.

Block groups in which the majority of residents earn low to moderate incomes, such as those shown in the darkest shades in the previous map, make up what are considered low-mod areas. At least 51 percent of residents were low- or moderate-income in many block groups in the Urban County, as shown in Map III.6 and Map III.7 on pages 76 and 77. These areas include block groups in the Commerce/Bell/Bell Gardens area, unincorporated areas south and east of Los Angeles, and in several cities and other areas in the inland County.

[4] HUD, FY 2011 Income Limits, May 31, 2011, http://www.huduser.org/portal/datasets/il/il11/ca_v2.pdf
[5] HUD, Census 2000 Low and Moderate Income Summary Data, July 2012, http://www.hud.gov/offices/cpd/systems/census/lowmod/index.cfm

Map III.4
Low- to Moderate-Income Residents
Los Angeles County
2011 HUD Data



LEGEND

2011 Low- to Moderate-Income Resident Rates

Percent Low- to Moderate-Income Residents in the Los Angeles Urban County= 36.8%
Disproportionate Share Threshold = 46.8%

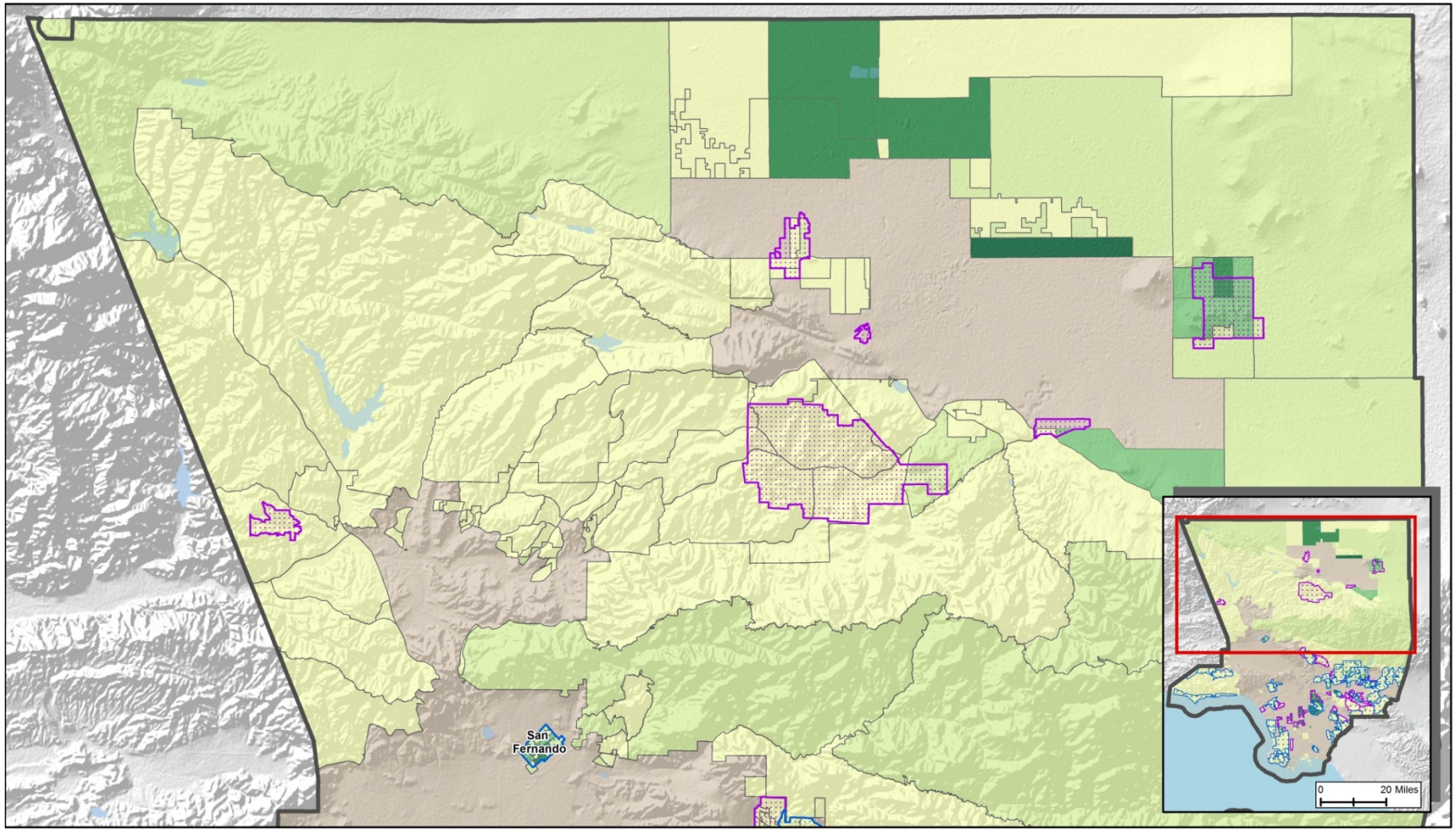
NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2011 HUD Data, 2000 TIGER Data

Percent Low-Mod
0.0 - 36.8
36.9 - 46.8
46.8 - 60.0
60.1 - 80.0
80.1 - 100.0
Disproportionate Share Threshold

Participating Cities
CDPs
Non-Urban County: Entitlement and Other Cities
Census Tract Boundaries
Los Angeles County Boundary
0 5 Miles

Map III.5
Low- to Moderate-Income Residents
North Los Angeles County
2011 HUD Data



LEGEND

2011 Low- to Moderate-Income Resident Rates

Percent Low- to Moderate-Income Residents in the Los Angeles Urban County= 36.8%
Disproportionate Share Threshold = 46.8%

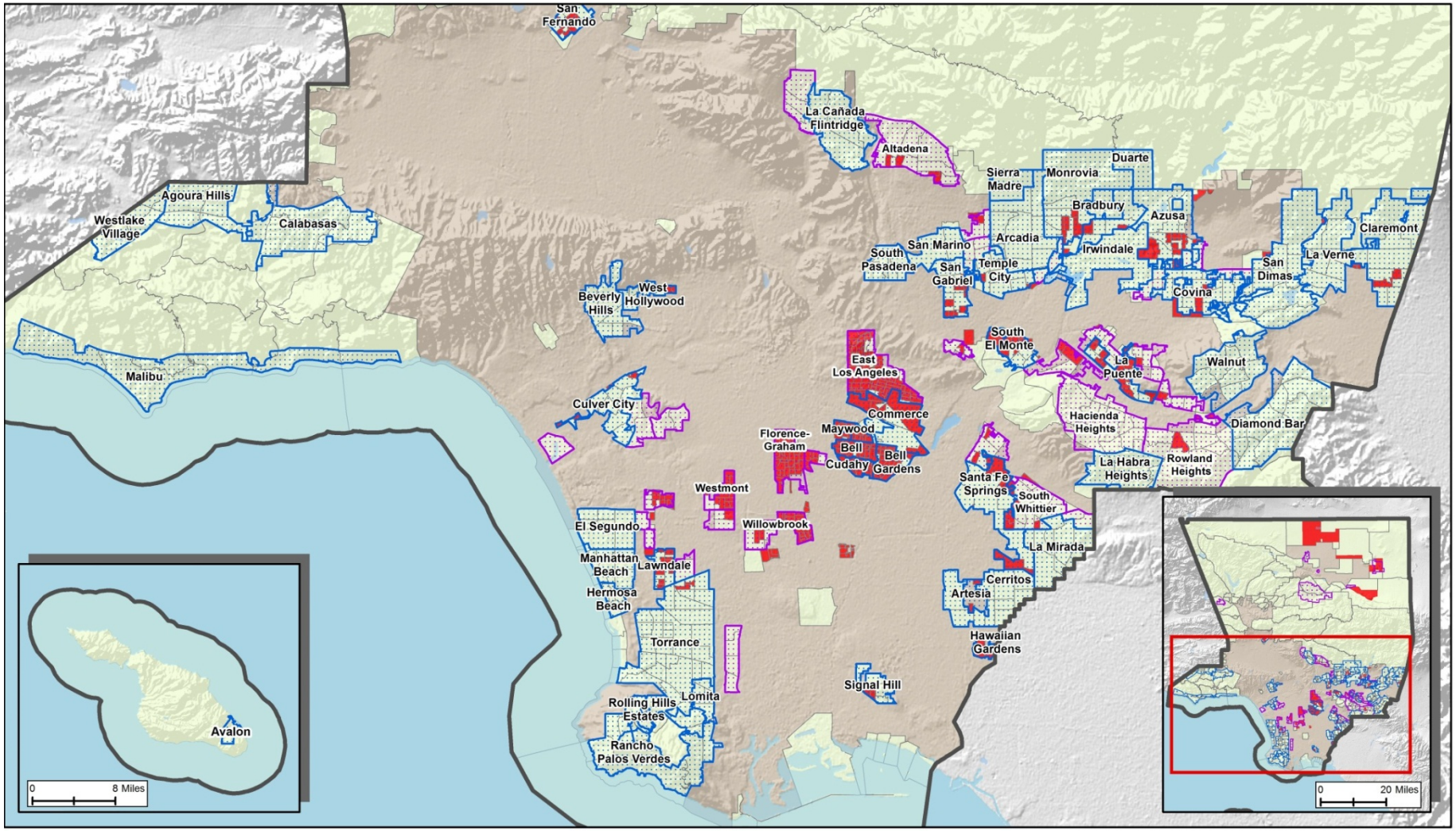
NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2011 HUD Data, 2000 TIGER Data

Percent Low-Mod
0.0 - 36.8
36.9 - 46.8
46.8 - 60.0
60.1 - 80.0
80.1 - 100.0
Disproportionate Share Threshold

Participating Cities
CDPs
Non-Urban County: Entitlement and Other Cities
Census Tract Boundaries
Los Angeles County Boundary
0 5 Miles

Map III.6
Low- to Moderate-Income Areas
Los Angeles County
2011 HUD Data



LEGEND

2011 Low- to Moderate-Income Areas

Block Groups with 51% or More Low-Mod Residents

Participating Cities

CDPs

Non-Urban County: Entitlement and Other Cities

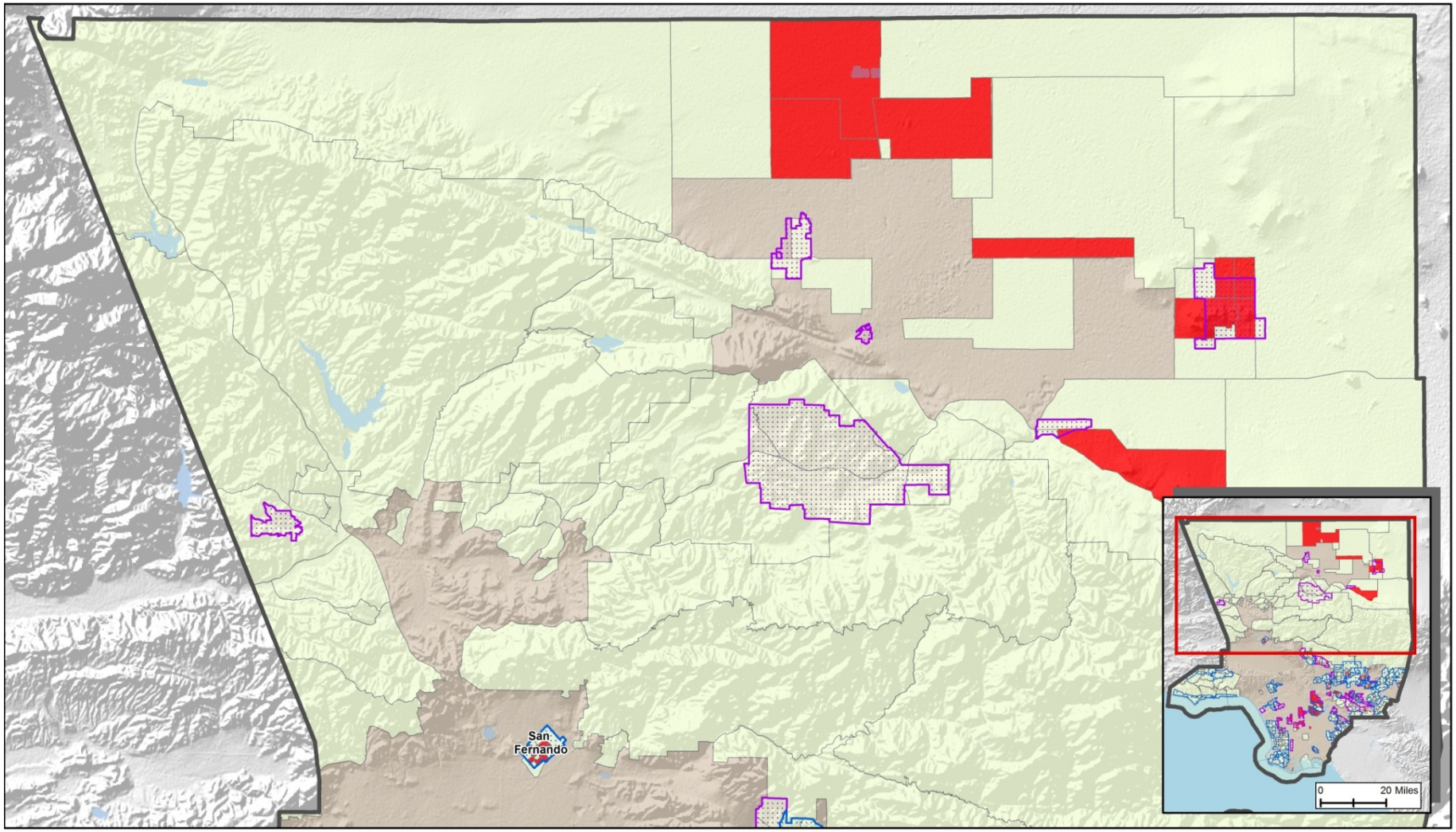
Census Tract Boundaries

Los Angeles County Boundary

0 5 Miles

Data Source: 2011 HUD Data, 2000 TIGER Data

Map III.7
Low- to Moderate-Income Areas
North Los Angeles County
2011 HUD Data



LEGEND

2011 Low- to Moderate-Income Areas

Block Groups with 51% or More Low-Mod Residents

Participating Cities
CDPs
Non-Urban County: Entitlement and Other Cities
Census Tract Boundaries
Los Angeles County Boundary

0 5 Miles

Data Source: 2011 HUD Data, 2000 TIGER Data

D. POVERTY AND FOOD INSECURITY

POVERTY

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. The Census Bureau measures annual incomes compared to 48 income thresholds that vary by family size and age of members to determine poverty status. If a family's total income is less than the threshold for households of its size, then that family, and every individual in it, is considered poor. The poverty thresholds were originally derived using U.S. Department of Agriculture food budgets designed for families under economic stress and data about the portion of their income families spent on food. The official poverty definition counts monetary income earned before taxes and does not include capital gains and non-cash benefits such as public housing, Medicaid, and food stamps. Poverty is not defined for persons in military barracks or institutional group quarters or for unrelated individuals under the age of 15, such as foster children; these persons are considered neither poor nor non-poor.[6] [7]

The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index for All Urban Consumers, a program maintained monthly by the BLS. The Census Bureau recognizes that the thresholds may not fully reflect all American families' needs, but instead, they are intended for use as a statistical yardstick and measure for comparison, not as a complete appraisal of what families need to live.[8]

However, because the federal poverty definition does not vary geographically, in areas such as California and New York, where cost of living is higher than the national average, the federal threshold may not include many people whose incomes are insufficient for the area in particular. If the federal definition of poverty were adjusted to take into account differences in housing costs between geographical areas, estimations of the poor and struggling populations could be far more accurate, making a much larger group of persons eligible for a variety of assistance programs and making more accurate funding formula allocations. Many organizations have recommended such a change, including the National Academy of Sciences (NAS) Panel on Poverty and Family Assistance, which created experimental poverty thresholds used by the Census Bureau in combination with HUD Fair Market Rent data. Median gross rent estimates from the ACS and Regional Price Parities estimated by the BEA could also be used.[9] Because the typical monthly housing cost in Los Angeles

[6] *How the Census Bureau Measures Poverty*, http://www.Census.gov/hhes/www/poverty/about/overview/measure.html

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

[8] *How the Census Bureau Measures Poverty*, http://www.Census.gov/hhes/www/poverty/about/overview/measure.html

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

County is much higher than the typical monthly cost nationally and in more rural parts of the country, a regional poverty threshold based on housing in addition to food costs could more accurately describe poverty in the County. Under national standards, a family of three (3) in Los Angeles County earning, for example, 200 percent of the federal poverty threshold ($17,916 in 2011, weighted average) is forced to pay a much larger share of its income on housing than a family of three (3) earning the same amount, living in a lower-cost county or state.

Despite the shortcomings of the federal poverty definition when applied in California, as measured in the 2006–2010 ACS, California had a larger population of persons in poverty than did any other state in the nation, and had an average annual poverty rate of 13.7 percent, just under the national rate of 13.8 percent.[10] Poverty was more prevalent in Los Angeles County, at a rate of 15.7 percent. However, the Los Angeles Urban County experienced a lower poverty rate than all these areas, at 11.6 percent, with 281,396 persons considered to be living in poverty, as noted in Table III.23, below. This rate was notably lower than the 17.1 percent seen in the remainder of the county, which includes the city of Los Angeles and other large cities. Close to 33,000 children aged five (5) and below were counted as living in poverty in the Urban County along with 24,102 persons aged 65 or older.

Table III.23
Poverty by Age
Los Angeles County
2010 Five-Year ACS Estimates

Age	Urban County	% of Total (Urban County)	Total	Remainder of County
Under 6	32,731	11.6%	183,625	150,894
6 to 17	69,371	24.6%	360,064	290,693
18 to 64	155,192	55.2%	852,292	697,100
65 and Older	24,102	8.6%	112,637	88,535
Total	**281,396**	**100.0%**	**1,508,618**	**1,227,222**
Poverty Rate	11.6%	.	15.7%	17.10%

However, the Urban County's relatively low average poverty rate was not seen in all communities. On average, the participating cities averaged a poverty rate of 9.5 compared to the 14.5 percent in the unincorporated areas, as shown in the tables on the following pages. Rates in the high 20s and up to 30.1 percent were seen in some unincorporated communities such as Lennox, Westmont, Florence-Graham, Lake Los Angeles, and Walnut Park. However, some of the participating cities saw rates of 3.0 percent or less, such as Rolling Hills Estates, La Habra Heights, and Manhattan Beach. The numbers of persons in poverty by age group and the poverty rates for all the communities in the Urban County are presented in the following tables.

[10] U.S. Census Bureau, 2006–2010 ACS Five-Year Estimates, American Fact Finder, http://factfinder2.Census.gov/faces/nav/jsf/pages/index.xhtml

Table III.24
Poverty by Age
Los Angeles Urban County: Participating Cities
2010 Five-Year ACS Data

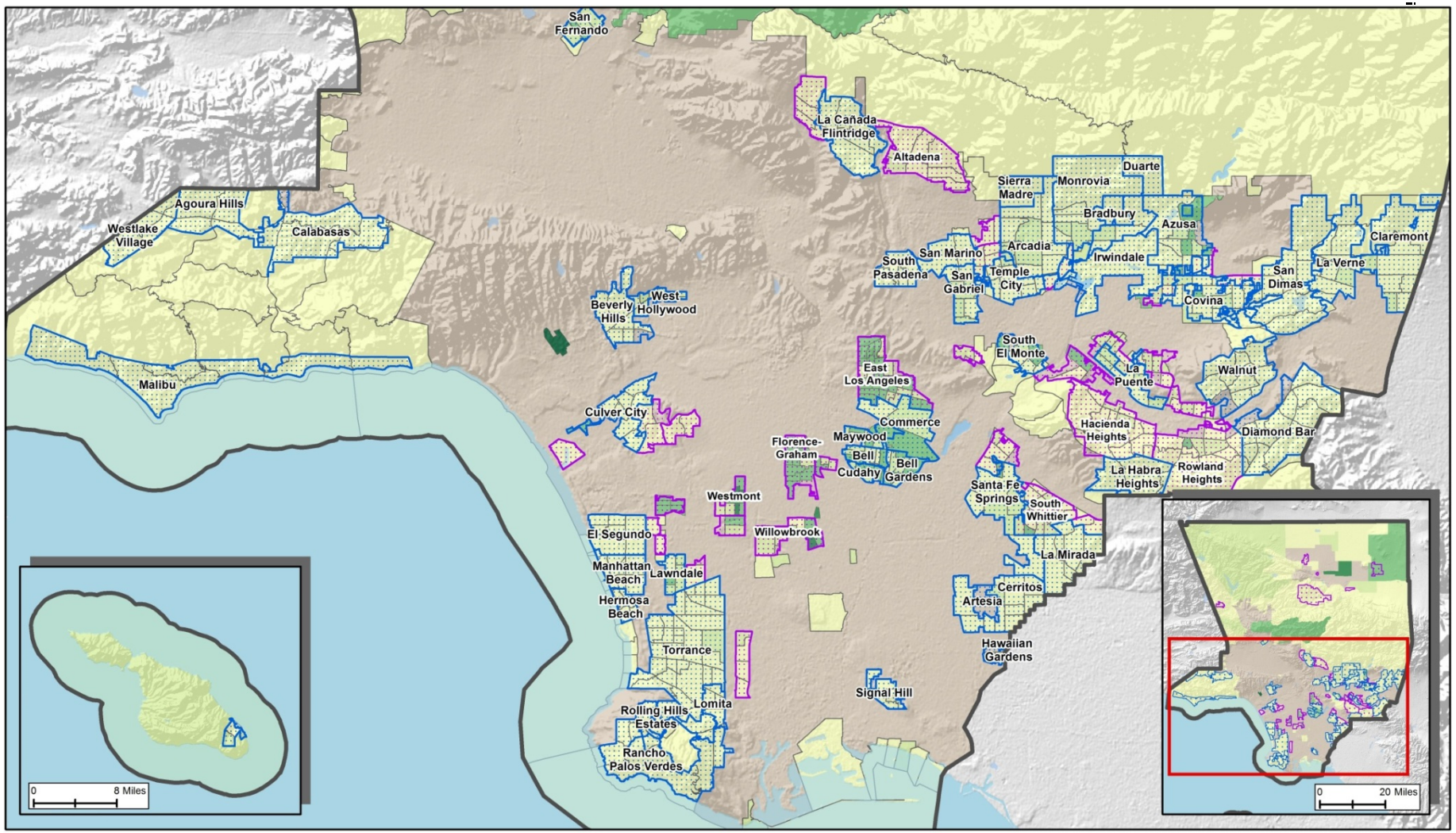
Place	5 and Under	6–18	18–64	65 and Older	Total	Poverty Rate
Agoura Hills	100	184	510	11	805	4.0%
Arcadia	154	971	3,206	668	4,999	9.1%
Artesia	234	510	644	84	1,472	9.3%
Avalon	47	84	277	13	421	11.5%
Azusa	1,164	1,871	4,146	283	7,464	17.4%
Bell	1,283	2,150	4,160	441	8,034	22.6%
Bell Gardens	1,542	3,179	4,452	334	9,507	22.7%
Beverly Hills	19	444	1,696	509	2,668	7.9%
Bradbury	0	0	49	0	49	5.0%
Calabasas	86	367	777	116	1,346	6.0%
Cerritos	207	640	1,656	493	2,996	6.1%
Claremont	138	277	1,232	232	1,879	6.4%
Commerce	206	453	855	147	1,661	13.8%
Covina	547	1,030	2,880	604	5,061	10.7%
Cudahy	935	1,880	2,732	251	5,798	24.3%
Culver City	396	135	1,934	327	2,792	7.2%
Diamond Bar	45	387	1,821	282	2,535	4.6%
Duarte	62	465	925	715	2,167	10.4%
El Segundo	11	58	411	61	541	3.3%
Hawaiian Gardens	337	631	1,167	120	2,255	15.8%
Hermosa Beach	19	114	636	224	993	5.1%
Irwindale	9	62	90	3	164	11.4%
La Cañada Flintridge	34	231	270	111	646	3.2%
La Habra Heights	0	0	70	43	113	2.1%
La Mirada	133	332	1,470	455	2,390	5.2%
La Puente	658	1,409	2,364	375	4,806	12.0%
La Verne	120	276	1,373	291	2,060	6.8%
Lawndale	600	1,129	3,180	209	5,118	15.8%
Lomita	143	224	1,119	242	1,728	8.6%
Malibu	11	122	501	73	707	6.3%
Manhattan Beach	42	105	764	132	1,043	3.0%
Maywood	1,035	1,844	3,026	256	6,161	22.5%
Monrovia	185	874	2,132	385	3,576	9.8%
Rancho Palos Verdes	65	503	743	290	1,601	3.9%
Rolling Hills Estates	0	11	73	52	136	1.7%
San Dimas	238	204	1,076	249	1,767	5.4%
San Fernando	740	1,162	1,995	153	4,050	17.2%
San Gabriel	381	1,229	3,239	519	5,368	13.7%
San Marino	0	10	352	89	451	3.5%
Santa Fe Springs	167	403	614	208	1,392	8.9%
Sierra Madre	153	49	446	96	744	6.9%
Signal Hill	19	116	710	0	845	7.9%
South El Monte	265	853	1,827	185	3,130	15.6%
South Pasadena	96	209	1,191	172	1,668	6.6%
Temple City	91	398	1,625	359	2,473	7.1%
Torrance	293	1,660	5,292	1,700	8,945	6.3%
Walnut	64	150	950	281	1,445	4.9%
West Hollywood	40	189	3,397	954	4,580	13.2%
Westlake Village	0	25	152	101	278	3.4%
Participating Cities Total	13,114	29,609	76,207	13,898	132,828	9.5%
Unincorporated Areas Total	19,617	39,762	78,985	10,204	148,568	14.5%
Urban County Total	**32,731**	**69,371**	**155,192**	**24,102**	**281,396**	**11.6%**
Remainder of County Total	150,894	290,693	697,100	88,535	1,227,222	17.1%
Los Angeles County Total	183,625	360,064	852,292	112,637	1,508,618	15.7%

Table III.25
Poverty by Age
Los Angeles Urban County: Unincorporated Areas
2010 Five-Year ACS Estimates

Place	5 and Under	6–18	18–64	65 and Older	Total	Poverty Rate
Acton	91	154	193	11	449	6.3%
Alondra Park	268	467	899	21	1,655	18.9%
Altadena	465	842	2,366	476	4,149	9.2%
Avocado Heights	194	652	1,033	148	2,027	13.3%
Charter Oak	100	273	414	85	872	9.5%
Citrus	59	241	508	90	898	9.0%
Del Aire	10	78	290	67	445	4.6%
Desert View Highlands	50	145	253	0	448	18.3%
East La Mirada	93	91	408	123	715	7.0%
East Los Angeles	4,260	8,631	14,760	1,866	29,517	24.1%
East Pasadena	58	8	265	32	363	6.3%
East Rancho Dominguez	370	402	1,344	241	2,357	17.4%
East San Gabriel	100	191	558	187	1,036	6.9%
Florence-Graham	2,996	5,624	8,429	325	17,374	28.7%
Hacienda Heights	374	906	2,114	748	4,142	7.7%
La Crescenta-Montrose	63	268	768	187	1,286	6.5%
Ladera Heights	0	95	125	53	273	4.1%
Lake Los Angeles	463	1,344	1,512	143	3,462	27.8%
Lennox	984	1,975	3,366	160	6,485	30.1%
Littlerock	0	47	48	20	115	10.9%
Marina del Rey	0	60	798	41	899	9.8%
Mayflower Village	0	19	314	21	354	6.0%
North El Monte	56	38	55	17	166	4.1%
Quartz Hill	293	537	878	55	1,763	17.0%
Rowland Heights	437	1,000	3,185	770	5,392	10.5%
South San Gabriel	11	279	520	145	955	12.2%
South San Jose Hills	427	825	1,250	55	2,557	12.2%
South Whittier	777	1,792	2,980	580	6,129	10.8%
Valinda	201	700	926	109	1,936	8.8%
Val Verde	32	31	166	8	237	9.1%
View Park-Windsor Hills	37	68	561	67	733	6.8%
Vincent	252	491	990	210	1,943	12.1%
Walnut Park	661	1,192	2,489	217	4,559	27.6%
West Athens	276	567	770	141	1,754	21.2%
West Carson	158	205	921	62	1,346	6.6%
Westmont	1,634	2,497	4,665	409	9,205	29.6%
West Puente Valley	345	619	1,383	325	2,672	11.8%
West Rancho Dominguez	48	115	440	100	703	12.2%
West Whittier Los Nietos	406	487	1,334	257	2,484	10.0%
Willowbrook	1,403	2,323	4,594	553	8,873	25.4%
Other Unincorporated	1,165	3,483	10,113	1,079	15,840	8.2%
Unincorporated Areas Total	19,617	39,762	78,985	10,204	148,568	14.5%
Urban County Total	**32,497**	**68,868**	**154,557**	**24,022**	**279,944**	**11.6%**

As these data suggest, poverty was not spread evenly across the Urban County, as some areas had higher concentrations of poverty than did others. Map III.8 and Map III.9 present the 2010 poverty rate for all Census tracts in the Urban County and illustrate average rates and tracts with disproportionate shares of persons living in poverty: those in which 21.4 percent or more of residents were poor. As shown, rates as high as 82.8 percent were seen, with most of the high-poverty tracts located in unincorporated areas of the Urban County. Many of these tracts were in the central southern part of the County, south and east of the city of Los Angeles, such as in the East Los Angeles, Florence-Graham, Westmont, Willowbrook areas. Poverty was also higher than the disproportionate share threshold in some large tracts in the northern Urban County. Among the participating cities, disproportionately high poverty was seen in the Commerce, Maywood, Bell, Cudahy, and Bell Gardens area.

Map III.8
Poverty Rates
Los Angeles County
2010 Five-Year ACS Data



LEGEND

2006–2010 Poverty Rates

Average Poverty Rate in Study Area Tracts of the Los Angeles Urban County= 11.6%

Disproportionate Share Threshold = 21.6%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2006–2010 ACS Data, 2010 TIGER Data

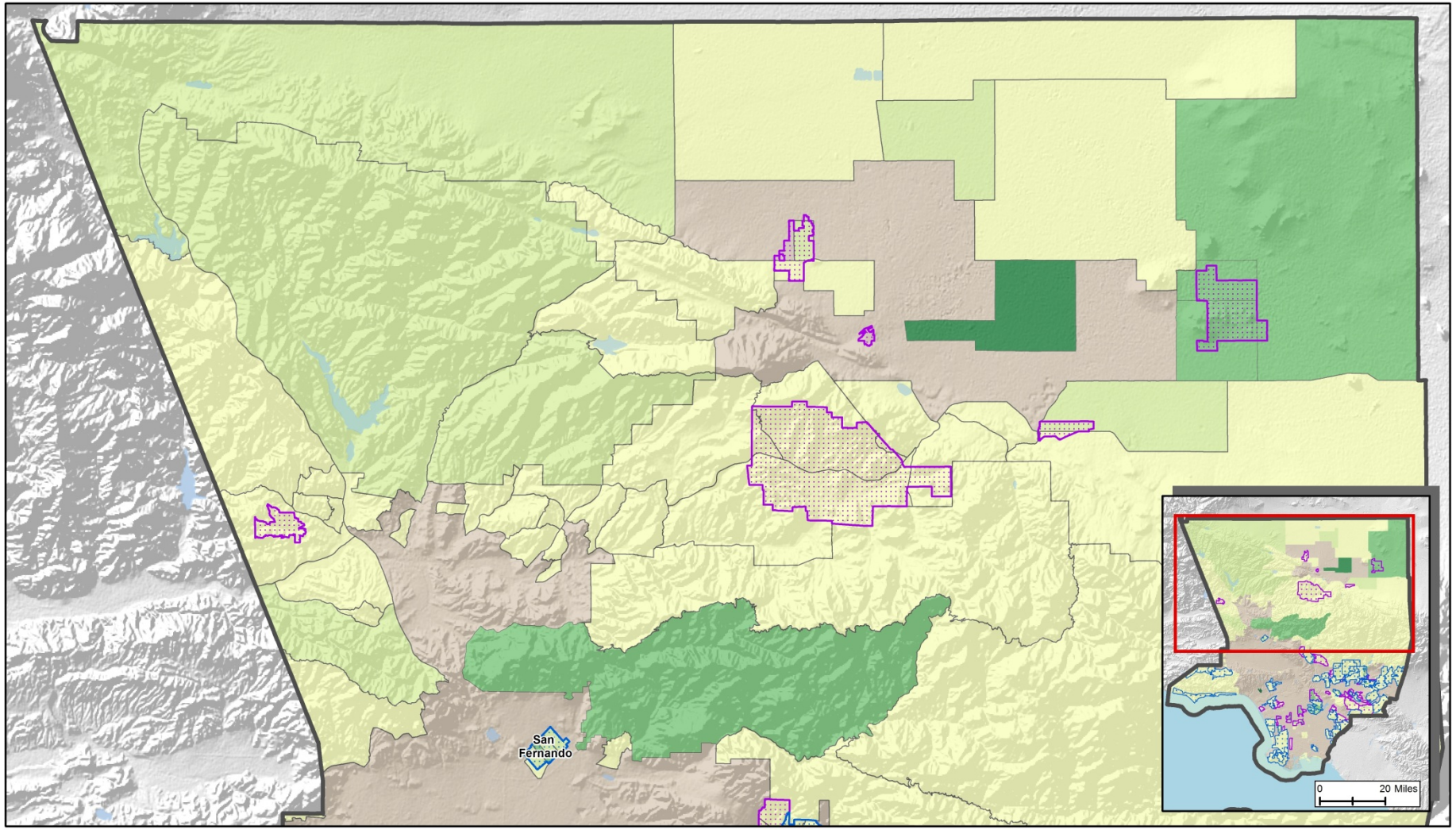
Poverty Rate

- 0.0 - 11.6
- 11.7 - 21.6
- Disproportionate Share Threshold
- 21.7 - 40.0
- 40.1 - 60.0
- 60.1 - 82.8

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 5 Miles

Map III.9
Poverty Rates
North Los Angeles County
2010 Five-Year ACS Data



LEGEND

2006–2010 Poverty Rates

Average Poverty Rate in Study Area Tracts of the Los Angeles Urban County= 11.6%
Disproportionate Share Threshold = 21.6%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2006–2010 ACS Data, 2010 TIGER Data

Poverty Rate
0.0 - 11.6
11.7 - 21.6
Disproportionate Share Threshold
21.7 - 40.0
40.1 - 60.0
60.1 - 82.8

Participating Cities
CDPs
Non-Urban County: Entitlement and Other Cities
Census Tract Boundaries
Los Angeles County Boundary
0
5 Miles

FOOD INSECURITY AND HUNGER

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

The California Health Interview Survey (CHIS) collects data on food insecurity and low food security, and found that the number of low-income, food-insecure adults in California increased from 2.5 million in 2001 to 3.8 million in 2009. Of those low-income adults, in 2009, 1.4 million had very low food security, the most severe form of food insecurity.[11] Because these data correspond to the last year of the economic downturn of 2007 to 2009 described in economic data presented previously, this trend indicates one serious effect of the struggling economy, increased unemployment, and decrease in incomes.

As shown in Table III.26, the percentage of low-income households also increased considerably over the 2001 to 2009 period, from 29.1 percent to 40.4 percent. Rates were even higher for some subgroups, such as low-income households with children and low-income Spanish-speaking adults; of the total such populations in the State in 2009, 47.5 and 50.7 percent, respectively, experienced food insecurity.

Table III.26
Food Insecurity by Year
State of California
2001–2009 CHIS Data

Year	% Low-Income Households
2001	29.1%
2003	33.9%
2005	30.0%
2007	34.8%
2009	40.4%

While the total population of California grew by 10 percent over this period, the number of food-insecure adults grew by nearly 50 percent and increased in most counties, particularly in the Bay area and in Los Angeles County, which had the largest number of food insecure persons and households.

[11] Health Policy Research Brief. *Food Insecurity Among California's Low-Income Adults.* UCLA Center for Health Policy Research. June 2007. http://escholarship.org/uc/item/36b7k2sb

As shown in Table III.27, in 2009 an estimated 1,128,000 households in Los Angeles County were food insecure, of which 421,000 were extremely food insecure. These figures show an approximately 11.4 percent increase in food insecurity from 2007 to 2009 and an even more extreme increase in very low food security, of 26.8 percent. Though these data are only available by county, they indicate the pattern of increasing food insecurity facing the Los Angeles County area including the Urban County.

Table III.27
Food Insecurity Status
Los Angeles County
2007 & 2009 CHIS Data

Status	2007		2009		% Change 07–09
	Households	% of Total Households	Households	% of Total Households	
Food Insecurity	1,013,000	36.3%	1,128,000	38.2%	11.4%
Very Low Food Security	332,000	11.9%	421,000	14.3%	26.8%

E. DEMOGRAPHIC AND ECONOMIC FORECASTS

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

Table III.28
Population Forecast
Los Angeles County
2010 Census and 2012 SCAG Forecast Data

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

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

Table III.29
Population Forecast
Los Angeles Urban County: Participating Cities
2010 Census and 2012 SCAG Forecast Data

Area	2010	2020	2035	%Change 10–35
Agoura Hills	20,330	20,400	21,400	5.3%
Arcadia	56,364	59,600	64,300	14.1%
Artesia	16,522	16,700	17,000	2.9%
Avalon	3,728	4,300	5,100	36.8%
Azusa	46,361	49,500	53,800	16.0%
Bell	35,477	35,900	36,400	2.6%
Bell Gardens	42,072	43,000	44,500	5.8%
Beverly Hills	34,109	35,000	36,300	6.4%
Bradbury	1,048	1,100	1,100	5.0%
Calabasas	23,058	23,800	24,400	5.8%
Cerritos	49,041	49,400	49,800	1.5%
Claremont	34,926	36,100	37,900	8.5%
Commerce	12,823	12,900	13,000	1.4%
Covina	47,796	48,700	50,200	5.0%
Cudahy	23,805	25,200	27,200	14.3%
Culver City	38,883	39,300	40,000	2.9%
Diamond Bar	55,544	58,700	63,300	14.0%
Duarte	21,321	22,100	23,400	9.8%
El Segundo	16,654	16,900	17,000	2.1%
Hawaiian Gardens	14,254	14,800	15,600	9.4%
Hermosa Beach	19,506	19,600	19,700	1.0%
Irwindale	1,422	1,600	2,000	40.6%
La Canada Flintridge	20,246	20,400	20,600	1.7%
La Habra Heights	5,325	5,700	6,500	22.1%
La Mirada	48,527	50,300	52,800	8.8%
La Puente	39,816	45,000	52,500	31.9%
La Verne	31,063	33,000	35,600	14.6%
Lawndale	32,769	34,600	37,400	14.1%
Lomita	20,256	21,000	21,900	8.1%
Malibu	12,645	13,800	14,800	17.0%
Manhattan Beach	35,135	35,500	36,000	2.5%
Maywood	27,395	27,600	28,000	2.2%
Monrovia	36,590	37,700	39,400	7.7%
Rancho Palos Verdes	41,643	41,700	41,700	0.1%
Rolling Hills Estates	8,067	8,100	8,200	1.6%
San Dimas	33,371	35,000	35,600	6.7%
San Fernando	23,645	24,400	25,500	7.8%
San Gabriel	39,718	42,800	46,100	16.1%
San Marino	13,147	13,200	13,300	1.2%
Santa Fe Springs	16,223	17,900	20,300	25.1%
Sierra Madre	10,917	10,900	11,000	0.8%
Signal Hill	11,016	11,800	12,900	17.1%
South El Monte	20,116	20,800	21,800	8.4%
South Pasadena	25,619	25,900	26,300	2.7%
Temple City	35,558	36,900	39,000	9.7%
Torrance	145,438	150,800	158,500	9.0%
Walnut	29,172	32,600	33,200	13.8%
West Hollywood	34,399	35,100	36,100	4.9%
Westlake Village	8,270	8,600	9,000	8.8%
Participating Cities	1,421,130	1,475,700	1,547,400	8.9%
Unincorporated Communities	1,057,426	1,159,100	1,399,500	32.3%
Urban County	**2,478,556**	**2,634,800**	**2,946,900**	**18.9%**
Remainder of County	7,340,049	7,769,300	8,406,400	14.5%
Los Angeles County	9,818,605	10,404,100	11,353,300	15.6%

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

Table III.30
Employment Forecast
Los Angeles County
2012 SCAG Forecast Data

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

Table III.31 on the following page, shows the projected growth in employment for each of the participating cities. As shown, growth is expected to hover around 9 to 11 percent for many communities, although may be negative in Irwindale, South El Monte, and La Mirada. The most and fastest growth is expected to occur in Culver City, West Hollywood, Claremont, and Manhattan Beach, where 11.0 percent or higher growth and at several thousand jobs are expected to be added. These data are not available for each individual unincorporated community.

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

Table III.31
Employment Forecast
Los Angeles Urban County: Participating Cities
2012 SCAG Forecast Data

Area	2008	2020	2035	% Change 08–35
Agoura Hills	11,600	12,100	12,700	9.5%
Arcadia	26,700	28,100	29,500	10.5%
Artesia	5,900	6,200	6,500	10.2%
Avalon	4,400	4,600	4,800	9.1%
Azusa	18,200	18,500	19,200	5.5%
Bell	9,000	9,300	9,700	7.8%
Bell Gardens	8,000	8,400	8,800	10.0%
Beverly Hills	58,000	61,400	64,800	11.7%
Bradbury	200	300	300	50.0%
Calabasas	14,800	15,400	16,200	9.5%
Cerritos	35,900	37,100	38,600	7.5%
Claremont	18,100	19,400	20,600	13.8%
Commerce	48,100	47,800	48,600	1.0%
Covina	12,900	13,100	13,600	5.4%
Cudahy	3,400	3,500	3,700	8.8%
Culver City	45,400	47,900	50,400	11.0%
Diamond Bar	15,500	16,200	17,000	9.7%
Duarte	6,700	7,000	7,300	9.0%
El Segundo	53,800	54,000	55,400	3.0%
Hawaiian Gardens	2,900	3,000	3,200	10.3%
Hermosa Beach	7,000	7,300	7,700	10.0%
Irwindale	13,400	11,500	12,300	-8.2%
La Canada Flintridge	9,500	10,200	10,300	8.4%
La Habra Heights	800	800	900	12.5%
La Mirada	19,400	19,100	19,300	-0.5%
La Puente	8,000	8,400	8,800	10.0%
La Verne	9,400	10,100	10,800	14.9%
Lawndale	5,700	6,000	6,300	10.5%
Lomita	4,700	5,000	5,200	10.6%
Malibu	8,900	8,900	9,900	11.2%
Manhattan Beach	15,100	16,100	17,200	13.9%
Maywood	3,700	3,900	4,000	8.1%
Monrovia	17,700	18,300	19,100	7.9%
Rancho Palos Verdes	6,300	6,700	7,100	12.7%
Rolling Hills Estates	3,800	4,000	4,200	10.5%
San Dimas	13,100	13,600	14,100	7.6%
San Fernando	15,000	15,300	15,900	6.0%
San Gabriel	14,200	15,000	15,700	10.6%
San Marino	4,800	5,000	5,300	10.4%
Santa Fe Springs	49,600	49,600	50,500	1.8%
Sierra Madre	3,400	3,400	3,400	0.0%
Signal Hill	11,700	12,300	12,700	8.5%
South El Monte	15,700	15,300	15,400	-1.9%
South Pasadena	9,000	9,500	10,000	11.1%
Temple City	6,700	7,000	7,300	9.0%
Torrance	105,800	109,100	113,300	7.1%
Walnut	9,000	9,500	10,000	11.1%
West Hollywood	32,300	34,500	36,600	13.3%
Westlake Village	9,300	9,600	10,000	7.5%
Participating Cities	832,500	858,300	894,200	7.4%
Unincorporated Communities	237,000	266,100	318,100	34.2%
Urban County	**1,069,500**	**1,124,400**	**1,212,300**	**13.4%**
Remainder of County	3,270,870	3,433,070	3,615,170	10.5%
Los Angeles County	4,340,370	4,557,470	4,827,470	11.2%

IV. HOUSING MARKET ANALYSIS AND NEEDS ASSESSMENT

A. INTRODUCTION

The following narrative provides information about the housing market in the Los Angeles Urban County from the 2010 Census, 2006–2010 five-year American Community Survey (ACS), 2006 to 2009 Comprehensive Housing Affordability Strategy (CHAS), and a variety of local data sources. This market analysis identifies the supply and demand for housing, housing units by type and tenure of residents, the existing housing stock, and housing prices for both for-sale and rental housing. Unmet housing needs are measured and analyzed, including cost burden, incomplete facilities, and overcrowding, by type of household. A housing needs forecast projects demands for housing and estimates unmet housing needs in 2020 and 2035.

This section also presents specialized data on lead-based paint hazards in the Urban County. Public and assisted housing data from the Housing Authority of the County of Los Angeles are also presented, along with a discussion of the needs of public housing residents and analysis of the 2012 Public Housing Resident Survey conducted for this Plan. Barriers to affordable housing in the County and its communities are next discussed, along with the CDC's fair housing strategy. Also discussed are the CDC's general goals and strategies for removing barriers to affordable housing and providing and improving public housing.

Public involvement about the Urban County's housing issues are presented in this chapter. Citizen opinions were gathered from the 2012 Resident Survey, five (5) community meetings, and the Housing Focus Group session held in the summer of 2012.

B. CHARACTERISTICS OF THE HOUSING STOCK

Data regarding the housing stock by unit type are presented below in Table IV.1. Of the total housing stock in the Urban County according to the 2010 five-year ACS, 581,727 units were single-family homes and another 163,558 were apartment units. These two (2) types of housing units dominated the housing market in the Urban County and the County as a whole, with single-family homes making up 70.8 percent of the total 821,320 units in the Urban County.

Table IV.1
Housing Units by Unit Type
Los Angeles County
2010 Five-Year ACS Estimates

Unit Type	Urban County	% of Total (Urban County)	Total	Remainder of County
Single-Family Unit	581,727	70.8%	1,934,990	1,353,263
Duplex	17,541	2.1%	83,810	66,269
Tri or Four Plex	36,668	4.5%	197,370	160,702
Apartments	163,558	19.9%	1,151,632	988,074
Mobile Homes	20,995	2.6%	55,346	34,351
Boat, RV, Van, Etc.	831	0.1%	2,588	1,757
Total	**821,320**	**100%**	**3,425,736**	**2,604,416**

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

Table IV.2
Housing Units by Unit Type
Los Angeles Urban County: Participating Cities
2010 Five-Year ACS Estimates

Place	Single-Family Unit	Duplex	Tri- or Four-Plex	Apartments	Mobile Homes	Boat, RV, Van, Etc.	Total
Agoura Hills	6,422	12	161	1,064	22	0	7,681
Arcadia	13,910	211	822	4,545	0	0	19,488
Artesia	3,740	89	201	642	36	0	4,708
Avalon	693	378	423	632	0	0	2,126
Azusa	7,745	132	1,245	3,471	504	51	13,148
Bell	6,660	314	709	1,490	360	43	9,576
Bell Gardens	7,643	213	848	1,249	363	0	10,316
Beverly Hills	5,852	665	1,192	8,253	0	41	16,003
Bradbury	322	0	0	9	0	0	331
Calabasas	6,615	11	470	1,364	226	0	8,686
Cerritos	14,189	0	396	572	18	0	15,175
Claremont	8,910	245	716	1,713	22	0	11,606
Commerce	2,504	101	114	491	0	0	3,210
Covina	10,715	119	673	3,943	526	0	15,976
Cudahy	3,509	50	282	1,601	427	0	5,869
Culver City	8,546	539	1,553	6,723	197	0	17,558
Diamond Bar	14,906	90	959	2,035	366	0	18,356
Duarte	5,063	11	202	1,150	119	28	6,573
El Segundo	3,553	168	605	3,123	15	0	7,464
Hawaiian Gardens	2,398	241	145	887	267	0	3,938
Hermosa Beach	5,214	1,324	1,102	2,451	207	13	10,311
Irwindale	371	4	0	11	6	0	392
La Cañada Flintridge	6,872	61	37	256	45	0	7,271
La Habra Heights	1,856	0	0	0	0	0	1,856
La Mirada	12,710	9	276	1,768	170	0	14,933
La Puente	7,254	33	364	2,096	30	0	9,777
La Verne	8,324	47	596	604	1,796	26	11,393
Lawndale	6,877	425	494	2,323	257	0	10,376
Lomita	4,806	162	294	2,369	600	7	8,238
Malibu	4,842	47	177	693	493	0	6,252
Manhattan Beach	11,621	1,504	1,000	989	14	0	15,128
Maywood	4,654	299	630	1,278	46	0	6,907
Monrovia	10,079	489	601	3,117	158	0	14,444
Rancho Palos Verdes	13,085	29	262	2,242	24	0	15,642
Rolling Hills Estates	2,848	11	22	35	34	0	2,950
San Dimas	8,588	98	202	1,752	1,223	174	12,037
San Fernando	5,105	137	351	662	102	21	6,378
San Gabriel	8,792	359	408	3,502	0	8	13,069
San Marino	4,656	0	0	42	32	0	4,730
Santa Fe Springs	3,095	0	232	1,352	70	0	4,749
Sierra Madre	3,702	68	254	864	0	0	4,888
Signal Hill	2,091	238	402	1,793	0	0	4,524
South El Monte	3,644	64	180	426	445	11	4,770
South Pasadena	5,524	382	996	4,065	0	0	10,967
Temple City	10,345	101	234	980	104	0	11,764
Torrance	34,486	755	2,909	19,359	1,084	56	58,649
Walnut	8,323	9	26	300	3	0	8,661
West Hollywood	3,019	1,171	1,198	19,250	45	0	24,683
Westlake Village	2,941	0	107	149	125	0	3,322
Participating Cities Total	339,619	11,415	25,070	119,685	10,581	479	506,849
Unincorporated Areas Total	245,159	6,215	11,799	44,514	10,450	352	318,489
Urban County Total	**584,778**	**17,630**	**36,869**	**164,199**	**21,031**	**831**	**825,338**
Remainder of County Total	1,350,212	66,180	160,501	987,433	34,315	1,757	2,600,398
Los Angeles County Total	1,934,990	83,810	197,370	1,151,632	55,346	2,588	3,425,736

The unincorporated communities of the Urban County had 318,489 units in total, far less than the 502,831 total in the participating cities. As shown in Table IV.3, below, East Los Angeles had the most housing units of these communities, with 32,960, and Littlerock, Val Verde, and Desert View Highlands had the fewest. The remainder of the unincorporated areas contained 67,784 units.

Table IV.3
Housing Units by Unit Type
Los Angeles Urban County: Unincorporated Areas
2010 Five-Year ACS Estimates

Place	Single-Family Unit	Duplex	Tri- or Four-Plex	Apartments	Mobile Homes	Boat, RV, Van, Etc.	Total
Acton	2,280	0	0	33	260	0	2,573
Alondra Park	1,755	19	35	1,184	23	0	3,016
Altadena	14,490	263	268	949	84	23	16,077
Avocado Heights	3,737	34	8	89	130	0	3,998
Charter Oak	1,929	13	148	866	344	0	3,300
Citrus	2,405	9	104	268	25	0	2,811
Del Aire	3,069	9	11	176	0	0	3,265
Desert View Highlands	673	0	0	16	0	0	689
East La Mirada	2,267	0	154	1,021	0	0	3,442
East Los Angeles	24,783	1,967	2,261	3,802	147	0	32,960
East Pasadena	1,972	21	29	149	0	0	2,171
East Rancho Dominguez	2,725	86	169	169	19	0	3,168
East San Gabriel	4,002	21	143	1,300	0	0	5,466
Florence-Graham	10,956	827	1,395	1,455	245	0	14,878
Hacienda Heights	14,646	43	432	1,420	669	0	17,210
La Crescenta-Montrose	5,658	188	251	1,212	17	0	7,326
Ladera Heights	1,964	78	390	520	0	0	2,952
Lake Los Angeles	3,592	0	0	0	8	0	3,600
Lennox	3,521	132	445	1,313	46	0	5,457
Littlerock	356	0	11	0	0	0	367
Marina del Rey	28	0	135	6,949	0	98	7,210
Mayflower Village	1,792	0	32	9	212	0	2,045
North El Monte	1,392	0	0	12	0	0	1,404
Quartz Hill	3,106	84	57	352	200	0	3,799
Rowland Heights	11,482	71	1,007	2,651	469	0	15,680
South San Gabriel	2,162	0	134	78	0	0	2,374
South San Jose Hills	3,607	0	10	176	793	0	4,586
South Whittier	12,414	149	266	2,843	142	0	15,814
Valinda	5,017	5	0	55	59	0	5,136
Val Verde	641	8	0	0	14	0	663
View Park-Windsor Hills	3,913	82	253	709	0	0	4,957
Vincent	3,872	2	23	205	19	0	4,121
Walnut Park	3,317	116	203	216	0	0	3,852
West Athens	1,723	56	219	711	32	0	2,741
West Carson	4,779	30	327	1,315	1,142	21	7,614
Westmont	5,956	1,024	1,070	2,622	21	0	10,693
West Puente Valley	4,880	11	24	99	23	0	5,037
West Rancho Dominguez	1,388	0	87	87	71	0	1,633
West Whittier Los Nietos	5,742	78	88	716	366	15	7,005
Willowbrook	7,665	300	301	1,268	81	0	9,615
Other Unincorporated	53,503	489	1,309	7,499	4,789	195	67,784
Unincorporated Areas Total	245,159	6,215	11,799	44,514	10,450	352	318,489
Urban County Total	**581,727**	**17,541**	**36,668**	**163,558**	**20,995**	**831**	**821,320**

HOUSING TENURE

However, not all housing units counted in the Urban County were occupied. In fact, more than 42,000 housing units were unoccupied; this equated to a vacancy rate of 5.1 percent. Of the 783,238 units that were occupied, 469,616 were owner-occupied and 313,622 were renter-occupied, representing a homeownership rate of 60.0 percent. These data are presented below in Table IV.4. The Urban County homeownership rate can be compared to the 43.7 percent rate for the remainder of Los Angeles County.

Table IV.4
Housing Units by Tenure
Los Angeles County
2010 Census Data

Tenure	Urban County	% of Total (Urban County)	Total	Remainder of County
Occupied Housing Units	783,238	94.9%	3,241,204	2,457,966
Owner-Occupied	469,616	60.0%	1,544,749	1,075,133
Renter-Occupied	313,622	40.0%	1,696,455	1,382,833
Vacant Housing Units	42,279	5.1%	203,872	161,593
Total Housing Units	**825,517**	**100%**	**3,445,076**	**2,619,559**

However, homeownership and vacancy rates varied widely within the Urban County, and on average, the participating cities saw a slightly lower owner occupancy rate than did the unincorporated communities. Among the participating cities, a low was seen in Cudahy, with an 18.0 percent rate; less than a third of units in West Hollywood, Bell Gardens, Avalon, Bell, and Maywood were also seen. However, more than 90 percent of units were owner-occupied in La Habra Heights, Rolling Hills Estates, and San Marino. In addition, the numbers and rates of vacant units varied widely by community, with more than 2,000 vacant units in Torrance and West Hollywood as well as more than 1,500 vacant units in Malibu and Beverly Hills. These data are shown on the following page.

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

Place	Occupied Housing Units	Owner-Occupied	Renter-Occupied	Vacant Housing Units	Total Housing Units
Agoura Hills	7,327	5,715	1,612	258	7,585
Arcadia	19,592	12,371	7,221	1,094	20,686
Artesia	4,535	2,523	2,012	162	4,697
Avalon	1,473	383	1,090	793	2,266
Azusa	12,716	6,802	5,914	670	13,386
Bell	8,870	2,570	6,300	347	9,217
Bell Gardens	9,655	2,318	7,337	331	9,986
Beverly Hills	14,869	6,561	8,308	1,525	16,394
Bradbury	354	307	47	46	400
Calabasas	8,543	6,287	2,256	335	8,878
Cerritos	15,526	12,711	2,815	333	15,859
Claremont	11,608	7,700	3,908	548	12,156
Commerce	3,382	1,619	1,763	88	3,470
Covina	15,855	9,256	6,599	721	16,576
Cudahy	5,607	1,011	4,596	163	5,770
Culver City	16,779	9,111	7,668	712	17,491
Diamond Bar	17,880	14,513	3,367	575	18,455
Duarte	7,013	4,703	2,310	241	7,254
El Segundo	7,085	3,034	4,051	325	7,410
Hawaiian Gardens	3,562	1,577	1,985	141	3,703
Hermosa Beach	9,550	4,255	5,295	612	10,162
Irwindale	374	261	113	16	390
La Cañada Flintridge	6,849	6,120	729	240	7,089
La Habra Heights	1,805	1,682	123	75	1,880
La Mirada	14,681	11,608	3,073	411	15,092
La Puente	9,451	5,693	3,758	310	9,761
La Verne	11,261	8,388	2,873	425	11,686
Lawndale	9,681	3,326	6,355	470	10,151
Lomita	8,068	3,738	4,330	344	8,412
Malibu	5,267	3,716	1,551	1,597	6,864
Manhattan Beach	14,038	9,420	4,618	891	14,929
Maywood	6,559	1,980	4,579	207	6,766
Monrovia	13,762	6,809	6,953	711	14,473
Rancho Palos Verdes	15,561	12,485	3,076	618	16,179
Rolling Hills Estates	2,965	2,714	251	135	3,100
San Dimas	12,030	8,757	3,273	476	12,506
San Fernando	5,967	3,252	2,715	324	6,291
San Gabriel	12,542	6,168	6,374	695	13,237
San Marino	4,330	3,959	371	147	4,477
Santa Fe Springs	4,747	2,894	1,853	229	4,976
Sierra Madre	4,837	2,988	1,849	276	5,113
Signal Hill	4,157	2,141	2,016	232	4,389
South El Monte	4,569	2,208	2,361	142	4,711
South Pasadena	10,467	4,787	5,680	651	11,118
Temple City	11,606	7,453	4,153	511	12,117
Torrance	56,001	31,621	24,380	2,376	58,377
Walnut	8,533	7,536	997	220	8,753
West Hollywood	22,511	4,976	17,535	2,077	24,588
Westlake Village	3,262	2,745	517	122	3,384
Participating Cities Total	483,790	282,864	200,926	24,839	508,629
Unincorporated Areas Total	299,448	186,752	112,696	17,440	316,888
Urban County Total	**783,238**	**469,616**	**313,622**	**42,279**	**825,517**
Remainder of County Total	2,457,966	1,075,133	1,382,833	161,593	2,619,559
Los Angeles County Total	3,241,204	1,544,749	1,696,455	203,872	3,445,076

Wide variation was seen among the unincorporated areas, as well, with owner occupancy rates as low as 11.5 percent in Marina Del Rey and around 30 percent in Lennox and Westmont. The highest owner occupancy rates among these cities, above 80 percent, were in Acton, Mayflower Village, and West Puente Valley, as shown in Table IV.6, below. The communities with the most vacant units were East Los Angeles, with 1,385, and Marina Del Ray, with 1,142, in addition to the remaining unincorporated areas of the County, with 5,352.

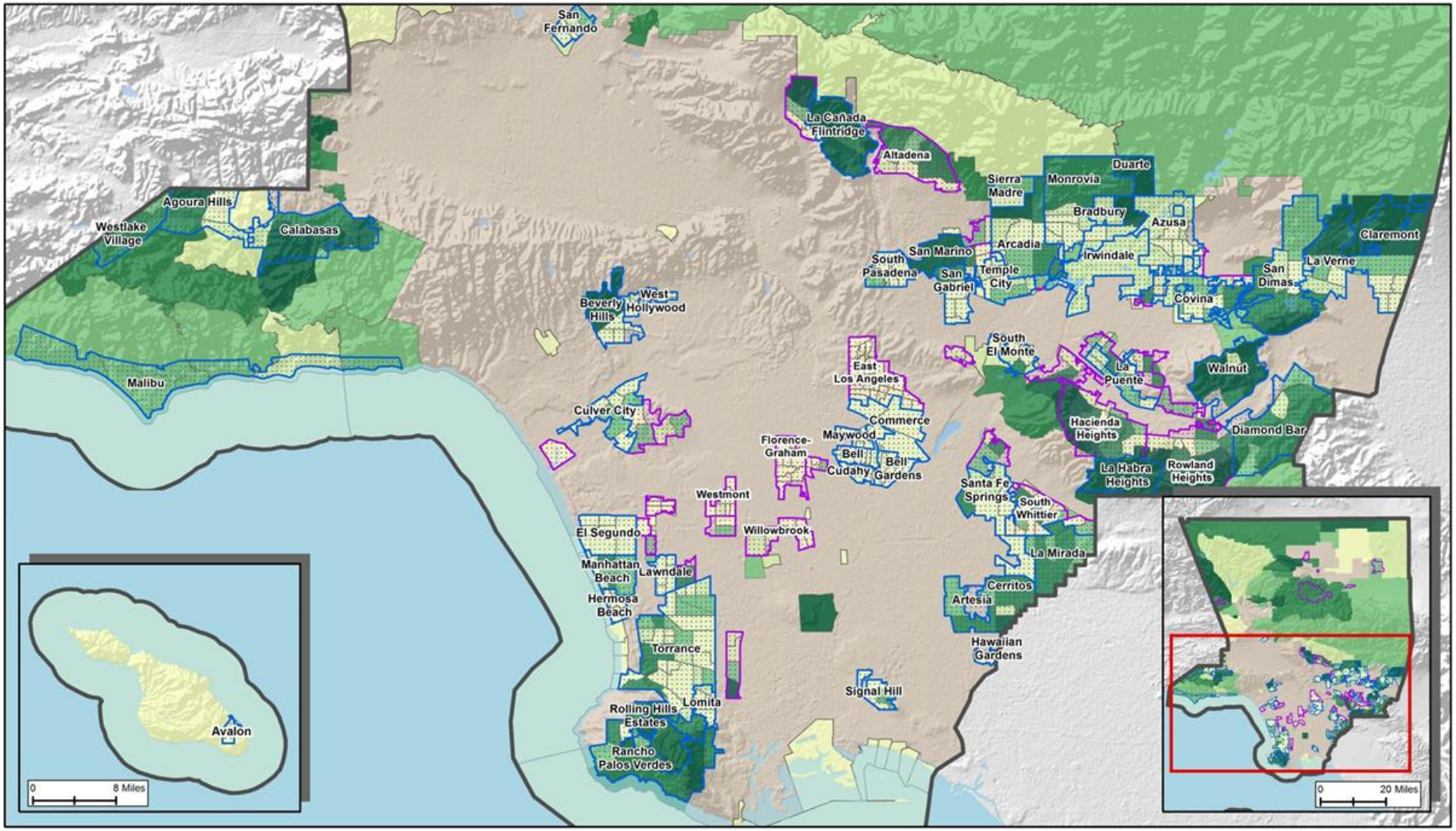
Table IV.6
Housing Units by Tenure
Los Angeles Urban County: Unincorporated Areas
2010 Census Data

Place	Occupied Housing Units	Owner-Occupied	Renter-Occupied	Vacant Housing Units	Total Housing Units
Acton	2,660	2,386	274	154	2,814
Alondra Park	2,719	1,362	1,357	99	2,818
Altadena	15,212	10,889	4,323	735	15,947
Avocado Heights	3,813	2,934	879	109	3,922
Charter Oak	3,044	1,998	1,046	100	3,144
Citrus	2,615	1,854	761	86	2,701
Del Aire	3,291	2,268	1,023	137	3,428
Desert View Highlands	678	443	235	86	764
East La Mirada	3,295	2,125	1,170	96	3,391
East Los Angeles	30,816	10,986	19,830	1,385	32,201
East Pasadena	2,096	1,435	661	88	2,184
East Rancho Dominguez	2,996	1,638	1,358	190	3,186
East San Gabriel	5,134	2,939	2,195	231	5,365
Florence-Graham	13,900	5,101	8,799	865	14,765
Hacienda Heights	16,193	12,720	3,473	457	16,650
La Crescenta-Montrose	7,088	4,568	2,520	262	7,350
Ladera Heights	2,751	2,027	724	116	2,867
Lake Los Angeles	3,267	2,374	893	391	3,658
Lennox	5,250	1,569	3,681	237	5,487
Littlerock	417	269	148	44	461
Marina del Rey	5,600	644	4,956	1,142	6,742
Mayflower Village	1,905	1,559	346	70	1,975
North El Monte	1,254	945	309	50	1,304
Quartz Hill	3,712	2,584	1,128	306	4,018
Rowland Heights	14,520	9,811	4,709	632	15,152
South San Gabriel	2,249	1,597	652	104	2,353
South San Jose Hills	4,112	3,131	981	127	4,239
South Whittier	15,067	9,563	5,504	533	15,600
Valinda	4,927	3,755	1,172	144	5,071
Val Verde	671	521	150	44	715
View Park-Windsor Hills	4,535	3,275	1,260	242	4,777
Vincent	3,900	3,085	815	116	4,016
Walnut Park	3,612	1,924	1,688	132	3,744
West Athens	2,525	1,328	1,197	166	2,691
West Carson	7,166	5,459	1,707	260	7,426
Westmont	9,695	3,012	6,683	893	10,588
West Puente Valley	4,788	3,887	901	110	4,898
West Rancho Dominguez	1,537	1,114	423	45	1,582
West Whittier Los Nietos	6,698	4,897	1,801	225	6,923
Willowbrook	8,721	4,525	4,196	879	9,600
Other Unincorporated	**65,019**	**48,251**	**16,768**	**5,352**	**70,371**
Unincorporated Areas Total	**299,448**	**186,752**	**112,696**	**17,440**	**316,888**
Urban County Total	**783,238**	**469,616**	**313,622**	**42,279**	**825,517**

These data can also be presented visually to illustrate the patterns of heavy owner- and renter-occupancy. The concentration of owner-occupied housing units in the Urban County as reported by the 2010 Census is presented on the following page in Map IV.1. As noted previously, the Urban County average per tract was 60 percent, making the disproportionate share threshold 70 percent. The map demonstrates that numerous tracts had disproportionate shares of owner-occupied housing, particularly in inland areas such as near Calabasas; La Habra Heights and Hacienda Heights; Walnut; Claremont, La Verne, and San Dimas; Duarte, La Cañada Flintridge, and large parts of the unincorporated County to the north.

In contrast, Map IV.2, on page 97, shows the concentration of renter-occupied housing in the Urban County, based on the average of 40 percent. The reverse of the trend presented on the previous page, the rental housing in the Urban County was most heavily concentrated in the southern parts of the County and near the coastline, including on Santa Catalina Island where Avalon is located; West Hollywood and Beverly Hills; the Maywood, Commerce, Bell, Cudahy, and Bell Gardens area; and several unincorporated centrally located areas.

Map IV.1
Owner Occupancy Rates
Los Angeles County
2010 Census Data



LEGEND

2010 Rates of Owner Occupancy

Average Percent Owner-Occupied Units in Study Area Tracts of the Los Angeles Urban County= 60.0%

Disproportionate Share Threshold = 70.0%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2010 Census Data, 2010 TIGER Data

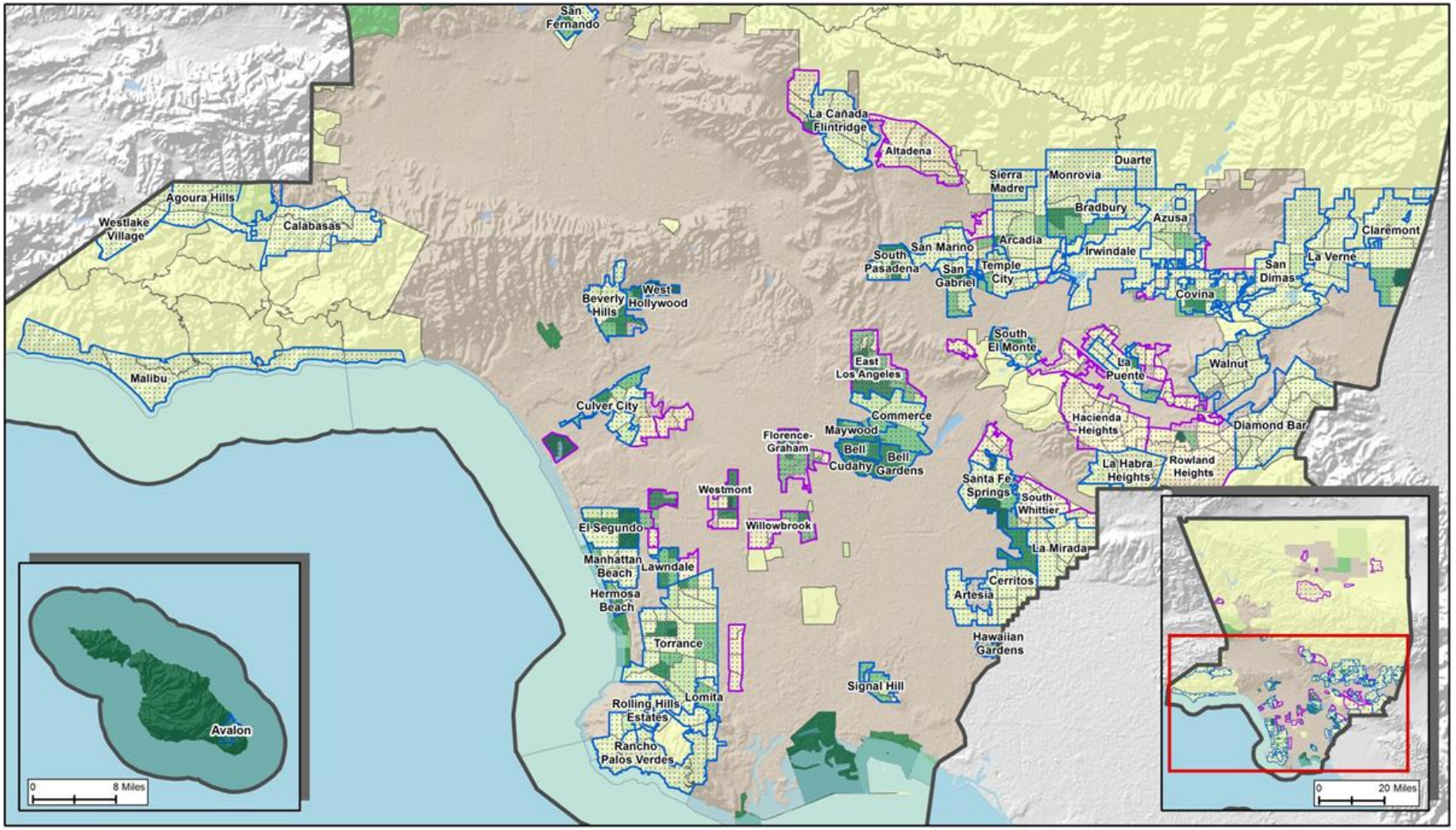
Percent Owner-Occupied

- 0.0 - 60.0
- 60.1 - 70.0
- Disproportionate Share Threshold
- 70.1 - 80.0
- 80.1 - 90.0
- 90.1 - 100.0

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 5 Miles

Map IV.2
Renter Occupancy Rates
Los Angeles County
2010 Census Data



LEGEND

2010 Rates of Renter Occupancy

Average Percent Renter-Occupied Units in Study Area Tracts of the Los Angeles Urban County= 40.0%
Disproportionate Share Threshold = 50.0%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2010 Census Data, 2010 TIGER Data

Percent Renter-Occupied
- 0.0 - 40.0
- 40.1 - 50.0
- Disproportionate Share Threshold
- 50.1 - 65.0
- 65.1 - 85.0
- 85.1 - 100.0

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 5 Miles

VACANT HOUSING

The characteristics of the vacant housing stock can describe the possible effects of housing vacancy on communities. The 5.1 percent vacancy rate presented previously represented 42,279 vacant units in 2010. Largely, these were available for rental but were not rented, with 41.2 percent of vacant units (17,430) in this category, as shown below in Table IV.7. The next largest share of vacant homes was the 22.6 percent of vacant units not for sale or for rent or other occupancy, considered "other vacant"; these units may be abandoned, boarded up, or otherwise neglected, and can contribute to neighborhood blight if grouped in close proximity. In addition, 15.0 percent of vacant units were for seasonal, recreational, or occasional use (6,355), including vacation and beach houses. However, the next most common type of vacancy was for for-sale homes on the market, with 6,054 such homes in 2010, or 14.3 percent of all vacant units. This and the large portion of rental units may suggest slow rental and home sales markets.

Table IV.7
Disposition of Vacant Housing Units
Los Angeles County
2010 Census Data

Disposition	Urban County	% of Total (Urban County)	Total	Remainder of County
For rent	17,430	41.2%	104,960	87,530
Rented, not occupied	1,011	2.4%	4,994	3,983
For sale only	6,054	14.3%	26,808	20,754
Sold, not occupied	1,832	4.3%	6,726	4,894
For seasonal, recreational, or occasional use	6,355	15.0%	19,099	12,744
For migrant workers	58	0.1%	109	51
Other vacant	9,539	22.6%	41,176	31,637
Total	**42,279**	**100.0%**	**203,872**	**161,593**

These data are separated for each of the participating cities and unincorporated communities, in the tables on the following pages. As shown, there were 24,839 vacant units in the participating cities and 17,440 in the unincorporated areas, with noticeably larger shares of "other vacant" and for-sale units in the unincorporated areas than in the participating cities, but certainly larger shares of rental and seasonally or occasionally vacant units in the participating cities. Torrance, West Hollywood, Malibu, and Beverly Hills had the most "other vacant" units among the participating cities, and East Los Angeles and Willowbrook had the most in the unincorporated areas.

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

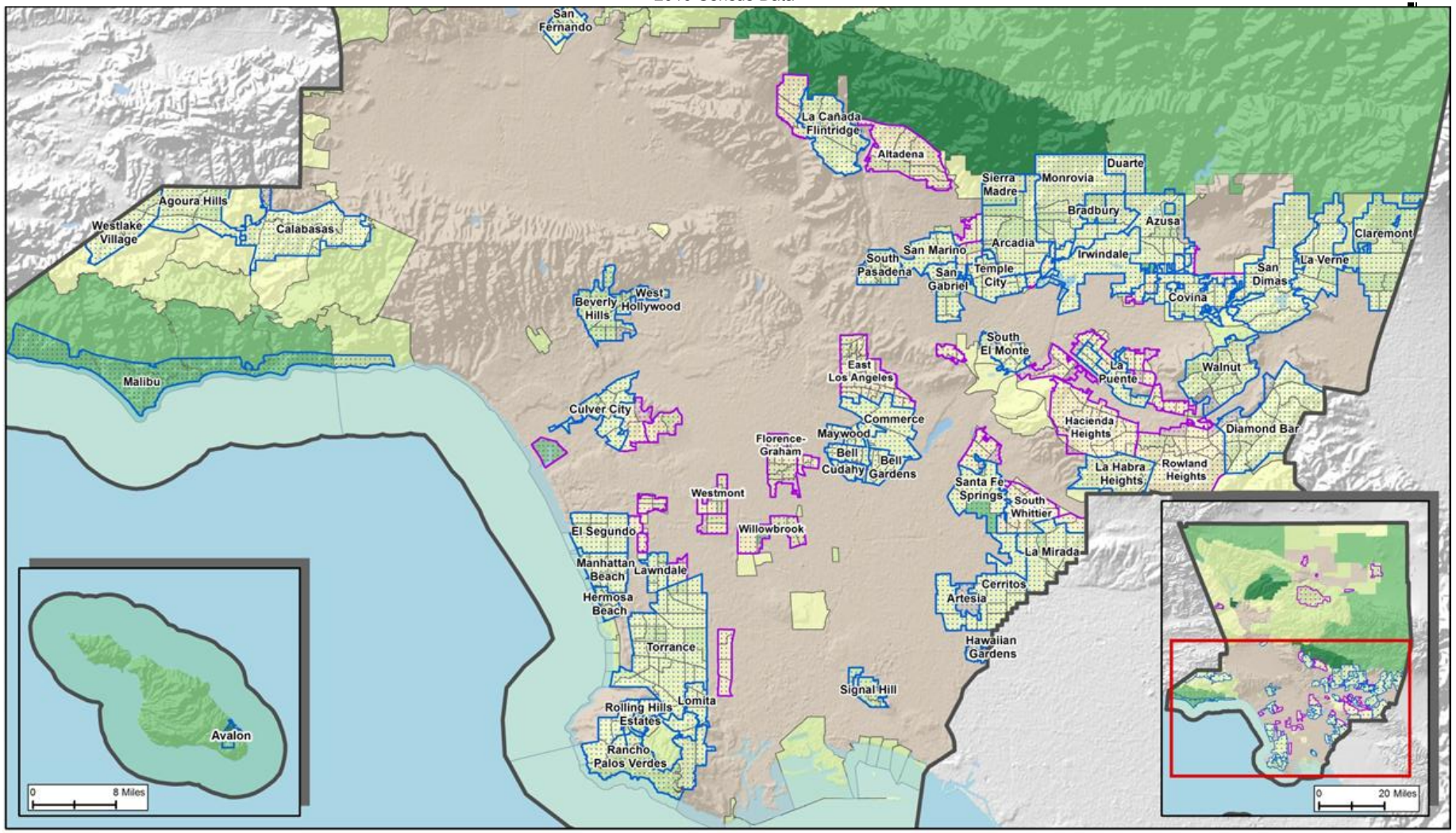
Place	For rent	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use	For migrant workers	Other vacant	Total
Agoura Hills	118	7	29	11	36	0	57	258
Arcadia	519	26	138	48	103	0	260	1,094
Artesia	77	7	17	6	21	0	34	162
Avalon	133	16	19	4	587	2	32	793
Azusa	421	11	98	31	17	0	92	670
Bell	214	10	43	5	12	0	63	347
Bell Gardens	193	12	49	5	20	0	52	331
Beverly Hills	726	32	147	65	327	2	226	1,525
Bradbury	4	0	3	2	10	0	27	46
Calabasas	124	1	75	21	56	0	58	335
Cerritos	90	8	84	27	35	0	89	333
Claremont	229	14	73	35	53	0	144	548
Commerce	33	4	16	3	11	0	21	88
Covina	450	19	99	24	20	0	109	721
Cudahy	106	9	13	16	4	0	15	163
Culver City	333	31	65	23	62	0	198	712
Diamond Bar	186	15	137	36	71	1	129	575
Duarte	106	7	53	14	12	0	49	241
El Segundo	174	14	13	17	53	0	54	325
Hawaiian Gardens	89	1	27	5	1	0	18	141
Hermosa Beach	247	16	45	17	212	0	75	612
Irwindale	3	0	2	1	0	0	10	16
La Cañada Flintridge	42	6	52	36	26	0	78	240
La Habra Heights	7	1	9	8	24	0	26	75
La Mirada	130	12	92	36	30	0	111	411
La Puente	152	10	58	8	3	0	79	310
La Verne	163	9	141	13	21	0	78	425
Lawndale	249	20	59	9	20	0	113	470
Lomita	153	14	26	16	31	0	104	344
Malibu	212	14	110	39	990	0	232	1,597
Manhattan Beach	258	22	77	55	303	0	176	891
Maywood	122	13	24	4	3	2	39	207
Monrovia	358	24	88	12	49	0	180	711
Rancho Palos Verdes	210	15	77	36	130	0	150	618
Rolling Hills Estates	13	1	50	10	13	0	48	135
San Dimas	193	6	97	28	48	0	104	476
San Fernando	110	17	38	15	12	0	132	324
San Gabriel	387	10	64	27	37	0	170	695
San Marino	26	3	21	30	34	0	33	147
Santa Fe Springs	109	8	62	2	4	0	44	229
Sierra Madre	97	13	29	11	38	0	88	276
Signal Hill	123	8	42	19	14	0	26	232
South El Monte	86	6	16	0	10	0	24	142
South Pasadena	368	15	52	14	65	0	137	651
Temple City	227	3	56	29	33	0	163	511
Torrance	1,374	81	252	112	184	0	373	2,376
Walnut	46	1	58	33	22	0	60	220
West Hollywood	1,109	73	185	30	350	1	329	2,077
Westlake Village	24	6	28	10	32	0	22	122
Participating Cities Total	10,847	664	3,100	1,057	4,241	9	4,921	24,839
Unincorporated Areas Total	6,583	347	2,954	775	2,114	49	4,618	17,440
Urban County Total	**17,430**	**1,011**	**6,054**	**1,832**	**6,355**	**58**	**9,539**	**42,279**
Remainder of County Total	87,530	3,983	20,754	4,894	12,744	51	31,637	161,593
Los Angeles County Total	104,960	4,994	26,808	6,726	19,099	109	41,176	203,872

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

Place	For rent	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use	For migrant workers	Other vacant	Total
Acton	22	1	42	9	34	0	46	154
Alondra Park	58	1	9	8	7	0	16	99
Altadena	224	14	99	36	97	0	265	735
Avocado Heights	28	8	21	9	10	0	33	109
Charter Oak	44	3	31	5	3	0	14	100
Citrus	28	2	32	4	2	0	18	86
Del Aire	56	3	12	5	15	0	46	137
Desert View Highlands	27	0	19	4	2	0	34	86
East La Mirada	56	4	13	8	1	0	14	96
East Los Angeles	649	73	129	45	43	0	446	1,385
East Pasadena	16	2	19	8	11	1	31	88
East Rancho Dominguez	73	2	57	12	9	0	37	190
East San Gabriel	136	3	29	11	19	0	33	231
Florence-Graham	417	25	151	15	27	0	230	865
Hacienda Heights	131	7	125	35	43	1	115	457
La Crescenta-Montrose	109	4	29	21	26	0	73	262
Ladera Heights	52	0	23	12	5	0	24	116
Lake Los Angeles	72	7	115	39	33	0	125	391
Lennox	175	8	15	0	5	0	34	237
Littlerock	17	0	7	2	1	0	17	44
Marina del Rey	638	16	3	2	432	0	51	1,142
Mayflower Village	22	1	16	8	5	0	18	70
North El Monte	17	0	6	2	7	0	18	50
Quartz Hill	106	11	52	26	21	0	90	306
Rowland Heights	368	6	84	38	81	0	55	632
South San Gabriel	33	0	18	6	11	0	36	104
South San Jose Hills	32	1	32	5	0	0	57	127
South Whittier	211	12	111	23	16	0	160	533
Valinda	40	2	34	14	2	0	52	144
Val Verde	4	1	17	1	6	0	15	44
View Park-Windsor Hills	69	4	45	14	14	0	96	242
Vincent	42	3	34	7	4	0	26	116
Walnut Park	64	4	21	6	8	0	29	132
West Athens	111	7	24	2	4	0	18	166
West Carson	77	6	88	11	24	0	54	260
Westmont	645	11	77	4	11	0	145	893
West Puente Valley	19	1	47	8	3	0	32	110
West Rancho Dominguez	9	0	12	8	3	0	13	45
West Whittier Los Nietos	106	3	50	12	9	0	45	225
Willowbrook	264	17	116	49	9	0	424	879
Other Unincorporated	1,316	74	1,090	241	1,051	47	1,533	5,352
Unincorporated Areas Total	6,583	347	2,954	775	2,114	49	4,618	17,440
Urban County Total	**17,430**	**1,011**	**6,054**	**1,832**	**6,355**	**58**	**9,539**	**42,279**

Across city and place boundaries, greater trends of vacant housing were visible when shown in a geographic plotting. As Map IV.3 and Map IV.4 show, very few tracts experienced disproportionate shares of vacant housing, with the highest rates among the participating cities seen in Malibu and part of Santa Fe Springs. The highest shares of vacant housing per tract, as high as 100 percent, were seen in the unincorporated northern Urban County.

Map IV.3
Vacancy Rates
Los Angeles County
2010 Census Data



LEGEND

2010 Vacancy Rates

Average Vacancy Rate in Study Area Tracts of the Los Angeles Urban County= 5.1%

Disproportionate Share Threshold = 15.1%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2010 Census Data, 2010 TIGER Data

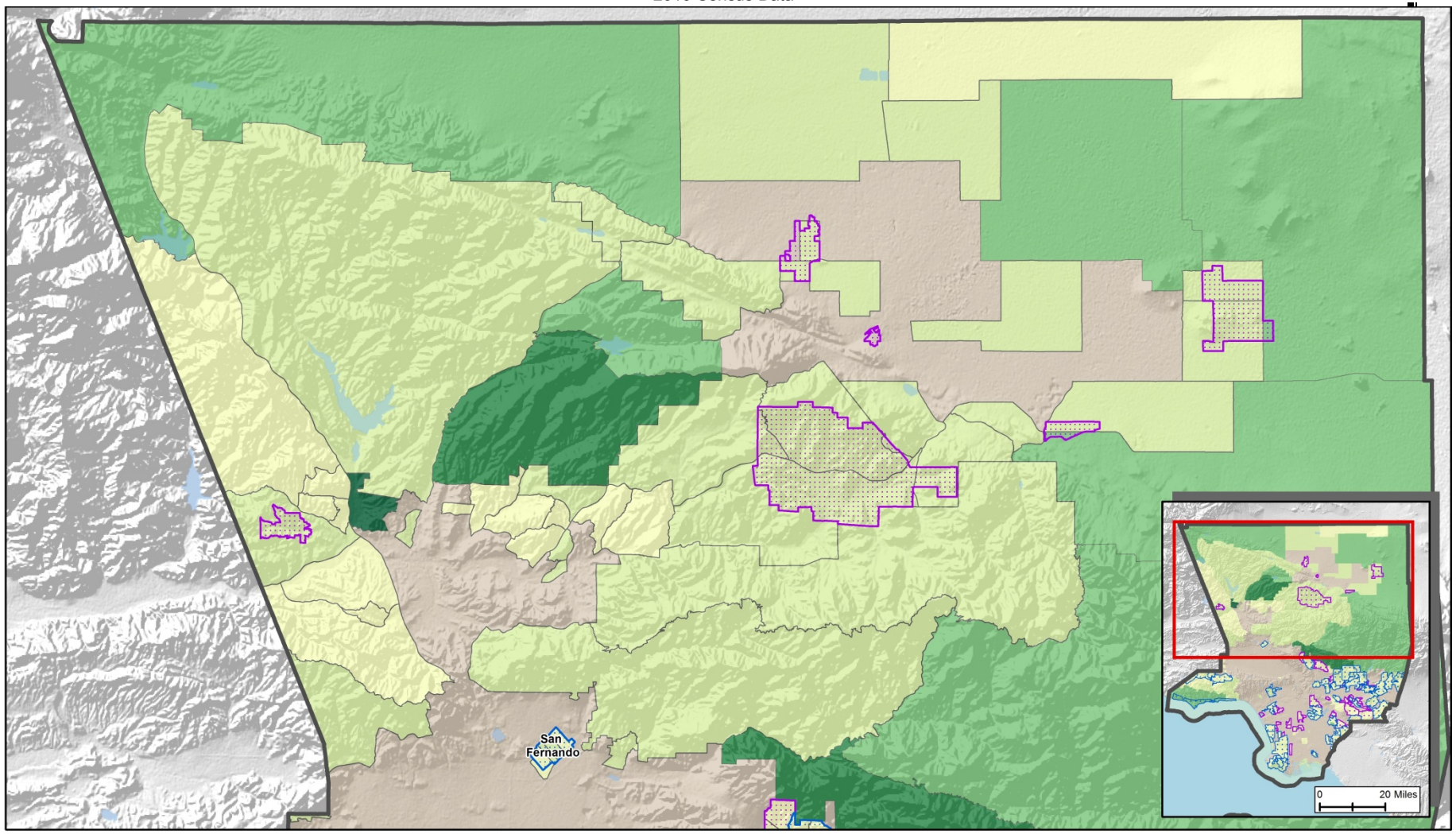
Vacancy Rate

- 0.0 - 5.1
- 5.2 - 15.1
- Disproportionate Share Threshold
- 15.2 - 30.0
- 30.1 - 50.0
- 50.1 - 100.0

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 5 Miles

Map IV.4
Vacancy Rates
North Los Angeles County
2010 Census Data



LEGEND

2010 Vacancy Rates

Average Vacancy Rate in Study Area Tracts of the Los Angeles Urban County= 5.1%

Disproportionate Share Threshold = 15.1%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2010 Census Data, 2010 TIGER Data

Vacancy Rate
- 0.0 - 5.1
- 5.2 - 15.1
- Disproportionate Share Threshold
- 15.2 - 30.0
- 30.1 - 50.0
- 50.1 - 100.0

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

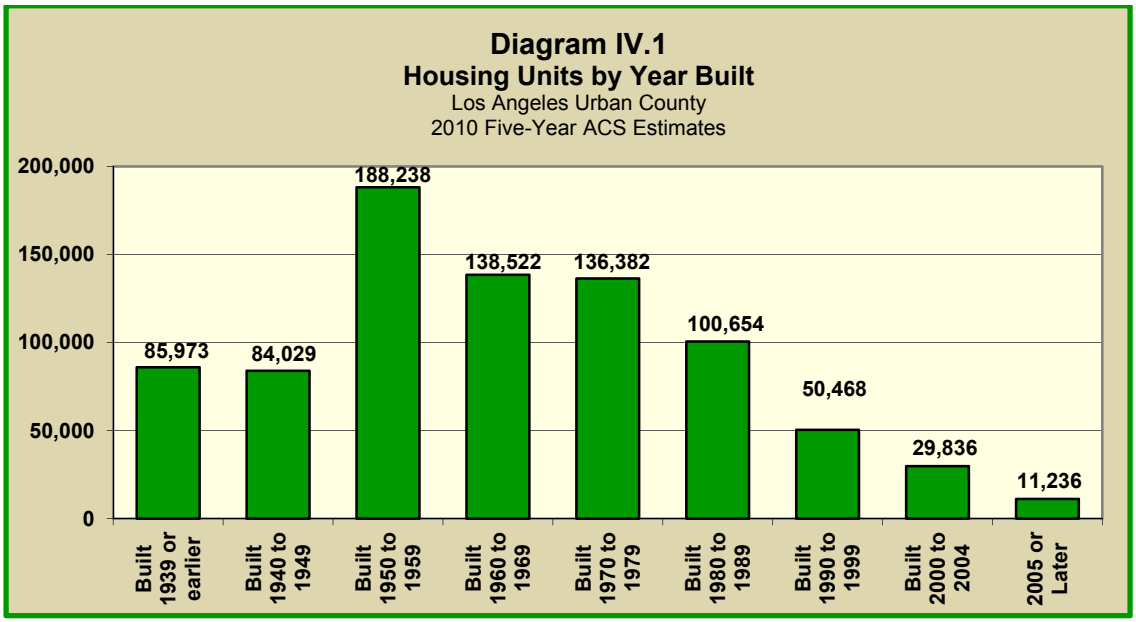
0 5 Miles

YEAR OF CONSTRUCTION

The approximate age of the housing stock is also reported by the Census Bureau. Table IV.10 and Diagram IV.1, below, describe the housing stock by year built, as gathered from the 2010 ACS data. The largest group of units in the Urban County, made up of 188,238 units, or 22.8 percent, were constructed between 1950 and 1959; this indicates that strong growth in the number of households occurred during this decade. The following two (2) decades, covering 1950 to 1979, also saw large increases in the housing stock, with more than 136,000 housing units constructed in each. Only 41,072 units were constructed between 2000 and 2010 in the Urban County, making up only 5.0 percent of the total stock. These data suggest that a large share of the housing stock, 76.7 percent built before 1980, may age and fall into disrepair in the coming years.

Table IV.10
Housing Units by Year Built
Los Angeles County
2010 Five-Year ACS Estimates

Year Built	Urban County	% of Total (Urban County)	Total	Remainder of County
1939 or Earlier	85,973	10.4%	516,817	430,844
1940–1949	84,029	10.2%	396,035	312,006
1950–1959	188,238	22.8%	722,473	534,235
1960–1969	138,522	16.8%	518,500	379,978
1970–1979	136,382	16.5%	496,376	359,994
1980–1989	100,654	12.2%	403,248	302,594
1990–1999	50,468	6.1%	208,791	158,323
2000–2004	29,836	3.6%	109,255	79,419
2005–2010	11,236	1.4%	54,241	43,005
Total	**825,338**	**100.0%**	**3,425,736**	**2,600,398**



The growth in housing units occurred at slightly different rates in the participating cities than it did in the unincorporated areas, as shown in Appendix C. In both types of communities, the largest share of housing units were built in the 1950's, but smaller shares were constructed prior to that time in the participating cities than in the unincorporated areas. Units built between 1960 and 1989 represented larger shares of all units in the participating cities, but higher shares of homes built from 1990 to 2010 were seen in the unincorporated areas, suggesting a stronger demand there over the same period.

HOUSING PRODUCTION

The Census Bureau reports the number of residential building permits issued each year by permit-issuing jurisdictions, along with the value of construction identified on the permit.[12] Data are segmented by type of housing, and measure the number of units in single-family homes, duplexes, triplexes, four-plexes, and multi-family housing with five (5) or more units. From 2000 through 2011, the Census Bureau reported 48,417 residential units permitted in the Los Angeles Urban County. Of these, the majority, 31,841, were single-family units, as portrayed in Table IV.11, below. The permits represent an average housing stock addition of about 4,000 per year; however, production levels dropped dramatically after 2007, with annual production falling by more than 2,000 units. Production increased after 2009, but was still far below previous levels. These data are segmented by community in Appendix C for housing units of all types.

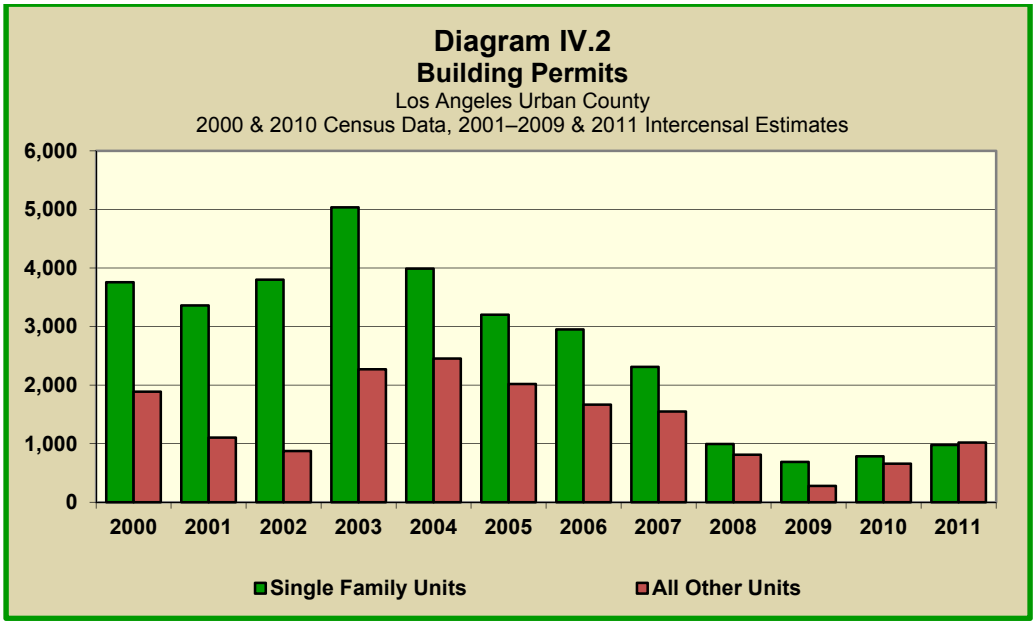
Table IV.11
Building Permits and Valuation
Los Angeles Urban County
2000 & 2010 Census Data, 2001–2009 & 2011 Intercensal Estimates

Year	Authorized Construction in Permit-Issuing Areas					Per Unit Valuation, 1,000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units
2000	3,756	92	223	1,573	5,644	$337.7
2001	3,359	62	181	860	4,462	$287.3
2002	3,800	86	74	713	4,673	$269.9
2003	5,035	180	230	1,858	7,303	$253.3
2004	3,989	118	298	2,036	6,441	$274.3
2005	3,201	142	619	1,257	5,219	$297.0
2006	2,949	136	264	1,265	4,614	$284.8
2007	2,309	86	330	1,133	3,858	$312.7
2008	994	50	37	722	1,803	$396.0
2009	687	62	6	210	965	$431.6
2010	784	10	62	584	1,440	$477.0
2011	978	52	20	945	1,995	$488.6
Total	**31,841**	**1,076**	**2,344**	**13,156**	**48,417**	**$304.1**

Diagram IV.2, on the following page, illustrates this trend visually. While single-family homes comprised the bulk of permitting activity over the majority of the time period, permits for this type of unit were significantly lower after 2007 than in the years before. A high in single-family permits was

[12] The value of construction excludes the cost of land and lot development.

seen in 2003 at 5,035, but by 2009, permits for single-family units reached a low of 278. A similar pattern was seen in the number of units permitted in all other types of housing, which fell from around 2,452 units in 2004 to 278 units in 2009. The total number of units permitted increased in 2010 and 2011, and showed a new trend: the growth in units in these other units was considerably stronger than the growth for single-family units, and in 2011, more than half of all units constructed were for housing in structures with two (2) or more units.



CODE ENFORCEMENT

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

- Abandoned or partially destroyed buildings;
- Broken windows or doors, constituting hazardous conditions and inviting trespassers and malicious mischief;
- Nuisances that are attractive but dangerous for children, such as abandoned or broken equipment or neglected machinery;
- Broken or discarded household furniture visible from the street;
- Trash, junk, or debris in yard areas; and
- Inoperable or abandoned motor vehicles stored for long periods of time in yard areas.[13]

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

The Los Angeles County Department of Public Works (DPW), through its Property Rehabilitation and Code Enforcement Section, provides code enforcement for the unincorporated areas of the County and 17 contract cities, including the participating cities of Artesia, Cerritos, Commerce, Duarte, Irwindale, La Cañada Flintridge, La Mirada, Lawndale, Lomita, Rolling Hills Estates, Santa Fe Springs, Temple City, and Westlake Village. The DPW's online violation reporting system allows residents to report suspected violations of health and safety codes through its website. Two (2) programs within the DPW enforce codes and safety.

The Property Rehabilitation Program addresses unsightly, unsafe, and unhealthy conditions caused by substandard properties and buildings and code violations. The DPW coordinates nuisance abatement teams, consisting of multiple County agencies, as part of their efforts in relieving unsanitary conditions and blighting influences and repairing unsafe conditions and structures. The program also oversees the removal of trash, junk, debris, inoperable vehicles and overgrowth from private properties to safeguard health, safety, and public welfare. In addition, the program preserves residential neighborhoods, improves the overall image of the County, protects property values, and makes the County an enjoyable and desirable place for residents to live and work.

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

- **Unsafe Buildings:** Buildings or structures that are structurally unsafe or constitute a hazard to health, safety, or public welfare.
- **Un-Permitted Structures:** Buildings, structures, and grading that were built, altered, or demolished without required permits and approvals.
- **Non-Inspected Work:** Work for which a permit was obtained, additional inspections and approvals were required before work progressed.

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

The DPW opens an average of about 6,000 code enforcement cases per year, such as in response to citizen complaints.[14] However, in many cases, compliance is only enforced after citizen complaints are received, so many more violations are estimated to occur and go unreported.

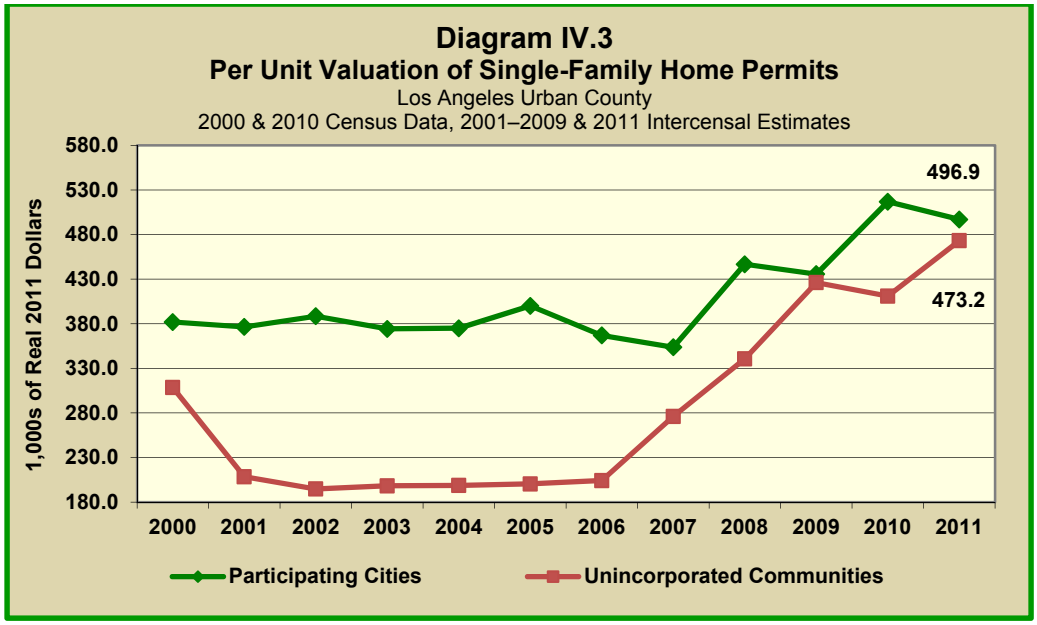
[14] County of Los Angeles Department of Public Works, Building and Safety Division, Property Rehabilitation Section, January 15, 2013

HOUSING PRICES

Permit Valuation

The Census Bureau also reports the value of construction appearing on a building permit, excluding the cost of land and related land development. Table IV.11, presented previously, also shows the average per-unit valuation for single-family units in each year, and shows that values were lowest in 2003 at $253,300 and nearly doubled by 2011, reaching $488,600.

Diagram IV.3, below, compares the average values of new single-family homes in both groups of communities in the Urban County, and shows the average valuation was much higher in the participating cities than in the unincorporated areas in until 2009, when values had declined slightly in the participating cities and increased steadily since 2006 in the other areas. Values showed the most growth from 2007–2008 and from 2009–2010 in the participating cities, but the unincorporated areas lagged during the latter period and showed an increase in value in the next year, from 2010–2011, when values declined in the participating cities. By 2011, values in both areas were nearly matched again, at $496,900 and $473,200.



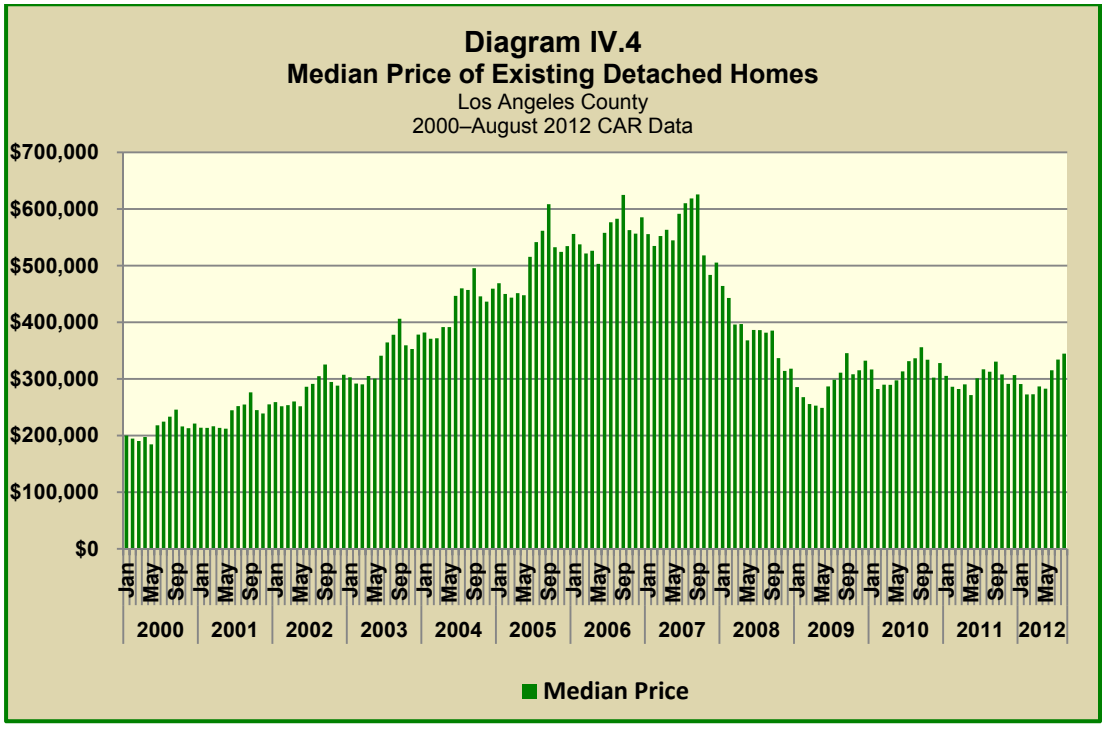
The values of single-family home permits in the participating cities, individual permit-issuing areas, of the Urban County are presented in the table on the following page. As shown, while the averages over the period were $392,300 for the participating cities and $235,200 for the unincorporated areas, wide variation was seen, with a high of $1,478,600 in Beverly Hills and a low of $138,700 in Hawaiian Gardens. Others at the highest end of the spectrum were Westlake Village ($1,006,200), Calabasas ($933,000), and Malibu ($870,600). Other communities with average values around or below $150,000 were Bell, San Fernando, Commerce, Bell Gardens, and La Puente.

Table IV.12
Valuation of Single-Family Building Permits (1,000's of Real 2011 Dollars)
Los Angeles Urban County: Participating Cities
2000 & 2010 Census Data, 2001–2009 & 2011 Intercensal Estimates

Place	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total
Agoura Hills	$316.3	$238.1	$400.6	$604.5	$229.9	$418.4	$477.1	$632.6	$530.4	$1,079.6	$326.8	$376.7	$338.6
Arcadia	$464.0	$446.9	$466.2	$359.4	$360.8	$346.3	$336.3	$326.5	$319.5	$316.2	$312.6	$306.0	$377.3
Artesia	$239.6	$187.5	$184.6	$180.8	$175.8	$170.2	$164.8	$160.2	.	.	.	$250.0	$182.8
Avalon	$353.3	$366.8	$389.5	.	$937.0	$188.9	.	$1,055.4	$208.8	.	.	$50.0	$384.3
Azusa	$229.7	$286.2	$337.5	$327.8	$273.0	$296.9	$352.8	$292.5	$259.1	$232.8	$345.0	$381.9	$319.0
Bell	$86.9	.	$89.6	$131.3	$115.7	$149.6	$142.6	$154.2	$118.8	$159.1	$157.3	.	$138.8
Bell Gardens	$116.7	$134.8	$143.3	$118.1	$142.8	$76.5	$136.9	$162.6	$225.7	$329.2	.	$231.0	$148.3
Beverly Hills	$685.6	$1,335.8	$978.7	$1,060.8	$886.1	$1,471.0	$2,025.2	$1,321.5	$1,893.9	$2,045.1	$1,911.8	$2,216.7	$1,478.6
Bradbury	$857.0	$808.8	$772.9	$761.9	$740.2	$716.6	$852.2	$657.9	$716.2	$1,167.5	$3,773.3	$2,935.2	$933.0
Calabasas	$441.7	$669.2	$652.7	$634.3	$638.9	$644.9	$891.2	$1,197.7	$396.9	$446.4	.	$522.7	$659.2
Cerritos	$495.3	$484.3	$476.6	$466.8	$454.0	$439.4	$425.6	$413.6	.	.	.	.	$460.1
Claremont	$332.3	$465.4	$407.5	$400.8	$412.3	$484.2	$261.6	$403.7	$671.6	$806.9	$725.1	$224.2	$382.9
Commerce	$157.5	$154.0	$151.6	$148.4	$144.4	$139.7	$135.4	$131.5	$128.7	.	.	.	$145.2
Covina	$256.8	$238.7	$403.3	.	$168.7	$212.8	$246.2	.	.	.	.	.	$229.4
Cudahy	$148.0	$221.0	$257.1	.	$244.9	.	.	.	.	.	.	.	$182.6
Culver City	$215.7	$229.1	$301.1	$258.4	$238.4	$252.1	$270.8	$252.9	$512.5	$464.9	$311.2	.	$269.2
Diamond Bar	$907.4	$578.9	$681.6	$891.2	$273.4	$336.4	$229.5	$225.7	$257.8	$248.0	$247.9	$242.0	$399.0
Duarte	$176.5	$172.6	$169.9	$166.4	$161.8	$156.6	$151.7	$147.4	.	$173.3	.	$271.1	$208.0
El Segundo	$318.0	$343.0	$297.1	$275.2	$188.7	$292.3	$341.7	$337.5	$433.6	$352.2	$607.2	$433.3	$289.8
Hawaiian Gardens	$119.2	$140.1	$149.6	$143.7	$140.3	$135.6	$131.4	$127.7	$134.8	$195.6	.	.	$138.7
Hermosa Beach	$332.5	$349.3	$347.9	$397.2	$435.8	$394.1	$409.3	$368.0	$420.6	$487.9	$478.3	$391.9	$383.7
Irwindale	.	.	.	.	.	.	.	.	.	$402.9	.	.	$402.9
La Canada Flintridge	$675.2	$631.4	$627.8	$613.6	$597.0	$577.8	$559.7	$543.9	$532.1	$815.6	$1,014.5	$1,073.4	$641.0
La Habra Heights	$632.9	$585.6	$594.5	$420.1	$675.4	$630.1	$841.4	$1,038.9	$978.5	$747.8	$947.0	$1,015.4	$703.4
La Mirada	$225.5	$238.8	$230.5	$226.7	$220.3	$213.2	$206.5	$200.7	$196.3	.	.	.	$222.9
La Puente	.	$158.7	$156.2	$153.0	$148.8	$144.0	$139.5	$135.6	.	$153.3	$152.8	$148.4	$150.8
La Verne	$269.2	$275.7	$266.4	$262.1	$254.6	$246.5	$238.8	$232.1	$72.6	$277.4	$412.1	$247.0	$256.8
Lawndale	$156.1	$152.7	$150.2	$147.1	$143.1	$138.5	$134.2	.	.	$329.0	$266.8	$201.6	$196.6
Lomita	$246.4	$240.9	$237.1	$232.2	.	.	.	.	.	.	.	.	$240.4
Malibu	$918.3	$801.5	$782.8	$925.2	$955.8	$713.8	$707.7	$693.2	$780.4	$868.1	$1,534.5	$1,230.1	$870.6
Manhattan Beach	$413.7	$377.8	$429.9	$434.4	$398.6	$387.6	$396.4	$396.5	$410.4	$449.9	$565.4	$681.0	$418.7
Maywood	$83.1	$222.7	.	$110.4	$156.0	$197.2	$163.5	$229.3	$190.1	$150.6	$212.8	.	$183.2
Monrovia	$246.7	$198.5	$187.5	$199.4	$225.4	$219.2	$210.8	$216.7	$361.3	$227.0	$192.8	.	$220.7
Rancho Palos Verdes	$827.0	$566.0	$652.8	$696.4	$675.0	$758.1	$663.7	$496.8	$573.0	$582.3	$228.6	$209.9	$632.5
Rolling Hills Estates	$730.1	$732.1	$715.7	$703.3	.	.	.	.	.	.	.	.	$723.3
San Dimas	$273.6	$330.6	$294.7	$441.7	$250.8	$240.9	$364.8	$575.9	$317.9	$473.2	$192.2	$358.6	$328.9
San Fernando	$170.1	$188.5	$197.4	$185.9	$148.9	$112.4	$108.1	$138.4	$80.2	$132.4	$120.9	$75.0	$142.7
San Gabriel	$221.4	$219.1	$280.6	$289.8	$304.7	$297.3	$310.2	$314.6	$351.6	$343.1	$340.5	$332.9	$286.7
San Marino	$491.5	$528.9	$624.5	$778.1	$542.2	$575.0	$512.8	$387.8	$553.8	$640.4	$695.7	$881.2	$605.8
Santa Fe Springs	$176.3	.	$169.7	.	.	.	.	.	.	$263.9	$251.7	$248.2	$252.5
Sierra Madre	$235.6	$222.7	$221.4	$216.3	$210.4	$203.6	$197.3	$186.9	.	.	$459.6	.	$213.3
Signal Hill	$219.7	$332.7	$314.1	$307.3	$300.5	$385.7	$285.4	$418.2	$438.4	.	.	$242.0	$303.2
South El Monte	$154.3	$184.2	$160.9	$174.3	$202.6	$191.3	$176.4	$185.9	$231.8	$172.6	$109.9	$106.0	$177.8
South Pasadena	$258.0	$293.4	$240.6	$260.8	$304.1	$331.0	$277.2	$291.1	$315.7	$172.7	$454.5	$277.6	$287.1
Temple City	$297.5	$291.2	$286.5	$280.6	$272.9	$264.1	$255.9	$248.7	$296.3	$325.1	$363.8	$394.7	$297.9
Torrance	$288.5	$264.5	$261.9	$261.2	$313.2	$261.5	$260.4	$217.0	$333.4	$293.3	$215.4	$291.1	$270.3
Walnut	$512.2	$493.6	$252.9	$409.9	$397.7	$312.4	$432.6	$420.4	$411.3	$464.7	$498.1	$505.2	$433.1
West Hollywood	$236.4	$253.2	$287.0	$168.6	$294.2	$284.8	$249.0	$304.5	$280.4	$343.5	$586.1	$366.4	$261.9
Westlake Village	$1,026.6	$1,003.9	.	$967.6	.	.	.	.	.	.	.	.	$1,006.2
Participating Cities Total	$381.9	$376.4	$388.4	$374.2	$375.0	$400.0	$366.9	$353.7	$446.7	$435.7	$516.8	$496.9	$392.3
Unincorporated Areas Total	$308.5	$208.4	$194.7	$198.1	$198.6	$200.4	$204.1	$276.0	$340.7	$426.2	$410.9	$473.2	$235.2
Urban County Total	**$337.7**	**$287.3**	**$269.9**	**$253.3**	**$274.3**	**$297.0**	**$284.8**	**$312.7**	**$396.0**	**$431.6**	**$477.0**	**$488.6**	**$304.1**
Los Angeles County Total	$275.7	$246.4	$270.1	$249.6	$244.3	$259.0	$253.3	$286.1	$318.8	$342.7	$371.4	$410.1	$270.1

Home Values

One measure of home values comes from the California Association of Realtors (CAR). CAR data are available for Los Angeles County in its entirety, and track a number of factors about homes and home sales, including unsold inventory and time homes spent on the market. These data are also available for previous years, and show market trends over time. According to the CAR, median sales prices were $200,055 in 2000 rose until mid-late 2007, peaking at $625,812 in September of that year and then falling to a low of $248,851 in May of 2009. In August of 2012, the median price was $344,770, as shown in Diagram IV.4, below.



CAR data are also available for many of the participating cities and unincorporated communities in the Los Angeles Urban County on the median sales price of all homes, new and existing, including condo and townhouse attached homes as well as single-family units.[15] As shown in Table IV.13, on the following page, home sales prices varied widely by area, and in percent change from 2011–2012. In August 2012, areas such as San Marino, Beverly Hills, and Manhattan Beach had median sales prices of $1,480,000 or more, although for Beverly Hills this marked a 41.7 percent decrease from August 2011, and in the other areas represented an increase. The lowest median prices among the participating cities included in the CAR data were seen in Hawaiian Gardens ($136,000, down 19.1 percent from 2011) and Maywood ($198,000, down 7.9 percent from 2011). In the unincorporated areas for which data are available, the low was $119,000 in Littlerock, though this was a 4.9 percent increase from 2011, and the high was in Marina Del Rey, at $665,000, a 9.3 percent increase. In Los

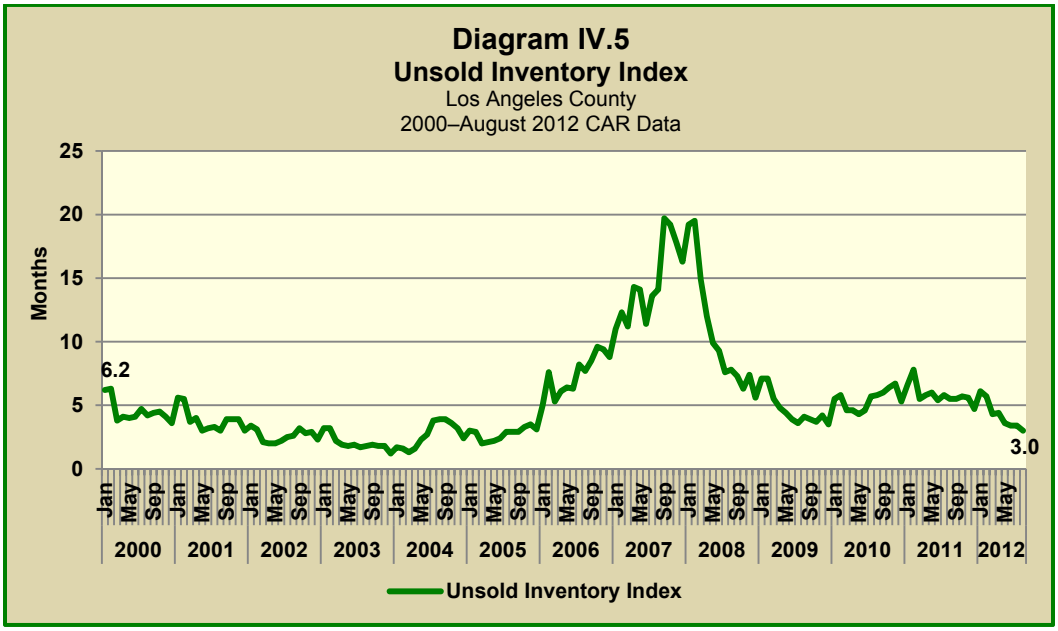
[15] Community-specific data were provided by the CAR but were collected from DataQuick Information Systems.

Angeles County as a whole, the median sales price for all homes was $336,500 in August 2012, a 6.0 percent increase from August of 2011.

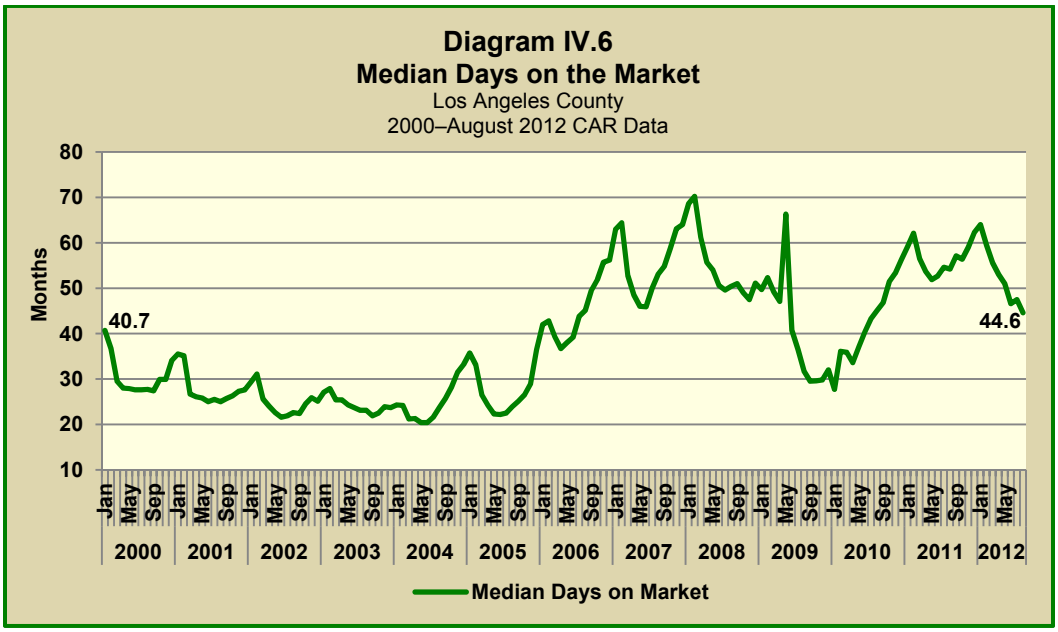
Table IV.13
Median Home Sales Prices
Los Angeles County
August 2011–August 2012 CAR Data

Community	August 2011	August 2012	% Change
Participating Cities			
Agoura Hills	$517,500	$582,500	12.6%
Arcadia	$730,000	$790,000	8.2%
Artesia	$272,000	$284,500	4.6%
Avalon	$552,500	$457,500	-17.2%
Azusa	$245,000	$273,500	11.6%
Bell Gardens	$226,000	$215,000	-4.9%
Beverly Hills	$2,550,000	$1,488,000	-41.7%
Calabasas	$825,000	$1,200,000	45.5%
Cerritos	$450,000	$500,000	11.1%
Claremont	$365,000	$388,500	6.4%
Covina	$295,000	$285,000	-3.4%
Culver City	$500,000	$615,000	23.0%
Diamond Bar	$433,750	$425,000	-2.0%
Duarte	$240,000	$310,000	29.2%
El Segundo	$739,500	$627,500	-15.2%
Hawaiian Gardens	$168,000	$136,000	-19.1%
Hermosa Beach	$999,000	$862,000	-13.7%
La Canada Flintridge	$1,122,500	$1,185,000	5.6%
La Mirada	$337,000	$347,500	3.1%
La Puente	$245,500	$260,000	5.9%
La Verne	$352,000	$440,000	25.0%
Lawndale	$320,000	$333,500	4.2%
Lomita	$380,000	$370,500	-2.5%
Malibu	$1,580,000	$1,062,500	-32.8%
Manhattan Beach	$1,300,000	$1,480,000	13.9%
Maywood	$215,000	$198,000	-7.9%
Monrovia	$430,000	$407,000	-5.4%
Rancho Palos Verdes	$905,000	$865,000	-4.4%
San Dimas	$353,000	$350,000	-0.9%
San Fernando	$252,500	$270,000	6.9%
San Gabriel	$540,000	$541,500	0.3%
San Marino	$1,494,500	$1,540,000	3.0%
Santa Fe Springs	$305,000	$295,000	-3.3%
Sierra Madre	$675,000	$665,000	-1.5%
West Hollywood	$763,750	$912,500	19.5%
Westlake Village	$882,500	$487,000	-44.8%
Unincorporated Communities			
Acton	$377,000	$380,000	0.8%
Hacienda Heights	$350,000	$390,000	11.4%
La Crescenta	$521,500	$510,000	-2.2%
Littlerock	$113,500	$119,000	4.9%
Marina Del Rey	$608,500	$665,000	9.3%
Rowland Heights	$357,500	$468,000	30.9%
Los Angeles County	**$317,500**	**$336,500**	**6.0%**

Another measure of housing market growth is the number of unsold homes listed on the market. The unsold inventory index, computed from the number of listings divided by the number of home sales, was at a high in late 2007 and early 2008, on either side of the peak in housing prices shown previously. As shown in Diagram IV.5, below, the unsold inventory index was 3.0 in August 2012, a low not seen since 2005.



As shown in Diagram IV.6, the median time homes spent on the market in Los Angeles County was 44.6 days in August 2012, down from 62.3 days in December 2011. However, homes still did not sell as quickly as they did in the early 2000's, when the median number of days was closer to 20.



Another measure of housing costs comes from the Census Bureau's five-year ACS, which measures median home values and median gross rents. This data source represents a fairly accurate picture of common costs, although cannot be calculated for the Urban County in total and is not reported for median home values of more than $1,000,000 or median gross rental costs of more than $2,000; places with medians exceeding these levels cannot be compared with certainty.

As shown in the tables on the following page, median home values varied widely across the Urban County, ranging from $340,300 in Bell to $1,000,000 or more among the participating cities; in nine (9) cities, the median value of all homes was more than $1,000,000. However, no communities saw such high values in the unincorporated areas; the low there was $218,000 in Lake Los Angeles and the high was $875,400 in Ladera Heights. In all of Los Angeles County, the median home value was $508,800.

Table IV.14
Median Home Values and Rents
Los Angeles Urban County: Participating Cities
2010 Five-Year ACS Data

Place	Median Home Value	Median Gross Rent
Agoura Hills	$740,200	$2,000 +
Arcadia	$786,400	$1,315
Artesia	$475,500	$1,235
Avalon	$843,000	$1,003
Azusa	$385,200	$1,172
Bell	$340,300	$950
Bell Gardens	$394,600	$997
Beverly Hills	$1,000,000 +	$1,795
Bradbury	$1,000,000 +	.
Calabasas	$962,700	$1,853
Cerritos	$633,500	$1,915
Claremont	$594,600	$1,162
Commerce	$389,600	$894
Covina	$446,600	$1,176
Cudahy	$350,300	$1,046
Culver City	$618,600	$1,394
Diamond Bar	$574,900	$1,666
Duarte	$426,600	$1,139
El Segundo	$804,800	$1,457
Hawaiian Gardens	$351,000	$1,077
Hermosa Beach	$1,000,000 +	$1,795
Irwindale	$395,100	$1,097
La Cañada Flintridge	$1,000,000 +	$2,000 +
La Habra Heights	$906,500	$986
La Mirada	$508,100	$1,338
La Puente	$372,300	$1,057
La Verne	$512,400	$1,171
Lawndale	$439,500	$1,264
Lomita	$532,100	$1,139
Malibu	$1,000,000 +	$2,000 +
Manhattan Beach	$1,000,000 +	$1,995
Maywood	$360,200	$941
Monrovia	$561,000	$1,220
Rancho Palos Verdes	$1,000,000 +	$2,000 +
Rolling Hills Estates	$1,000,000 +	$2,000 +
San Dimas	$488,300	$1,423
San Fernando	$377,000	$1,060
San Gabriel	$569,100	$1,188
San Marino	$1,000,000 +	$2,000 +
Santa Fe Springs	$426,700	$1,136
Sierra Madre	$800,800	$1,293
Signal Hill	$461,800	$1,085
South El Monte	$382,200	$961
South Pasadena	$828,100	$1,322
Temple City	$582,100	$1,313
Torrance	$657,700	$1,358
Walnut	$650,900	$1,861
West Hollywood	$656,000	$1,201
Westlake Village	$825,700	$2,000 +
Los Angeles County	**$508,800**	**$1,117**

Table IV.15
Median Home Values and Rents
Los Angeles Urban County: Unincorporated Communities
2010 Five-Year ACS Data

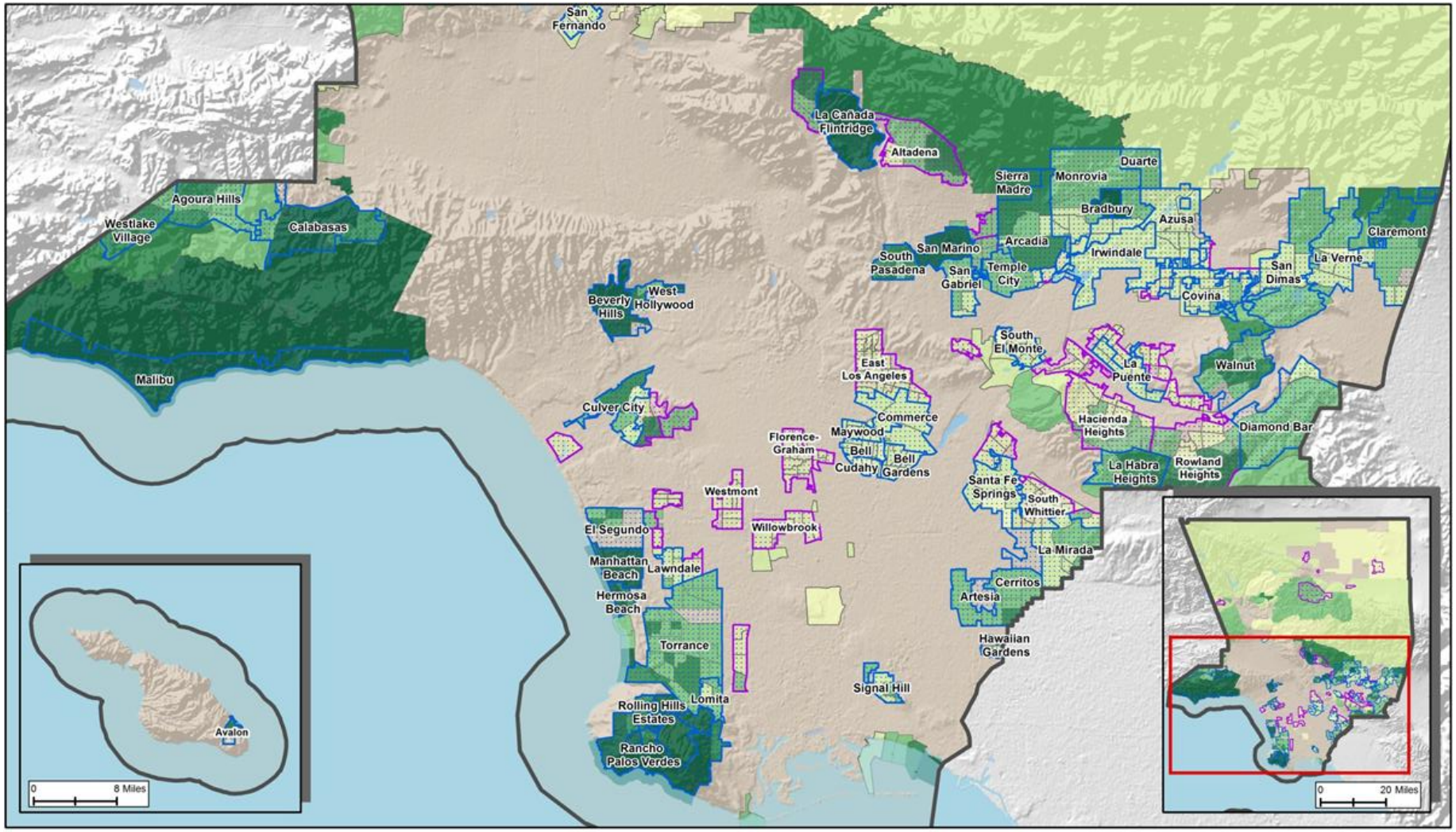
Place	Median Home Value	Median Gross Rent
Acton	$561,900	$2,000 +
Alondra Park	$465,900	$900
Altadena	$639,600	$1,222
Avocado Heights	$461,900	$1,391
Charter Oak	$395,300	$1,258
Citrus	$366,200	$1,358
Del Aire	$530,300	$1,561
Desert View Highlands	$235,100	$1,135
East Compton	$513,500	$1,190
East La Mirada	$369,200	$873
East Los Angeles	$631,400	$1,182
East Pasadena	$326,100	$1,083
East San Gabriel	$631,700	$1,243
Florence-Graham	$339,400	$904
Hacienda Heights	$513,200	$1,445
La Crescenta-Montrose	$695,900	$1,252
Ladera Heights	$875,400	$1,659
Lake Los Angeles	$218,000	$1,199
Lennox	$423,000	$948
Littlerock	$290,300	$871
Marina del Rey	$462,700	$1,977
Mayflower Village	$521,100	$1,569
North El Monte	$492,700	$1,204
Quartz Hill	$312,700	$1,061
Rowland Heights	$550,400	$1,309
South San Gabriel	$432,700	$975
South San Jose Hills	$363,200	$1,325
South Whittier	$421,000	$1,154
Valinda	$392,600	$1,457
Val Verde	$368,200	$1,393
View Park-Windsor Hills	$677,100	$1,157
Vincent	$400,400	$1,369
Walnut Park	$400,500	$881
West Athens	$437,900	$907
West Carson	$444,100	$1,150
West Compton	$395,000	$900
Westmont	$406,800	$1,614
West Puente Valley	$344,800	$941
West Whittier Los Nietos	$411,900	$1,166
Willowbrook	$328,900	$898
Los Angeles County	**$508,800**	**$1,117**

These data are shown per Census tract in geographic Map IV.5 on page 115 for median home value and Map IV.6 on page 116 for median gross rents.[16] As shown in Map IV.5, median home values of more than $1,000,000 were seen in nearly all coastal community tracts, as well as in Culver City, Beverly Hills, La Cañada Flintridge, San Marino, Bradbury, and several unincorporated tracts in the northern Urban County. Medians of more than $750,000 and up to $1,000,000 were seen in many other participating cities, but not in many unincorporated areas. On the contrary, median home values of only $32,900 to $250,000 were seen in tracts in many unincorporated areas and communities such as Westmont, Willowbrook, Florence-Graham, and Walnut Park.

Map IV.6, on page 116, shows median gross rent per Census tract; these figures were highest in and around coastal and other border communities, exceeding $2,000 per month in Claremont, Diamond Bar, and Walnut, as well as in the cities experiencing the highest median home values. However, this level of median gross rent was also seen in many unincorporated area tracts, such as north of Malibu and southwest of Diamond Bar. The lowest median gross rents, as low as $358 in some areas, were concentrated near the center of the County such as in areas surrounding the city of Los Angeles, as well as in and around Santa Fe Springs, Altadena, and large parts of the northern County's unincorporated areas.

[16] Median housing cost data are shown for all tracts containing data; no housing costs were captured by the ACS in some areas.

Map IV.5
Median Home Value
Los Angeles County
2006–2010 ACS Data



LEGEND

2006–2010 Median Home Value

Los Angeles County Median Home Value = $508,800

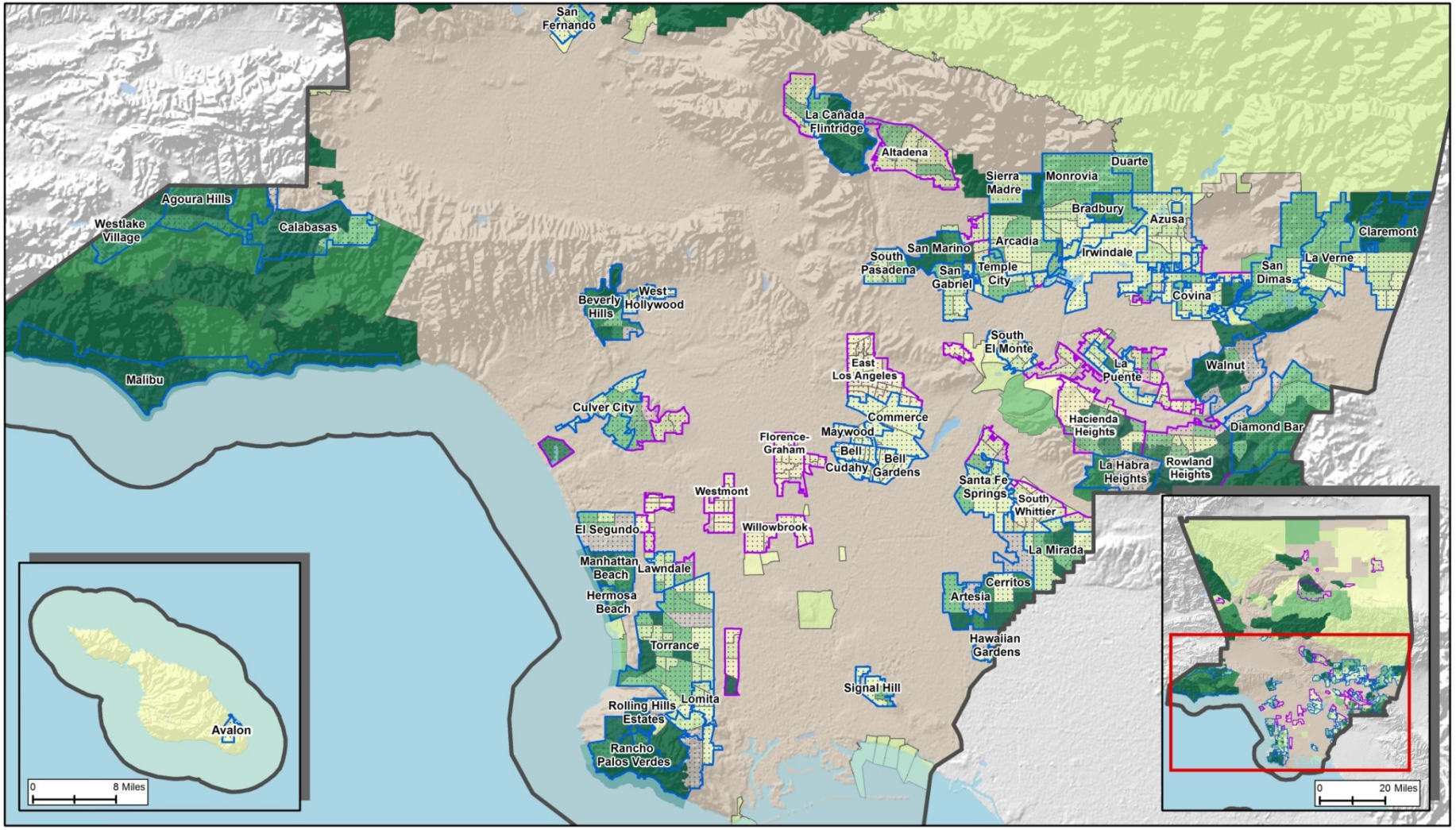
Median Home Value
- $32,900 - 250,000
- 251,000 - 508,800
- Average
- 508,801 - 750,000
- 750,001 - 1,000,000
- More than $1,000,000

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 5 Miles

Data Source: 2006–2010 ACS Data, 2010 TIGER Data

Map IV.6
Median Gross Rent
Los Angeles County
2006–2010 ACS Data



LEGEND

2006–2010 Median Gross Rent

Los Angeles County Median Gross Rent = $1,117

Median Gross Rent

- $358 - 1,117
- Average
- 1,118 - 1,400
- 1,401 - 1,700
- 1,701 - 2,000
- More than $2,000

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

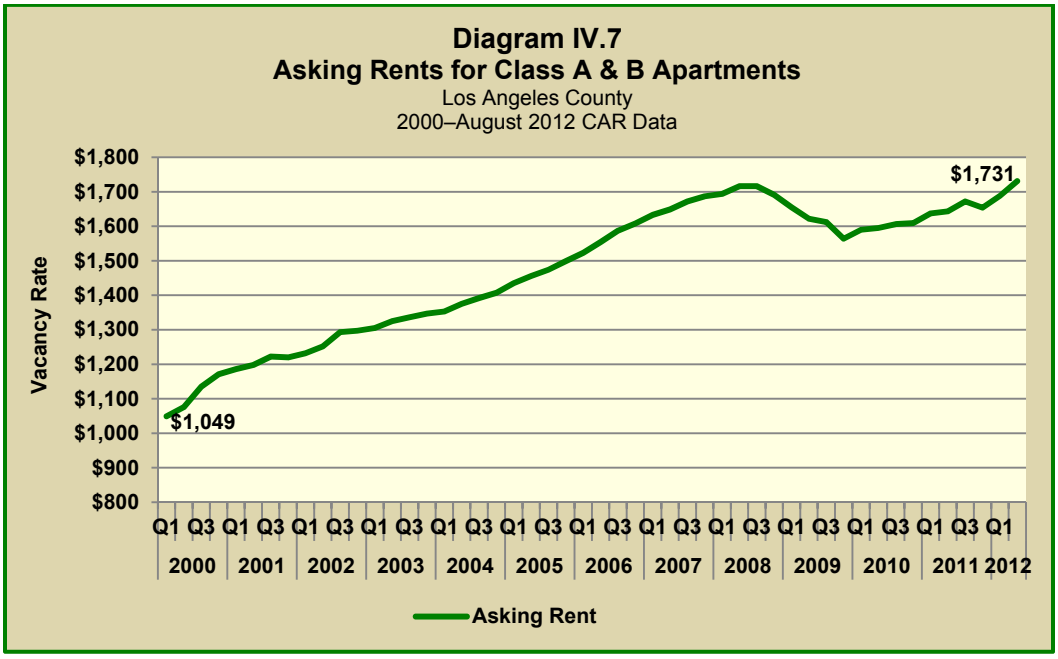
0 5 Miles

Data Source: 2006–2010 ACS Data, 2010 TIGER Data

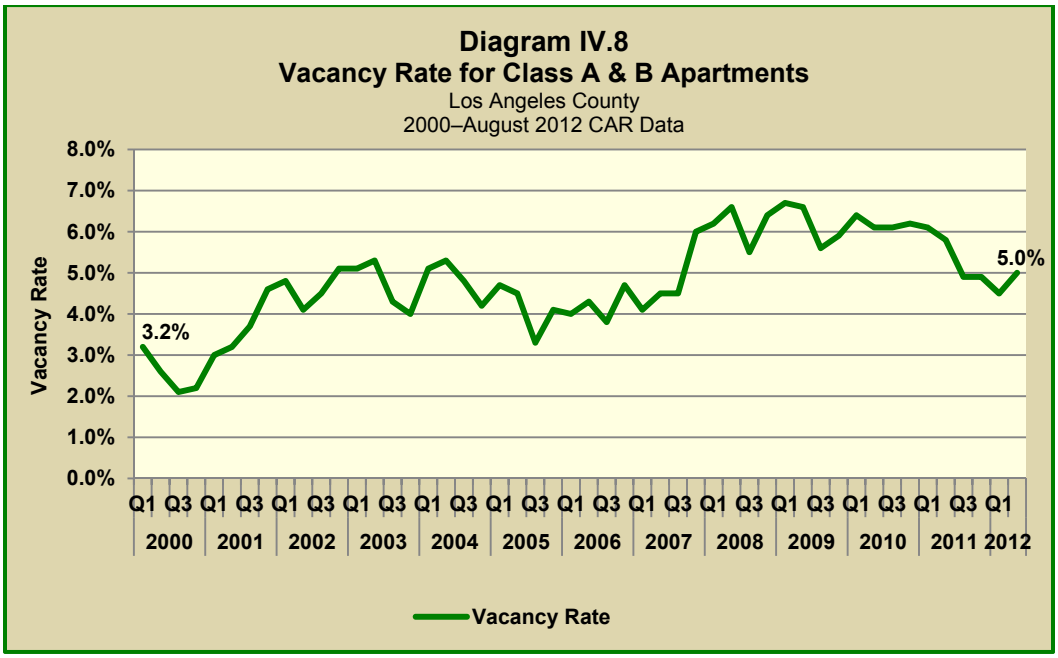
Rental Costs

The tables presented on the previous page also show the median gross rents in each community, as reported in the five-year ACS. The median rental cost for all of Los Angeles County was $1,117 per month. In seven (7) cities among the participating cities, the median gross rent was $2,000 or more per month, and these were not in all cases the same communities with the highest home values of $1,000,000 or more. The lowest median rental cost was $894, in Commerce. In the unincorporated areas, only Acton had a median gross rent figure of $2,000 or more, and the lows were just over $870 in Littlerock and East La Mirada.

Data from the CAR based on RealFacts surveys, a source of primary rental housing research, also show data on average asking rents, reported for all of Los Angeles County for Class A and B apartments. Class A units were built or renovated within 10 years of each data collection point in time, and Class B units were built between 11 and 20 years of data collection. As shown in Diagram IV.7, below, show a general increase over the 2000 to August 2012 period, despite a decline from late 2008 to late 2009. At the end of the second quarter of 2012, the asking rent for these newer apartment types was $1,731 on average in Los Angeles County.



The CAR also provides estimates of vacancy rates, in addition to rental costs. As shown in Diagram IV.8, on the following page, the countywide vacancy rate for Class A and B apartments was lowest in 2000, and rose to 6.7 percent in the first quarter of 2009, further suggesting a slow rental market around that year. In the second quarter of 2012, the vacancy rate across the County was 5.05 percent.



LENDING ANALYSIS

In regard to owner-occupied home purchases, access to quality loan products is essential for a strong housing market. Evaluation of denial rates, predatory lending, and foreclosure rates can indicate the current market realities for residents considering buying a home. Under the Home Mortgage Disclosure Act (HMDA), enacted in 1975 and later amended, financial institutions are required to publicly disclose the race, sex, ethnicity, and household income of mortgage applicants by the Census tract in which the loan is proposed as well as outcome of the loan application.[17] The HMDA requires both depository and non-depository lenders to collect and publicly disclose information about housing-related applications and loans.

HMDA data represent most mortgage lending activity and are thus the most comprehensive collection of information available regarding home purchase originations, home remodel loan originations, and refinancing.[18] The Federal Financial Institutions Examination Council (FFIEC) makes HMDA data available on its website.

As presented in Table IV.16 on the following page, HMDA information was collected for the Los Angeles Urban County from the years 2004 through 2009.[19] During this time, 1,814,128 loan applications were reported by participating institutions for home purchases, home improvements, and refinancing mortgages. Of these loan applications, 555,335 were specifically for home purchases.

[17] *Closing the Gap: A Guide to Equal Opportunity Lending,* The Federal Reserve Bank of Boston, April 1993. http://www.bos.frb.org/commdev/closing-the-gap/closingt.pdf

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

[19] These data come from the *2011 Analysis of Impediments to Fair Housing Choice for the Los Angeles Urban County*, and as such reflect slightly different Urban County boundaries.

Table IV.16
Purpose of Loan Applications by Year
Los Angeles Urban County
2004–2009 HMDA Data

Purpose	2004	2005	2006	2007	2008	2009	Total
Home Purchase	120,731	134,176	124,329	76,848	47,347	51,904	555,335
Home Improvement	28,705	32,448	30,784	22,938	10,345	6,329	131,549
Refinancing	276,814	249,561	221,302	174,558	86,837	118,172	1,127,244
Total	**426,250**	**416,185**	**376,415**	**274,344**	**144,529**	**176,405**	**1,814,128**

Within this set of data, it is of prime importance to evaluate only the owner-occupied home purchase transactions. Home purchases and access to homeownership are the focus of this housing and community development-based analysis because other loan categories typically do not reflect the ability of an individual to choose a home for owner occupancy. As shown in the table below, of the 555,335 home purchase loan applications, 508,992 were specifically for owner-occupied homes. The number of owner-occupied home purchase loan applications was highest in 2005 at 122,350.

Table IV.17
Occupancy Status of Home Purchase Loan Application
Los Angeles Urban County
2004–2009 HMDA Data

Status	2004	2005	2006	2007	2008	2009	Total
Owner-Occupied	110,469	122,350	114,998	71,054	42,611	47,510	508,992
Not Owner-Occupied	9,175	10,938	8,868	5,426	4,098	4,150	42,655
Not Applicable	1,087	888	463	368	638	244	3,688
Total	**120,731**	**134,176**	**124,329**	**76,848**	**47,347**	**51,904**	**555,335**

Denial Rates

These outcomes of these owner-occupied home purchase loan applications were used to determine denial rates presented in the following section. Factors in denial of home purchase loans, such as credit scores or down payment amounts, are not reported, so many of the reasons for loan denials cannot be accurately determined. Loan originations and loan denials were inspected to indicate the success or failure of home purchase loan applicants. Altogether, there were 219,359 loan originations and 74,908 applications denied for an average six-year denial rate of 25.5 percent, as shown in Table IV.18.

Table IV.18
Loan Applications by Action Taken
Los Angeles Urban County
2004–2009 HMDA Data

Action	2004	2005	2006	2007	2008	2009	Total
Loan Originated	53,263	55,283	46,850	27,035	17,349	19,579	219,359
Application Approved but not Accepted	10,563	10,666	10,301	7,916	3,761	2,481	45,688
Application Denied	13,413	16,773	19,562	13,773	6,657	4,730	74,908
Application Withdrawn by Applicant	9,505	11,751	10,806	6,002	4,002	3,737	45,803
File Closed for Incompleteness	2,070	2,724	2,282	1,837	1,219	1,004	11,136
Loan Purchased by the Institution	21,655	25,120	25,043	14,479	9,620	15,848	111,765
Preapproval Request Denied	0	33	153	12	3	131	332
Preapproval Approved but not Accepted	0	0	1	0	0	0	1
Total	**110,469**	**122,350**	**114,998**	**71,054**	**42,611**	**47,510**	**508,992**
Denial Rate	20.1%	23.3%	29.5%	33.8%	27.7%	19.5%	25.5%

Denial rates were also calculated by race and ethnicity of the loan applicants, and these data are presented in Table IV.19. As shown therein, most minority racial and ethnic applicants experienced higher denial rates than white applicants. Black applicants had the highest denial rate in this time period at 34.9 percent, followed by American Indian applicants at 27.0 percent. Applicants of any race but Hispanic ethnicity experienced a 29.4 percent denial rate as compared to the white denial rate of 24.8 percent.

Table IV.19
Denial Rates by Race/Ethnicity
Los Angeles Urban County
2004–2009 HMDA Data

Race/Ethnicity	2004	2005	2006	2007	2008	2009	Total
American Indian	22.1%	26.0%	32.7%	30.0%	30.7%	21.8%	27.0%
Asian	16.4%	18.8%	22.8%	22.9%	20.8%	16.9%	19.7%
Black	28.5%	31.2%	37.9%	48.6%	37.8%	22.8%	34.9%
White	18.2%	22.3%	28.7%	33.8%	28.1%	19.2%	24.8%
Not Available	24.2%	27.7%	33.9%	40.0%	33.0%	23.8%	29.6%
Not Applicable	31.2%	25.8%	6.7%	0.0%	5.9%	0.0%	29.7%
Total	**20.1%**	**23.3%**	**29.5%**	**33.8%**	**27.7%**	**19.5%**	**25.5%**
Hispanic (Ethnicity)	22.3%	25.4%	32.5%	43.1%	34.3%	22.9%	29.4%

Sub-Prime Lending

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

Originated owner-occupied home purchase loans qualifying as HALs were identified for 2004 through 2009. Table IV.20 shows that during this period 56,866 owner-occupied HALs were originated in the Urban County. Fortunately, the number of HALs decreased significantly after 2005 and by 2009 the overall rate of HALs was relatively low, at 4.2 percent.

Table IV.20
Loans by HAL Status
Los Angeles Urban County
2004–2009 HMDA Data

Loan Type	2004	2005	2006	2007	2008	2009	Total
Other	44,393	33,732	27,609	22,047	15,961	18,751	162,493
HAL	8,870	21,551	19,241	4,988	1,388	828	56,866
Total	**53,263**	**55,283**	**46,850**	**27,035**	**17,349**	**19,579**	**219,359**
Percent HALs	16.7%	39.0%	41.1%	18.5%	8.0%	4.2%	25.9%

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

Still, this figure is a measure of the Urban County's underlying foreclosure risk, and it is important to examine characteristics of those applicants who took out these HALs in the six-year time period. Borrowers who received these loans may be at higher risk of foreclosure over the course of their mortgages. For example, as Table IV.21, below, shows, an unusually high proportion of HALs was made to black applicants. In total, 42.4 percent of all loans taken by black applicants were HALs. Hispanic applicants also faced a high proportion of HALs, with 40.3 percent of all loans to these applicants considered HALs. These groups in particular may face a high risk of foreclosures in the coming years. Asian applicants experienced a lower average HAL rate than did many other groups, 15.1 percent compared to 27.1 percent for white applicants, for example.

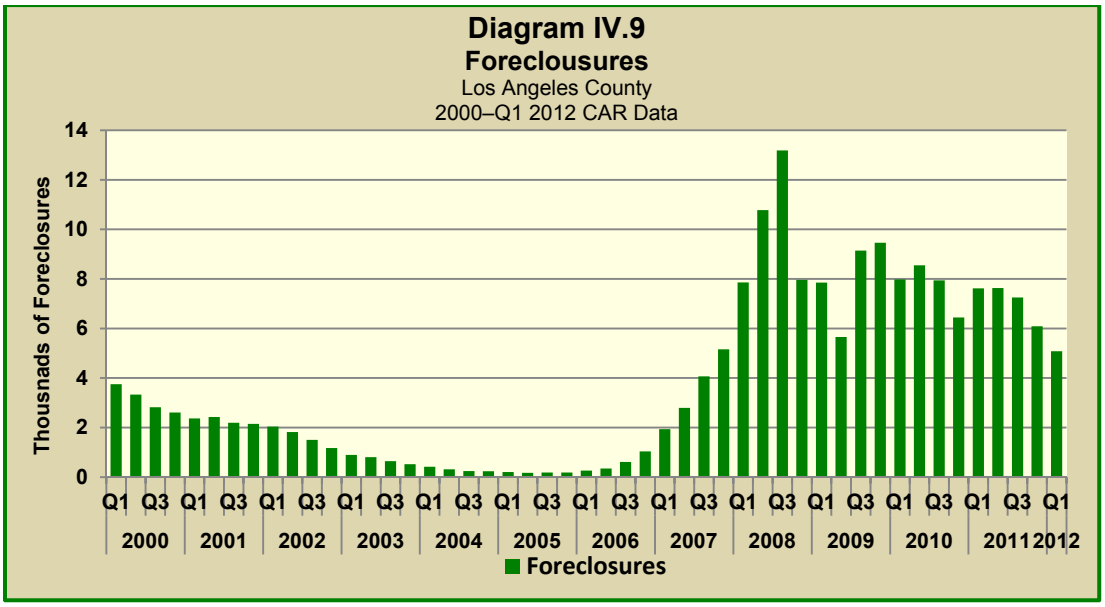
Table IV.21
Rates of HALs by Race/Ethnicity of Borrower
Los Angeles Urban County
2004–2009 HMDA Data

Race/Ethnicity	2004	2005	2006	2007	2008	2009	Total
American Indian	23.2%	41.5%	39.3%	19.9%	5.6%	5.5%	29.1%
Asian	9.6%	23.9%	27.8%	9.9%	3.5%	2.2%	15.1%
Black	27.9%	56.4%	60.0%	35.3%	12.2%	5.1%	42.4%
White	16.7%	39.8%	42.3%	19.9%	10.0%	5.0%	27.1%
Not Available	18.9%	45.8%	41.5%	17.7%	5.6%	3.5%	28.0%
Not Applicable	12.0%	0.0%	0.0%	0.0%	0.0%	5.6%	11.0%
Total	**16.7%**	**39.0%**	**41.1%**	**18.5%**	**8.0%**	**4.2%**	**25.9%**
Hispanic (Ethnicity)	26.2%	55.8%	55.4%	30.8%	14.7%	7.0%	40.3%

Foreclosures

While the risk of foreclosures may extend many years beyond the initial lending, foreclosures in recent years can be examined through data from the CAR.[21] As shown in Diagram IV.9, the number of foreclosures was very low from late 2004 to mid-2006, during which time HMDA data indicate the rate of HALs was highest, but foreclosures increased dramatically by the third quarter of 2008 to 13,183. Foreclosure figures staggered somewhat after that point but generally pointed in a downward trend through the first quarter of 2012, reaching 5,080.

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



C. UNMET HOUSING NEEDS

The 2006–2010 ACS reported significant details regarding housing problems seen in occupied Urban County housing units, including overcrowding, lack of complete plumbing or kitchen facilities, and cost burden.

OVERCROWDING

Overcrowding occurs when a household has an average of more than one (1) but less than 1.5 persons per room. Severe overcrowding occurs when more than 1.5 persons per room reside in a unit. As shown in Table IV.22, in the Los Angeles Urban County, 19,023 owner-occupied units were overcrowded according to the 2010 five-year ACS, and another 5,801 owner households were severely overcrowded. Together, these groups represented about 5.0 percent of all owner households. Among renter households, while fewer in number than owner households in the Urban County, there were more overcrowded and severely overcrowded units. For example, 30,328 were overcrowded and 17,931 were severely overcrowded. These groups together made up a share more than three (3) times as large as the owner share, as 15.6 percent of all renter households had crowding problems.

Table IV.22
Households by Overcrowding and Severe Overcrowding
Los Angeles County
2010 Five-Year ACS Estimates

Overcrowding	Urban County	% of Total (Urban County)	Total	Remainder of County
Owner				
No Overcrowding	446,864	94.7%	1,458,053	1,011,189
Overcrowding	19,023	4.0%	71,920	52,897
Severe Overcrowding	5,801	1.2%	22,118	16,317
Total	**471,688**	**100.0%**	**1,552,091**	**1,080,403**
Renter				
No Overcrowding	261,152	84.4%	1,372,383	1,111,231
Overcrowding	30,328	9.8%	163,166	132,838
Severe Overcrowding	17,931	5.8%	130,249	112,318
Total	**309,411**	**100.0%**	**1,665,798**	**1,356,387**
Total				
No Overcrowding	708,016	90.6%	2,830,436	2,122,420
Overcrowding	49,351	6.3%	235,086	185,735
Severe Overcrowding	23,732	3.0%	152,367	128,635
Total	**781,099**	**100.0%**	**3,217,889**	**2,436,790**

Table IV.23 and Table IV.24, on the following pages, show figures regarding overcrowding and severe overcrowding in the participating cities and unincorporated areas. High incidence of overcrowding was seen in Beverly Hills, Bell Gardens, Cudahy, Bell, and other participating cities. In total, the unincorporated areas had more overcrowded and severely overcrowded households than did the participating cities, despite having a considerably smaller total number of households. Communities with particularly high rates of overcrowding were East Los Angles, Willowbrook, Westmont, Florence-Graham, Lennox, and others.

Table IV.23
Households by Overcrowding and Severe Overcrowding
Los Angeles Urban County: Participating Cities
2010 Five-Year ACS Estimates

Place	Owner			Renter			Total		
	No Over-crowding	Over-crowding	Severe Over-crowding	No Over-crowding	Over-crowding	Severe Over-crowding	No Over-crowding	Over-crowding	Severe Over-crowding
Agoura Hills	5,896	19	0	1,457	5	16	7,353	24	16
Arcadia	11,629	280	125	6,521	372	56	18,150	652	181
Artesia	2,464	161	117	1,545	174	132	4,009	335	249
Avalon	381	5	11	670	122	126	1,051	127	137
Azusa	6,176	351	135	4,505	1,115	359	10,681	1,466	494
Bell	2,057	331	116	4,516	1,272	708	6,573	1,603	824
Bell Gardens	1,970	414	131	4,825	1,867	833	6,795	2,281	964
Beverly Hills	6,356	65	1	7,879	276	35	14,235	341	36
Bradbury	274	0	0	6	0	9	280	0	9
Calabasas	6,344	0	0	1,983	12	0	8,327	12	0
Cerritos	11,902	201	54	2,565	144	91	14,467	345	145
Claremont	7,350	111	0	3,579	100	34	10,929	211	34
Commerce	1,207	311	69	1,098	197	212	2,305	508	281
Covina	8,320	430	15	5,636	634	195	13,956	1,064	210
Cudahy	712	198	90	3,029	1,141	427	3,741	1,339	517
Culver City	9,483	95	0	6,800	346	146	16,283	441	146
Diamond Bar	14,676	234	40	2,731	116	19	17,407	350	59
Duarte	4,095	354	57	1,707	124	67	5,802	478	124
El Segundo	3,200	25	0	3,975	71	10	7,175	96	10
Hawaiian Gardens	1,745	287	19	1,201	313	143	2,946	600	162
Hermosa Beach	4,279	0	0	5,093	17	0	9,372	17	0
Irwindale	238	15	4	104	10	1	342	25	5
La Cañada Flintridge	6,209	26	0	656	0	15	6,865	26	15
La Habra Heights	1,683	27	0	19	0	0	1,702	27	0
La Mirada	11,113	402	149	2,268	211	332	13,381	613	481
La Puente	4,855	749	134	2,716	711	317	7,571	1,460	451
La Verne	8,380	67	36	2,319	91	75	10,699	158	111
Lawndale	2,882	344	36	5,412	909	259	8,294	1,253	295
Lomita	3,538	99	0	3,694	281	179	7,232	380	179
Malibu	3,326	14	0	1,320	13	0	4,646	27	0
Manhattan Beach	9,513	29	14	4,139	37	0	13,652	66	14
Maywood	1,380	276	146	3,079	1,113	617	4,459	1,389	763
Monrovia	6,524	156	42	6,442	476	108	12,966	632	150
Rancho Palos Verdes	11,913	151	19	2,853	85	23	14,766	236	42
Rolling Hills Estates	2,608	45	11	262	0	0	2,870	45	11
San Dimas	8,141	122	20	3,133	93	77	11,274	215	97
San Fernando	2,901	290	96	2,158	424	226	5,059	714	322
San Gabriel	5,566	295	63	5,533	441	520	11,099	736	583
San Marino	4,116	13	0	287	0	0	4,403	13	0
Santa Fe Springs	2,387	113	37	1,505	152	319	3,892	265	356
Sierra Madre	2,765	23	0	1,803	0	14	4,568	23	14
Signal Hill	2,166	0	32	1,909	99	68	4,075	99	100
South El Monte	2,195	209	99	1,343	456	353	3,538	665	452
South Pasadena	4,714	34	0	5,306	324	45	10,020	358	45
Temple City	6,977	197	65	3,671	232	124	10,648	429	189
Torrance	31,437	301	110	22,013	1,384	331	53,450	1,685	441
Walnut	7,420	99	18	778	48	57	8,198	147	75
West Hollywood	5,249	0	26	17,203	99	256	22,452	99	282
Westlake Village	2,671	0	0	501	17	0	3,172	17	0
Participating Cities Total	273,383	7,968	2,137	173,747	16,124	7,934	447,130	24,092	10,071
Unincorporated Areas Total	173,481	11,055	3,664	87,405	14,204	9,997	260,886	25,259	13,661
Urban County Total	**446,864**	**19,023**	**5,801**	**261,152**	**30,328**	**17,931**	**708,016**	**49,351**	**23,732**
Remainder of County Total	1,011,189	52,897	16,317	1,111,231	132,838	112,318	2,122,420	185,735	128,635
Los Angeles County Total	1,458,053	71,920	22,118	1,372,383	163,166	130,249	2,830,436	235,086	152,367

Table IV.24
Households by Overcrowding and Severe Overcrowding
Los Angeles Urban County: Unincorporated Areas
2010 Five-Year ACS Estimates

Place	Owner			Renter			Total		
	No Over-crowding	Over-crowding	Severe Over-crowding	No Over-crowding	Over-crowding	Severe Over-crowding	No Over-crowding	Over-crowding	Severe Over-crowding
Acton	2,129	26	0	211	0	12	2,340	26	12
Alondra Park	1,522	16	0	1,004	274	106	2,526	290	106
Altadena	11,377	226	60	3,521	295	70	14,898	521	130
Avocado Heights	2,690	286	119	664	79	62	3,354	365	181
Charter Oak	1,896	67	0	962	65	76	2,858	132	76
Citrus	1,806	222	45	517	77	13	2,323	299	58
Del Aire	2,215	133	22	650	75	27	2,865	208	49
Desert View Highlands	373	45	0	184	0	0	557	45	0
East La Mirada	2,102	18	0	954	146	103	3,056	164	103
East Los Angeles	8,570	1,701	520	13,700	3,710	2,843	22,270	5,411	3,363
East Pasadena	1,389	76	0	563	31	10	1,952	107	10
East Rancho Dominguez	1,222	350	125	795	340	161	2,017	690	286
East San Gabriel	2,962	91	2	1,648	200	230	4,610	291	232
Florence-Graham	3,870	1,032	459	5,071	1,615	1,810	8,941	2,647	2,269
Hacienda Heights	12,418	388	82	3,117	262	112	15,535	650	194
La Crescenta-Montrose	4,294	37	14	2,572	117	0	6,866	154	14
Ladera Heights	2,010	20	0	846	34	0	2,856	54	0
Lake Los Angeles	2,214	112	67	608	142	0	2,822	254	67
Lennox	1,193	415	146	2,330	716	507	3,523	1,131	653
Littlerock	258	0	0	98	0	0	356	0	0
Marina del Rey	435	0	0	5,320	8	51	5,755	8	51
Mayflower Village	1,598	66	0	274	31	10	1,872	97	10
North El Monte	975	48	0	307	46	14	1,282	94	14
Quartz Hill	2,355	69	9	928	105	37	3,283	174	46
Rowland Heights	9,234	409	80	4,197	638	313	13,431	1,047	393
South San Gabriel	1,447	88	29	495	137	42	1,942	225	71
South San Jose Hills	2,584	424	198	955	185	154	3,539	609	352
South Whittier	9,162	628	172	3,512	992	923	12,674	1,620	1,095
Valinda	3,303	318	88	1,119	160	38	4,422	478	126
Val Verde	396	38	0	77	91	0	473	129	0
View Park-Windsor Hills	3,205	27	0	1,321	0	0	4,526	27	0
Vincent	2,946	365	45	527	107	25	3,473	472	70
Walnut Park	1,462	453	185	809	486	255	2,271	939	440
West Athens	1,087	51	64	1,071	105	198	2,158	156	262
West Carson	4,961	141	49	1,784	135	50	6,745	276	99
Westmont	2,716	320	33	5,470	933	404	8,186	1,253	437
West Puente Valley	3,408	517	165	675	110	20	4,083	627	185
West Rancho Dominguez	993	138	72	325	40	0	1,318	178	72
West Whittier Los Nietos	4,434	268	175	1,526	187	118	5,960	455	293
Willowbrook	3,854	505	229	3,316	521	576	7,170	1,026	805
Other Unincorporated	46,416	921	410	13,382	1,009	627	59,798	1,930	1,037
Unincorporated Areas Total	173,481	11,055	3,664	87,405	14,204	9,997	260,886	25,259	13,661
Urban County Total	**446,864**	**19,023**	**5,801**	**261,152**	**30,328**	**17,931**	**708,016**	**49,351**	**23,732**

INCOMPLETE FACILITIES

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

According to the 2010 ACS, 6,518 housing units, both occupied and unoccupied, lacked complete plumbing facilities, as shown in Table IV.25, below. These represented 0.8 percent of all units.

Table IV.25
Housing Units with Incomplete Plumbing Facilities
Los Angeles County
2010 Five-Year ACS Estimates

Facilities	Urban County	% of Total (Urban County)	Total	Remainder of County
Complete Plumbing Facilities	821,615	99.2%	3,425,736	2,604,121
Lacking Complete Plumbing Facilities	6,518	0.8%	28,956	22,438
Total Housing Units	**825,338**	**100.0%**	**3,425,736**	**2,600,398**
Percent Lacking	0.8%	.	0.8%	0.90%

As shown in Table IV.27, among the participating cities the percentages of housing units lacking complete plumbing facilities was lower than the same percentage for the unincorporated communities (0.6 percent compared to 1.2 percent). In the cities, a high of 3.2 percent was seen in Avalon. Among the unincorporated areas, shown in Table IV.28, on page 128, highs were seen in Val Verde, West Rancho Dominguez, and Acton, with as much as 9.2 percent of all units lacking complete plumbing facilities in Val Verde.

Table IV.26, below, shows incomplete kitchen facilities in the Urban County. This problem was more prevalent than incomplete plumbing facilities, with 21,939 units lacking complete kitchens (2.7 percent of all units).

Table IV.26
Housing Units with Incomplete Kitchen Facilities
Los Angeles County
2010 Five-Year ACS Estimates

Facilities	Urban County	% of Total (Urban County)	Total	Remainder of County
Complete Kitchen Facilities	803,399	97.3%	3,315,814	2,512,415
Lacking Complete Kitchen Facilities	21,939	2.7%	109,922	87,983
Total Housing Units	**825,338**	**100.0%**	**3,425,736**	**2,600,398**
Percent Lacking	2.7%	.	3.2%	3.40%

Table IV.27, on the following page, also shows that as much as 6.3 percent of homes were lacking complete kitchen facilities in Bradbury, with other highs in Maywood, San Gabriel, and Bell Gardens. On average, 2.3 percent of units in the participating cities were lacking complete kitchen facilities, compared to 3.3 percent in the unincorporated areas. As shown in Table IV.28, on page 128, in some communities as much as 14.1 percent of units (Val Verde) were lacking complete kitchens, with other highs in Lake Los Angeles, Desert View Highlands, Marina Del Rey, East San Gabriel, Acton, and Westmont.

Table IV.27
Housing Units with Incomplete Kitchen and Plumbing Facilities
Los Angeles Urban County: Participating Cities
2010 Five-Year ACS Estimates

Place	Lacking Complete Kitchen Facilities	Complete Kitchen Facilities	% Lacking Kitchen Facilities	Lacking Complete Plumbing Facilities	Complete Plumbing Facilities	% Lacking Plumbing Facilities
Agoura Hills	209	7,472	2.7%	0	7,681	0.0%
Arcadia	395	19,093	2.0%	24	19,464	0.1%
Artesia	68	4,640	1.4%	67	4,708	1.4%
Avalon	40	2,086	1.9%	67	2,059	3.2%
Azusa	349	12,799	2.7%	59	13,089	0.4%
Bell	335	9,241	3.5%	149	9,427	1.6%
Bell Gardens	463	9,853	4.5%	138	10,178	1.3%
Beverly Hills	603	15,400	3.8%	238	15,765	1.5%
Bradbury	21	310	6.3%	0	331	0.0%
Calabasas	76	8,610	0.9%	13	8,673	0.1%
Cerritos	250	14,925	1.6%	51	15,124	0.3%
Claremont	205	11,401	1.8%	9	11,597	0.1%
Commerce	26	3,184	0.8%	7	3,203	0.2%
Covina	480	15,496	3.0%	7	15,969	0.0%
Cudahy	170	5,699	2.9%	77	5,792	1.3%
Culver City	514	17,044	2.9%	65	17,493	0.4%
Diamond Bar	203	18,153	1.1%	102	18,254	0.6%
Duarte	187	6,386	2.8%	15	6,558	0.2%
El Segundo	80	7,384	1.1%	13	7,451	0.2%
Hawaiian Gardens	157	3,781	4.0%	27	3,911	0.7%
Hermosa Beach	207	10,104	2.0%	44	10,267	0.4%
Irwindale	13	379	3.3%	3	389	0.8%
La Cañada Flintridge	41	7,230	0.6%	0	7,271	0.0%
La Habra Heights	0	1,856	0.0%	0	1,856	0.0%
La Mirada	115	14,818	0.8%	37	14,896	0.2%
La Puente	289	9,488	3.0%	121	9,656	1.2%
La Verne	240	11,153	2.1%	12	11,381	0.1%
Lawndale	147	10,229	1.4%	27	10,349	0.3%
Lomita	191	8,047	2.3%	41	8,197	0.5%
Malibu	130	6,122	2.1%	85	6,167	1.4%
Manhattan Beach	159	14,969	1.1%	9	15,119	0.1%
Maywood	428	6,479	6.2%	116	6,791	1.7%
Monrovia	458	13,986	3.2%	14	14,430	0.1%
Rancho Palos Verdes	308	15,334	2.0%	72	15,570	0.5%
Rolling Hills Estates	0	2,950	0.0%	0	2,950	0.0%
San Dimas	213	11,824	1.8%	120	11,917	1.0%
San Fernando	135	6,243	2.1%	65	6,313	1.0%
San Gabriel	736	12,333	5.6%	66	13,003	0.5%
San Marino	17	4,713	0.4%	0	4,730	0.0%
Santa Fe Springs	157	4,592	3.3%	15	4,734	0.3%
Sierra Madre	161	4,727	3.3%	23	4,865	0.5%
Signal Hill	83	4,441	1.8%	48	4,476	1.1%
South El Monte	49	4,721	1.0%	29	4,741	0.6%
South Pasadena	56	10,911	0.5%	23	10,944	0.2%
Temple City	347	11,417	2.9%	4	11,760	0.0%
Torrance	1,516	57,133	2.6%	424	58,225	0.7%
Walnut	52	8,609	0.6%	25	8,636	0.3%
West Hollywood	431	24,252	1.7%	230	24,453	0.9%
Westlake Village	26	3,296	0.8%	14	3,308	0.4%
Participating Cities Total	11,536	495,313	2.3%	2,795	504,054	0.6%
Unincorporated Areas Total	10,403	308,086	3.3%	3,723	314,766	1.2%
Urban County Total	**21,939**	**803,399**	**2.7%**	**6,518**	**818,820**	**0.8%**
Remainder of County Total	87,983	2,512,415	3.4%	22,438	2,606,916	0.9%
Los Angeles County Total	109,922	3,315,814	3.2%	28,956	3,425,736	0.8%

Table IV.28
Housing Units with Incomplete Kitchen and Plumbing Facilities
Los Angeles Urban County: Unincorporated Areas
2010 Five-Year ACS Estimates

Place	Lacking Complete Kitchen Facilities	Complete Kitchen Facilities	% Lacking Kitchen Facilities	Lacking Complete Plumbing Facilities	Complete Plumbing Facilities	% Lacking Plumbing Facilities
Acton	158	2,415	6.5%	116	2,573	4.5%
Alondra Park	152	2,864	5.3%	37	3,016	1.2%
Altadena	276	15,801	1.7%	53	16,077	0.3%
Avocado Heights	21	3,977	0.5%	0	3,998	0.0%
Charter Oak	113	3,187	3.5%	13	3,300	0.4%
Citrus	140	2,671	5.2%	0	2,811	0.0%
Del Aire	38	3,227	1.2%	0	3,265	0.0%
Desert View Highlands	57	632	9.0%	0	689	0.0%
East La Mirada	30	3,412	0.9%	0	3,442	0.0%
East Los Angeles	1,015	31,945	3.2%	274	32,960	0.8%
East Pasadena	71	2,100	3.4%	0	2,171	0.0%
East Rancho Dominguez	159	3,009	5.3%	56	3,168	1.8%
East San Gabriel	337	5,129	6.6%	76	5,466	1.4%
Florence-Graham	561	14,317	3.9%	252	14,878	1.7%
Hacienda Heights	326	16,884	1.9%	215	17,210	1.2%
La Crescenta-Montrose	88	7,238	1.2%	23	7,326	0.3%
Ladera Heights	42	2,910	1.4%	0	2,952	0.0%
Lake Los Angeles	383	3,217	11.9%	107	3,600	3.0%
Lennox	192	5,265	3.6%	38	5,457	0.7%
Littlerock	0	367	0.0%	0	367	0.0%
Marina del Rey	462	6,748	6.8%	33	7,210	0.5%
Mayflower Village	20	2,025	1.0%	0	2,045	0.0%
North El Monte	14	1,390	1.0%	14	1,404	1.0%
Quartz Hill	170	3,629	4.7%	102	3,799	2.7%
Rowland Heights	474	15,206	3.1%	151	15,680	1.0%
South San Gabriel	25	2,349	1.1%	0	2,374	0.0%
South San Jose Hills	82	4,504	1.8%	57	4,586	1.2%
South Whittier	381	15,433	2.5%	88	15,814	0.6%
Valinda	140	4,996	2.8%	127	5,136	2.5%
Val Verde	82	581	14.1%	61	663	9.2%
View Park-Windsor Hills	174	4,783	3.6%	0	4,957	0.0%
Vincent	59	4,062	1.5%	6	4,121	0.1%
Walnut Park	64	3,788	1.7%	21	3,852	0.5%
West Athens	74	2,667	2.8%	38	2,741	1.4%
West Carson	248	7,366	3.4%	131	7,614	1.7%
Westmont	617	10,076	6.1%	85	10,693	0.8%
West Puente Valley	115	4,922	2.3%	55	5,037	1.1%
West Rancho Dominguez	83	1,550	5.4%	109	1,633	6.7%
West Whittier Los Nietos	189	6,816	2.8%	75	7,005	1.1%
Willowbrook	377	9,238	4.1%	158	9,615	1.6%
Other Unincorporated	2,394	65,390	3.7%	1,152	64,061	1.8%
Unincorporated Areas Total	10,403	308,086	3.3%	3,723	314,766	1.2%
Urban County Total	**21,939**	**803,399**	**2.7%**	**6,518**	**818,820**	**0.8%**

COST BURDEN

Cost burden refers to the amount of income expended for housing. A household experiences a cost burden if between 30 and 50 percent of household income is used for housing costs, and a household experiences a severe cost burden if 50.1 percent or more of household income is devoted to housing costs. For renters, this represents monthly rent and any energy costs incurred. For homeowners, this includes all energy costs, water and sewer charges refuse collection, taxes, insurance, and principal and interest charges if a mortgage is held. Severely cost burdened renters and homeowners with a mortgage are at risk of homelessness because a single financial setback could result in a housing

crisis. Severely cost burdened homeowners without a mortgage may be more likely to defer maintenance on their housing unit, increasing the potential for health and safety threats as well as the likelihood of more dilapidated units or blight.

As counted in the 2010 ACS, 186,532 households in the Urban County or 23.9 percent were cost-burdened, and another 173,297 or 22.2 percent were severely cost-burdened. Close to or more than a quarter of renter and owner (with a mortgage) households had either of these problems, though cost burden was slightly more common for these owners and severe cost burden was somewhat more common for renters. These data are shown below in Table IV.29.

Table IV.29
Cost Burden and Severe Cost Burden by Tenure
Los Angeles County
2010 Five-Year ACS Estimates

Cost Burden	Urban County	% of Total (Urban County)	Total	Remainder of County
Owner With a Mortgage				
30% or Less	170,385	47.6%	535,967	365,582
31% - 50%	100,882	28.2%	343,139	242,257
More than 50%	85,053	23.8%	315,299	230,246
Not Computed	1,662	0.5%	6,453	4,791
Total	357,982	100.0%	1,200,858	842,876
Owner Without a Mortgage				
30% or Less	96,708	85.1%	294,573	197,865
31% - 50%	8,813	7.8%	28,450	19,637
More than 50%	6,770	6.0%	23,759	16,989
Not Computed	1,415	1.2%	4,451	3,036
Total	113,706	100.0%	351,233	237,527
Renter				
30% or Less	136,033	44.0%	692,508	556,475
31% - 50%	76,837	24.8%	429,391	352,554
More than 50%	81,474	26.3%	472,703	391,229
Not Computed	15,067	4.9%	71,196	56,129
Total	309,411	100.0%	1,665,798	1,356,387
Total				
30% or Less	403,126	51.6%	1,523,048	1,119,922
31% - 50%	186,532	23.9%	800,980	614,448
More than 50%	173,297	22.2%	811,761	638,464
Not Computed	18,144	2.3%	82,100	63,956
Total	**781,099**	**100.0%**	**3,217,889**	**2,436,790**

Table IV.30 and Table IV.31, on the following pages, show cost burden and severe cost burden in the participating cities. As shown, large numbers of households were cost-burdened or severely cost-burdened in Arcadia, Beverly Hills, Culver City, Diamond Bar, Torrance, and West Hollywood. Table IV.32 and Table IV.33, on pages 132 and 133, show that the largest numbers of cost-burdened households in the unincorporated areas were in Altadena, East Los Angeles, Rowland Heights, and South Whittier.

Table IV.30
Cost Burden and Severe Cost Burden by Tenure
Los Angeles Urban County: Participating Cities
2010 Five-Year ACS Estimates

Place	Owner with a Mortgage					Owner without a Mortgage				
	30% or Less	31%–50%	More than 50%	Not Computed	Total	30% or Less	31%–50%	More than 50%	Not Computed	Total
Agoura Hills	2,904	1,214	957	0	5,075	700	77	63	0	840
Arcadia	4,113	2,167	1,998	65	8,343	3,034	352	227	78	3,691
Artesia	687	668	698	0	2,053	620	34	35	0	689
Avalon	55	109	21	0	185	180	7	25	0	212
Azusa	2,095	1,891	991	11	4,988	1,430	157	79	8	1,674
Bell	744	510	637	0	1,891	480	97	19	17	613
Bell Gardens	731	472	653	49	1,905	568	22	9	11	610
Beverly Hills	1,384	769	1,862	41	4,056	1,705	318	263	80	2,366
Bradbury	87	66	68	0	221	53	0	0	0	53
Calabasas	2,542	1,297	1,507	18	5,364	739	138	79	24	980
Cerritos	4,862	2,253	2,058	22	9,195	2,636	119	128	79	2,962
Claremont	3,241	1,496	1,028	17	5,782	1,480	54	107	38	1,679
Commerce	526	333	281	0	1,140	407	22	11	7	447
Covina	3,426	2,011	1,259	9	6,705	1,815	129	76	40	2,060
Cudahy	291	199	164	0	654	302	24	20	0	346
Culver City	3,536	2,228	1,395	37	7,196	1,896	246	202	38	2,382
Diamond Bar	5,984	3,506	2,690	43	12,223	2,364	210	82	71	2,727
Duarte	1,482	1,002	921	10	3,415	885	129	77	0	1,091
El Segundo	1,110	918	405	70	2,503	626	87	0	9	722
Hawaiian Gardens	733	531	307	0	1,571	329	140	11	0	480
Hermosa Beach	1,701	892	600	37	3,230	897	100	52	0	1,049
Irwindale	98	57	37	0	192	65	0	0	0	65
La Cañada Flintridge	2,277	1,071	1,284	0	4,632	1,394	117	78	14	1,603
La Habra Heights	556	293	367	7	1,223	380	79	18	10	487
La Mirada	4,666	2,571	1,615	12	8,864	2,412	99	216	73	2,800
La Puente	1,682	1,537	1,317	0	4,536	1,094	77	31	0	1,202
La Verne	2,843	1,747	1,182	29	5,801	2,094	289	299	0	2,682
Lawndale	1,034	654	860	35	2,583	558	38	83	0	679
Lomita	1,535	691	441	7	2,674	790	86	77	10	963
Malibu	1,076	495	764	12	2,347	791	49	123	30	993
Manhattan Beach	4,352	1,754	1,373	12	7,491	1,844	92	129	0	2,065
Maywood	499	432	594	0	1,525	268	9	0	0	277
Monrovia	2,550	1,599	1,125	0	5,274	1,308	115	25	0	1,448
Rancho Palos Verdes	4,389	2,133	1,947	33	8,502	3,145	261	175	0	3,581
Rolling Hills Estates	996	479	397	10	1,882	675	45	62	0	782
San Dimas	3,239	1,664	1,229	40	6,172	1,748	239	124	0	2,111
San Fernando	823	884	826	0	2,533	612	82	32	28	754
San Gabriel	2,195	1,277	866	0	4,338	1,383	124	67	12	1,586
San Marino	1,309	664	710	14	2,697	1,047	198	177	10	1,432
Santa Fe Springs	737	679	469	11	1,896	597	15	29	0	641
Sierra Madre	1,172	465	393	0	2,030	699	34	25	0	758
Signal Hill	888	680	352	23	1,943	224	21	10	0	255
South El Monte	719	573	333	22	1,647	812	26	18	0	856
South Pasadena	1,837	857	622	51	3,367	1,157	106	111	7	1,381
Temple City	2,384	1,440	1,196	23	5,043	1,865	191	115	25	2,196
Torrance	11,309	6,788	4,636	117	22,850	7,732	638	591	37	8,998
Walnut	3,044	1,412	1,237	0	5,693	1,497	195	119	33	1,844
West Hollywood	1,864	1,403	1,183	69	4,519	466	92	180	18	756
Westlake Village	1,097	550	567	0	2,214	372	62	17	6	457
Participating Cities Total	103,404	59,381	48,422	956	212,163	60,175	5,841	4,496	813	71,325
Unincorporated Areas Total	66,981	41,501	36,631	706	145,819	36,533	2,972	2,274	602	42,381
Urban County Total	**170,385**	**100,882**	**85,053**	**1,662**	**357,982**	**96,708**	**8,813**	**6,770**	**1,415**	**113,706**
Remainder of County Total	365,582	242,257	230,246	4,791	842,876	197,865	19,637	16,989	3,036	237,527
Los Angeles County Total	535,967	343,139	315,299	6,453	1,200,858	294,573	28,450	23,759	4,451	351,233

Table IV.31
Cost Burden and Severe Cost Burden by Tenure
Los Angeles Urban County: Participating Cities
2010 Five-Year ACS Estimates

Place	Renter					Total				
	30% or Less	31%–50%	More than 50%	Not Computed	Total	30% or Less	31%–50%	More than 50%	Not Computed	Total
Agoura Hills	748	150	512	68	1,478	4,352	1,441	1,532	68	7,393
Arcadia	2,908	1,616	1,790	635	6,949	10,055	4,135	4,015	778	18,983
Artesia	754	564	513	20	1,851	2,061	1,266	1,246	20	4,593
Avalon	364	294	159	101	918	599	410	205	101	1,315
Azusa	2,318	1,733	1,743	185	5,979	5,843	3,781	2,813	204	12,641
Bell	2,862	1,654	1,901	79	6,496	4,086	2,261	2,557	96	9,000
Bell Gardens	3,436	1,700	2,287	102	7,525	4,735	2,194	2,949	162	10,040
Beverly Hills	3,639	1,960	2,245	346	8,190	6,728	3,047	4,370	467	14,612
Bradbury	0	0	9	6	15	140	66	77	6	289
Calabasas	728	448	657	162	1,995	4,009	1,883	2,243	204	8,339
Cerritos	836	738	793	433	2,800	8,334	3,110	2,979	534	14,957
Claremont	1,409	1,100	1,030	174	3,713	6,130	2,650	2,165	229	11,174
Commerce	685	363	446	13	1,507	1,618	718	738	20	3,094
Covina	2,920	1,597	1,844	104	6,465	8,161	3,737	3,179	153	15,230
Cudahy	2,268	1,175	1,117	37	4,597	2,861	1,398	1,301	37	5,597
Culver City	3,592	1,802	1,572	326	7,292	9,024	4,276	3,169	401	16,870
Diamond Bar	804	1,018	716	328	2,866	9,152	4,734	3,488	442	17,816
Duarte	870	478	410	140	1,898	3,237	1,609	1,408	150	6,404
El Segundo	2,710	672	598	76	4,056	4,446	1,677	1,003	155	7,281
Hawaiian Gardens	527	542	535	53	1,657	1,589	1,213	853	53	3,708
Hermosa Beach	2,869	1,340	793	108	5,110	5,467	2,332	1,445	145	9,389
Irwindale	77	17	15	6	115	240	74	52	6	372
La Cañada Flintridge	303	164	159	45	671	3,974	1,352	1,521	59	6,906
La Habra Heights	0	11	8	0	19	936	383	393	17	1,729
La Mirada	792	861	1,043	115	2,811	7,870	3,531	2,874	200	14,475
La Puente	1,445	1,151	1,031	117	3,744	4,221	2,765	2,379	117	9,482
La Verne	1,170	563	597	155	2,485	6,107	2,599	2,078	184	10,968
Lawndale	2,606	1,729	1,984	261	6,580	4,198	2,421	2,927	296	9,842
Lomita	2,218	953	757	226	4,154	4,543	1,730	1,275	243	7,791
Malibu	483	289	346	215	1,333	2,350	833	1,233	257	4,673
Manhattan Beach	2,588	695	794	99	4,176	8,784	2,541	2,296	111	13,732
Maywood	2,142	1,123	1,453	91	4,809	2,909	1,564	2,047	91	6,611
Monrovia	3,480	1,484	1,861	201	7,026	7,338	3,198	3,011	201	13,748
Rancho Palos Verdes	1,265	657	744	295	2,961	8,799	3,051	2,866	328	15,044
Rolling Hills Estates	149	66	23	24	262	1,820	590	482	34	2,926
San Dimas	1,539	879	625	260	3,303	6,526	2,782	1,978	300	11,586
San Fernando	845	919	865	179	2,808	2,280	1,885	1,723	207	6,095
San Gabriel	2,672	1,552	1,892	378	6,494	6,250	2,953	2,825	390	12,418
San Marino	165	30	32	60	287	2,521	892	919	84	4,416
Santa Fe Springs	846	568	514	48	1,976	2,180	1,262	1,012	59	4,513
Sierra Madre	1,056	333	384	44	1,817	2,927	832	802	44	4,605
Signal Hill	1,029	510	392	145	2,076	2,141	1,211	754	168	4,274
South El Monte	835	706	514	97	2,152	2,366	1,305	865	119	4,655
South Pasadena	3,272	1,154	1,032	217	5,675	6,266	2,117	1,765	275	10,423
Temple City	1,772	1,040	1,060	155	4,027	6,021	2,671	2,371	203	11,266
Torrance	11,566	6,156	4,947	1,059	23,728	30,607	13,582	10,174	1,213	55,576
Walnut	212	314	155	202	883	4,753	1,921	1,511	235	8,420
West Hollywood	8,464	3,753	4,837	504	17,558	10,794	5,248	6,200	591	22,833
Westlake Village	238	104	135	41	518	1,707	716	719	47	3,189
Participating Cities Total	90,476	48,725	49,869	8,735	197,805	254,055	113,947	102,787	10,504	481,293
Unincorporated Areas Total	45,557	28,112	31,605	6,332	111,606	149,071	72,585	70,510	7,640	299,806
Urban County Total	**136,033**	**76,837**	**81,474**	**15,067**	**309,411**	**403,126**	**186,532**	**173,297**	**18,144**	**781,099**
Remainder of County Total	556,475	352,554	391,229	56,129	1,356,387	1,119,922	614,448	638,464	63,956	2,436,790
Los Angeles County Total	692,508	429,391	472,703	71,196	1,665,798	1,523,048	800,980	811,761	82,100	3,217,889

Table IV.32
Cost Burden and Severe Cost Burden by Tenure
Los Angeles Urban County: Unincorporated Areas
2010 Five-Year ACS Estimates

Place	Owner with a Mortgage					Owner without a Mortgage				
	30% or Less	31%–50%	More than 50%	Not Computed	Total	30% or Less	31%–50%	More than 50%	Not Computed	Total
Acton	742	587	511	0	1,840	242	53	20	0	315
Alondra Park	572	262	343	0	1,177	346	15	0	0	361
Altadena	4,546	2,842	1,733	171	9,292	2,179	135	57	0	2,371
Avocado Heights	1,239	591	463	0	2,293	680	44	66	12	802
Charter Oak	733	481	367	0	1,581	296	45	31	10	382
Citrus	783	374	403	0	1,560	459	11	43	0	513
Del Aire	857	618	356	0	1,831	499	11	29	0	539
Desert View Highlands	106	61	109	0	276	142	0	0	0	142
East La Mirada	849	590	218	0	1,657	399	39	16	9	463
East Los Angeles	3,058	1,770	2,547	0	7,375	3,065	142	100	109	3,416
East Pasadena	451	278	256	0	985	397	53	16	14	480
East Rancho Dominguez	512	376	532	23	1,443	254	0	0	0	254
East San Gabriel	1,277	576	349	0	2,202	729	62	62	0	853
Florence-Graham	1,598	1,033	1,452	8	4,091	1,134	66	52	18	1,270
Hacienda Heights	4,400	2,606	2,144	125	9,275	3,237	128	162	86	3,613
La Crescenta-Montrose	1,683	952	730	40	3,405	825	48	61	6	940
Ladera Heights	680	379	480	0	1,539	432	42	17	0	491
Lake Los Angeles	899	534	521	63	2,017	340	28	0	8	376
Lennox	524	423	552	0	1,499	206	13	0	36	255
Littlerock	114	93	17	0	224	22	0	12	0	34
Marina del Rey	105	146	72	9	332	37	45	21	0	103
Mayflower Village	500	418	330	0	1,248	336	36	34	10	416
North El Monte	393	157	190	0	740	266	0	17	0	283
Quartz Hill	834	438	460	0	1,732	559	63	46	33	701
Rowland Heights	3,196	1,959	2,071	70	7,296	1,946	258	178	45	2,427
South San Gabriel	597	227	213	0	1,037	498	22	0	7	527
South San Jose Hills	1,006	692	575	0	2,273	789	67	77	0	933
South Whittier	3,846	2,604	1,465	34	7,949	1,786	126	90	11	2,013
Valinda	1,157	908	877	0	2,942	670	66	31	0	767
Val Verde	133	141	91	0	365	59	10	0	0	69
View Park-Windsor Hills	1,240	650	678	16	2,584	475	95	78	0	648
Vincent	1,288	679	783	0	2,750	553	25	28	0	606
Walnut Park	584	393	743	10	1,730	330	27	13	0	370
West Athens	424	232	325	24	1,005	184	13	0	0	197
West Carson	1,814	1,149	608	11	3,582	1,339	159	71	0	1,569
Westmont	960	664	920	18	2,562	458	24	25	0	507
West Puente Valley	1,439	947	784	0	3,170	770	46	88	16	920
West Rancho Dominguez	353	176	262	0	791	383	18	11	0	412
West Whittier Los Nietos	1,666	1,083	941	15	3,705	984	85	93	10	1,172
Willowbrook	1,471	943	1,181	22	3,617	861	60	50	0	971
Other Unincorporated	18,352	11,469	8,979	47	38,847	7,367	792	579	162	8,900
Unincorporated Areas Total	66,981	41,501	36,631	706	145,819	36,533	2,972	2,274	602	42,381
Urban County Total	**170,385**	**100,882**	**85,053**	**1,662**	**357,982**	**96,708**	**8,813**	**6,770**	**1,415**	**113,706**

Table IV.33
Cost Burden and Severe Cost Burden by Tenure
Los Angeles Urban County: Unincorporated Areas
2010 Five-Year ACS Estimates

Place	Renter					Total				
	30% or Less	31% - 50%	More than 50%	Not Computed	Total	30% or Less	31% - 50%	More than 50%	Not Computed	Total
Acton	43	129	28	23	223	1,027	769	559	23	2,378
Alondra Park	705	264	344	71	1,384	1,623	541	687	71	2,922
Altadena	1,822	925	937	202	3,886	8,547	3,902	2,727	373	15,549
Avocado Heights	221	143	312	129	805	2,140	778	841	141	3,900
Charter Oak	533	306	240	24	1,103	1,562	832	638	34	3,066
Citrus	214	163	179	51	607	1,456	548	625	51	2,680
Del Aire	394	149	153	56	752	1,750	778	538	56	3,122
Desert View Highlands	165	0	19	0	184	413	61	128	0	602
East La Mirada	553	312	294	44	1,203	1,801	941	528	53	3,323
East Los Angeles	8,373	5,158	5,791	931	20,253	14,496	7,070	8,438	1,040	31,044
East Pasadena	270	115	195	24	604	1,118	446	467	38	2,069
East Rancho Dominguez	487	338	401	70	1,296	1,253	714	933	93	2,993
East San Gabriel	901	550	519	108	2,078	2,907	1,188	930	108	5,133
Florence-Graham	2,873	2,273	3,144	206	8,496	5,605	3,372	4,648	232	13,857
Hacienda Heights	1,001	921	1,057	512	3,491	8,638	3,655	3,363	723	16,379
La Crescenta-Montrose	1,379	628	588	94	2,689	3,887	1,628	1,379	140	7,034
Ladera Heights	527	163	132	58	880	1,639	584	629	58	2,910
Lake Los Angeles	147	287	201	115	750	1,386	849	722	186	3,143
Lennox	1,281	893	1,284	95	3,553	2,011	1,329	1,836	131	5,307
Littlerock	32	27	24	15	98	168	120	53	15	356
Marina del Rey	2,625	1,290	1,294	170	5,379	2,767	1,481	1,387	179	5,814
Mayflower Village	135	105	52	23	315	971	559	416	33	1,979
North El Monte	125	169	55	18	367	784	326	262	18	1,390
Quartz Hill	503	283	196	88	1,070	1,896	784	702	121	3,503
Rowland Heights	1,860	1,204	1,756	328	5,148	7,002	3,421	4,005	443	14,871
South San Gabriel	246	244	96	88	674	1,341	493	309	95	2,238
South San Jose Hills	497	409	272	116	1,294	2,292	1,168	924	116	4,500
South Whittier	2,461	1,513	1,277	176	5,427	8,093	4,243	2,832	221	15,389
Valinda	465	512	331	9	1,317	2,292	1,486	1,239	9	5,026
Val Verde	45	34	75	14	168	237	185	166	14	602
View Park-Windsor Hills	676	305	235	105	1,321	2,391	1,050	991	121	4,553
Vincent	296	169	159	35	659	2,137	873	970	35	4,015
Walnut Park	493	409	596	52	1,550	1,407	829	1,352	62	3,650
West Athens	606	253	486	29	1,374	1,214	498	811	53	2,576
West Carson	1,041	284	335	309	1,969	4,194	1,592	1,014	320	7,120
Westmont	2,243	1,802	2,428	334	6,807	3,661	2,490	3,373	352	9,876
West Puente Valley	360	127	266	52	805	2,569	1,120	1,138	68	4,895
West Rancho Dominguez	128	65	115	57	365	864	259	388	57	1,568
West Whittier Los Nietos	721	465	573	72	1,831	3,371	1,633	1,607	97	6,708
Willowbrook	1,287	1,033	1,643	450	4,413	3,619	2,036	2,874	472	9,001
Other Unincorporated	6,823	3,693	3,523	979	15,018	32,542	15,954	13,081	1,188	62,765
Unincorporated Areas Total	45,557	28,112	31,605	6,332	111,606	149,071	72,585	70,510	7,640	299,806
Urban County Total	**136,033**	**76,837**	**81,474**	**15,067**	**309,411**	**403,126**	**186,532**	**173,297**	**18,144**	**781,099**

UNMET HOUSING NEEDS

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

Households with housing problems and incomes of 80 percent or less of HAMFI had unmet housing needs, and represent the highest priority households for the activities and programs included in this plan. Table IV.34 shows these and all households by race: 376,282 households (48.6 percent) had housing problems, with the majority of these earning 80 percent or less of HAMFI. The largest racial group with housing problems was the 124,805 households led by white heads of household; however, as a percentage of total households in each racial category, housing problems were least common for white households. Close to half of all nonwhite households had housing problems. An even higher share was seen for Hispanic households; more than 60 percent of these had housing problems.

Table IV.34
Households with Housing Problems by Income and Race
Los Angeles Urban County
2005–2009 HUD CHAS Data

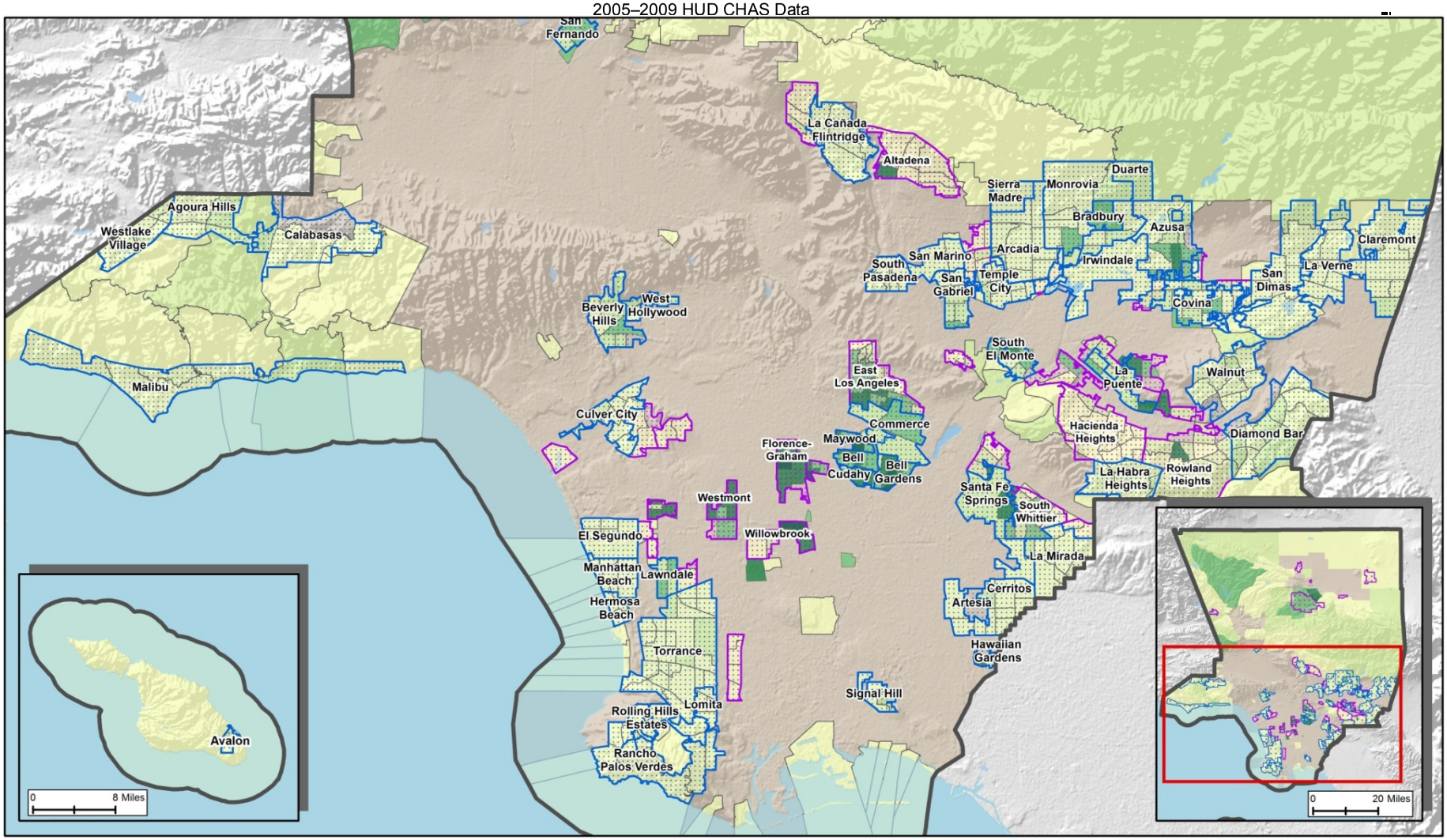
Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
30% HAMFI or less	21,717	7,157	10,433	147	87	1,322	37,473	78,336
30.1–50% HAMFI	18,857	4,935	8,811	200	65	835	38,186	71,889
50.1–80% HAMFI	24,101	5,880	13,021	275	132	1,275	39,201	83,885
80.1–100% HAMFI	13,528	2,040	8,066	156	65	421	15,980	40,256
100.1% HAMFI or more	46,602	6,062	21,796	270	186	1,473	25,527	101,916
Total	124,805	26,074	62,127	1,048	535	5,326	156,367	376,282
Without Housing Problems								
30% HAMFI or less	4,666	1,289	1,435	20	5	181	4,265	11,861
30.1–50% HAMFI	8,157	1,395	2,108	170	45	141	7,155	19,171
50.1–80% HAMFI	16,314	2,247	4,795	146	106	613	20,242	44,463
80.1–100% HAMFI	14,505	2,467	4,832	66	6	346	14,656	36,878
100.1% HAMFI or more	152,453	15,028	50,519	874	471	4,136	54,552	278,033
Total	196,095	22,426	63,689	1,276	633	5,417	100,870	390,406
Not Computed								
30% HAMFI or less	2,777	670	2,197	0	15	52	2,099	7,810
30.1–50% HAMFI	0	0	0	0	0	0	0	0
50.1–80% HAMFI	0	0	0	0	0	0	0	0
80.1–100% HAMFI	0	0	0	0	0	0	0	0
100.1% HAMFI or more	0	0	0	0	0	0	0	0
Total	2,777	670	2,197	0	15	52	2,099	7,810
Total								
30% HAMFI or less	29,160	9,116	14,065	167	107	1,555	43,837	98,007
30.1–50% HAMFI	27,014	6,330	10,919	370	110	976	45,341	91,060
50.1–80% HAMFI	40,415	8,127	17,816	421	238	1,888	59,443	128,348
80.1–100% HAMFI	28,033	4,507	12,898	222	71	767	30,636	77,134
100.1% HAMFI or more	199,055	21,090	72,315	1,144	657	5,609	80,079	379,949
Total	**323,677**	**49,170**	**128,013**	**2,324**	**1,183**	**10,795**	**259,336**	**774,498**

Map IV.7 shows these data in geographic form: the percent of households with housing problems in each Census tract[22] in the Urban County. As presented on the previous page, on average, 48.6 percent of all Urban County households had unmet housing needs due to one (1) or more housing problems. However, tracts with higher percentages of households with unmet needs were concentrated in particular Urban County participating cities, such as around Cudahy, Bell, and Bell Gardens; South El Monte; and Covina. In the unincorporated areas, Westmont; Lennox; parts of Willowbrook; Florence-Graham and Walnut Park; the Valinda area; and around Acton also experienced very high disproportionate shares of unmet housing needs among households. On the other hand, coastal communities and large parts of the northern unincorporated County had lower-than-average rates of households with housing problems. Rates as high as 82.3 percent were seen in some tracts.

Of particular concern are the lowest-income households, those earning 30 percent or less of HAMFI; this group is often most heavily affected by housing problems due to their limited resources. Of all households in the Urban County, 78,336 or 10.1 percent had housing problems and earned 30 percent or less of HAMFI in the 2009 CHAS data. As shown in Map IV.8, these households were concentrated primarily around the City of Los Angeles area, in the unincorporated communities of Lennox, Westmont, Willowbrook, Florence-Graham, Walnut Park, and East Los Angeles, as well as in the northwest corner of the County. As much as 42.3 percent of all households in some unincorporated community tracts had housing problems and earned 30 percent or less of HAMFI. The participating city communities of Commerce, Maywood, Bell, Cudahy, and Bell Gardens also contained tracts with disproportionate shares of extremely low-income households with unmet housing needs.

[22] CHAS data correspond to 2000 Census tracts, before the redrawing of tract boundaries in the more recent 2010 Census.

Map IV.7
Households with Housing Problems
Los Angeles County
2005–2009 HUD CHAS Data



LEGEND

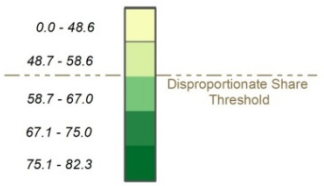
2005–2009 Rates of Housing Problems

Average Percent of Households with Housing Problems in Study Area Tracts of the Los Angeles Urban County= 48.6%
Disproportionate Share Threshold = 58.6%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2005–2009 CHAS Data, 2000 TIGER Data

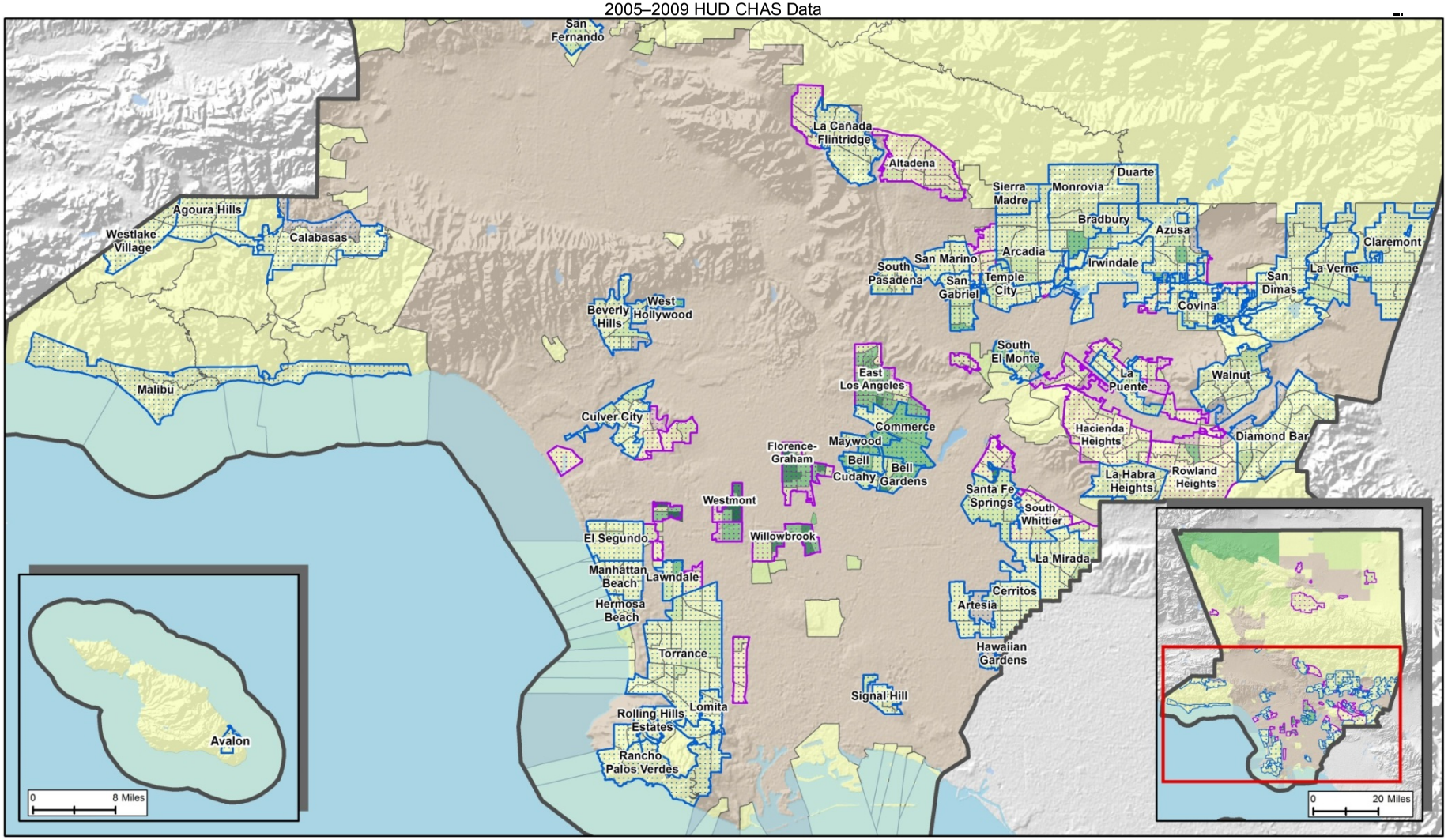
Percent with Housing Problems



Participating Cities
CDPs
Non-Urban County: Entitlement and Other Cities
Census Tract Boundaries
Los Angeles County Boundary

0 5 Miles

Map IV.8
Households Earning 30% or Less of HAMFI with Housing Problems
Los Angeles County
2005–2009 HUD CHAS Data



LEGEND

2005–2009 Rates of Housing Problems and Incomes of 30% or Less of HAMFI

Average Percent of Households Earning 30% or Less of HAMFI with Housing Problems in Study Area Tracts of the Los Angeles Urban County= 10.1%

Disproportionate Share Threshold = 20.1%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2005–2009 CHAS Data, 2000 TIGER Data

Percent Earning 30% or Less of HAMFI with Housing Problems

- 0.0 - 10.1
- 10.2 - 20.1
- Disproportionate Share Threshold
- 20.2 - 28.0
- 28.1 - 36.0
- 36.1 - 42.9

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 5 Miles

Community-specific data showing the households with housing problems in the participating cities and unincorporated areas are presented in Table IV.35 and Table IV.36, below and on the following page. These data are segmented by income level for all areas in Appendix F.

Table IV.35
Households with Housing Problems by Race/Ethnicity
Los Angeles Urban County: Participating Cities
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Agoura Hills	2,725	80	190	0	0	150	170	3,315
Arcadia	2,490	64	4,445	50	15	190	760	8,014
Artesia	544	55	1,120	0	0	235	635	2,589
Avalon	219	0	0	0	0	25	320	564
Azusa	1,585	325	510	35	0	628	4,110	7,193
Bell	490	10	34	20	15	315	5,005	5,889
Bell Gardens	204	35	25	10	0	180	6,385	6,839
Beverly Hills	6,675	339	385	0	0	105	189	7,693
Bradbury	95	0	40	0	0	4	0	139
Calabasas	3,140	74	354	0	0	115	30	3,713
Cerritos	1,155	610	3,445	55	50	320	485	6,120
Claremont	2,650	295	423	40	0	310	780	4,498
Commerce	80	10	25	0	0	170	1,615	1,900
Covina	2,510	465	564	50	0	665	2,810	7,064
Cudahy	80	40	25	10	0	80	3,380	3,615
Culver City	3,410	830	975	15	0	335	1,300	6,865
Diamond Bar	1,945	355	4,245	0	0	545	940	8,030
Duarte	920	395	350	0	0	265	1,270	3,200
El Segundo	1,890	40	135	25	10	190	285	2,575
Hawaiian Gardens	285	210	309	0	0	109	1,545	2,458
Hermosa Beach	2,705	85	185	0	0	170	175	3,320
Irwindale	4	0	0	0	0	4	129	137
La Cañada Flintridge	1,715	0	820	0	0	60	45	2,640
La Habra Heights	380	0	163	0	0	50	145	738
La Mirada	2,515	135	1,250	10	0	630	1,685	6,225
La Puente	230	4	565	0	10	520	4,350	5,679
La Verne	2,950	240	320	0	0	520	899	4,929
Lawndale	1,180	585	580	10	10	214	2,785	5,364
Lomita	1,330	45	404	10	25	259	900	2,973
Malibu	1,985	0	50	0	0	65	40	2,140
Manhattan Beach	4,190	0	279	0	0	270	255	4,994
Maywood	60	15	24	0	0	260	4,490	4,849
Monrovia	3,095	415	495	90	40	460	1,720	6,315
Rancho Palos Verdes	3,215	175	1,645	0	0	220	159	5,414
Rolling Hills Estates	715	30	284	0	0	10	10	1,049
San Dimas	2,785	185	544	0	0	515	1,100	5,129
San Fernando	260	30	75	45	0	345	2,805	3,560
San Gabriel	774	95	3,975	40	70	225	1,379	6,558
San Marino	720	0	810	0	0	95	35	1,660
Santa Fe Springs	380	80	40	40	0	435	1,805	2,780
Sierra Madre	1,440	20	65	0	0	120	165	1,810
Signal Hill	595	310	580	0	0	150	295	1,930
South El Monte	55	0	264	35	0	155	2,500	3,009
South Pasadena	1,755	45	1,105	0	0	244	432	3,581
Temple City	1,260	100	2,960	60	0	170	645	5,195
Torrance	10,285	880	7,485	79	4	1,275	3,065	23,073
Walnut	535	79	2,305	0	0	205	270	3,394
West Hollywood	9,345	400	450	0	0	545	1,015	11,755
Westlake Village	1,210	0	54	0	0	25	75	1,364
Incorporated Communities	90,760	8,185	45,375	729	249	13,152	65,387	223,837
Unincorporated Areas	34,045	17,889	16,752	319	286	1,885	81,269	152,445
Urban County Total	**124,805**	**26,074**	**62,127**	**1,048**	**535**	**15,037**	**146,656**	**376,282**
Remainder of County	405,475	156,906	146,168	3,517	2,985	9,468	608,124	1,332,643
Los Angeles County	530,280	182,980	208,295	4,565	3,520	24,505	754,780	1,708,925

Table IV.36
Households with Housing Problems by Race/Ethnicity
Los Angeles Urban County: Unincorporated Areas
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Acton	405	0	10	0	0	0	45	460
Alondra Park	335	134	270	0	30	30	665	1,464
Altadena	2,630	1,910	294	15	26	149	1,640	6,664
Avocado Heights	170	35	144	0	0	0	1,480	1,829
Charter Oak	485	75	65	0	4	25	755	1,409
Citrus	315	10	65	0	0	99	960	1,449
Del Aire	470	0	95	0	0	0	620	1,185
Desert View Highlands	25	20	0	0	0	20	115	180
East Compton	20	280	0	0	0	10	1,025	1,335
East La Mirada	650	35	63	0	0	20	705	1,473
East Los Angeles	205	49	97	30	0	29	18,465	18,875
East Pasadena	304	0	124	0	10	0	385	823
East San Gabriel	470	10	1,085	0	0	40	530	2,135
Florence-Graham	49	1,230	4	10	25	10	8,300	9,628
Hacienda Heights	1,055	135	2,610	85	15	115	2,645	6,660
La Crescenta-Montrose	1,705	10	735	0	0	114	335	2,899
Ladera Heights	125	950	15	0	0	35	20	1,145
Lake Los Angeles	615	210	0	0	0	10	679	1,514
Lennox	100	275	20	0	0	0	3,160	3,555
Littlerock	64	30	10	0	10	0	20	134
Marina del Rey	2,150	195	105	0	0	50	120	2,620
Mayflower Village	229	39	350	0	0	4	195	817
North El Monte	125	15	255	40	0	0	220	655
Quartz Hill	985	135	50	0	0	20	274	1,464
Rowland Heights	715	168	4,355	0	52	50	2,010	7,350
South San Gabriel	54	0	385	0	0	25	530	994
South San Jose Hills	90	45	289	15	0	0	2,030	2,469
South Whittier	1,390	65	270	0	0	80	6,205	8,010
Valinda	175	59	225	0	0	0	2,360	2,819
Val Verde	85	25	10	0	0	0	165	285
View Park-Windsor Hills	55	1,420	45	25	0	55	25	1,625
Vincent	184	85	100	0	0	10	1,510	1,889
Walnut Park	24	0	4	0	0	25	2,515	2,568
West Athens	70	845	0	0	0	4	470	1,389
West Carson	780	420	710	0	39	35	664	2,648
West Compton	0	430	25	0	0	40	262	757
Westmont	55	4,060	10	0	0	110	2,445	6,680
West Puente Valley	135	20	174	0	0	0	2,050	2,379
West Whittier Los Nietos	365	60	49	15	0	0	2,815	3,304
Willowbrook	49	2,365	30	0	0	80	3,005	5,529
Other Unincorporated	16,133	2,040	3,605	84	75	591	8,850	31,378
Unincorporated Areas	34,045	17,889	16,752	319	286	1,885	81,269	152,445
Urban County Total	**124,805**	**26,074**	**62,127**	**1,048**	**535**	**15,037**	**146,656**	**376,282**

Disproportionate Needs

Disproportionate needs for decent housing occur when members of a racial or ethnic group are disproportionately affected by a housing problem such as those discussed previously. HUD defines the disproportionate prevalence of a housing need as "…when the percentage of persons in a category of need [such as those experiencing a housing problem] who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole."[23]

As such, disproportionate needs can be seen for any income categories in which a racial or ethnic group has disproportionately greater share of housing problems. Of all households in the Los Angeles Urban County, 48.6 percent had unmet housing needs, as discussed previously, making the disproportionate share threshold for all income groups 58.6 percent. As shown in Table IV.37, below, a disproportionate share of Hispanic households had housing problems, with 60.3 percent in this category.

Disproportionate share thresholds varied for each income category, and disproportionate needs were seen only among households earning more than 80 to 100 percent of HAMFI, considered moderate-income households. The average rate of housing problems for this group was 52.2 percent, and rates higher than 62.2 percent were seen for Asian, American Indian, and Pacific Islander households, although the total numbers of households in the latter two (2) groups were very small. Still, these three (3) groups represent those with disproportionately greater needs than the entire Los Angeles Urban County household population with housing problems.

Table IV.37
Disproportionate Needs: Households with Housing Problems by Income and Race
Urban County
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
30% HAMFI or less	74.5%	78.5%	74.2%	88.0%	81.3%	85.0%	85.5%	79.9%
30.1-50% HAMFI	69.8%	78.0%	80.7%	54.1%	59.1%	85.6%	84.2%	78.9%
50.1-80% HAMFI	59.6%	72.4%	73.1%	65.3%	55.5%	67.5%	65.9%	65.4%
80.1-100% HAMFI	48.3%	45.3%	62.5%	70.3%	91.5%	54.9%	52.2%	52.2%
100.1% HAMFI or more	23.4%	28.7%	30.1%	23.6%	28.3%	26.3%	31.9%	26.8%
Total	**38.6%**	**53.0%**	**48.5%**	**45.1%**	**45.2%**	**49.3%**	**60.3%**	**48.6%**

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

D. HOUSING NEEDS FORECAST

POPULATION AND HOUSEHOLD FORECAST

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

Table IV.38, below, shows the SCAG forecast for households. Compared to the population forecast, it predicts a slightly smaller percent increase for the Urban County as a whole (18.4 percent) and the participating cities (8.0 percent), but a stronger increase for the unincorporated communities (35.4 percent). This suggests that household size may increase slightly in many cities, while the number of persons increases faster than the number of households. In the unincorporated areas, the trend may be reversed, with more household growth than population growth. The number of households across the Urban County is expected to grow from 787,110 in the 2010 Census to 842,800 in 2020 and 932,200 in 2035. This represents a need for an additional 145,090 housing units by 2035.

Table IV.38
Household Forecast
Los Angeles County
2010 Census and 2012 SCAG Forecast Data

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

HOUSEHOLDS WITH UNMET HOUSING NEEDS IN 2020

The number of households with unmet housing needs, including one (1) or more problems of overcrowding, incomplete plumbing or kitchen facilities, and cost burden can also be estimated based on the SCAG forecast and the CHAS data. As shown on the following page in Table IV.39, in 2009 there were 373,815 households with housing problems in the Urban County. Of these, more than half (201,485) were owners, and 172,330 households were renters. Among owners with problems, the majority (110,333) earned more than 80 percent of HAMFI, but among renters, more than half earned 50 percent or less of HAMFI.

Table IV.39
Households by Housing Problems by Income and Family Status
Los Angeles Urban County
2005–2009 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Owner Households with Problems						
30% HAMFI or less	3,295	6,207	2,977	7,691	3,360	23,530
30.1-50% HAMFI	3,596	9,140	6,505	4,116	2,395	25,752
50.1-80% HAMFI	4,541	18,076	12,196	3,142	3,915	41,870
80.1% HAMFI or more	7,486	59,836	23,215	4,186	15,610	110,333
Total	18,918	93,259	44,893	19,135	25,280	201,485
Renter Households with Problems						
30% HAMFI or less	2,455	21,335	9,070	9,405	11,956	54,221
30.1-50% HAMFI	3,245	20,861	9,346	4,045	8,130	45,627
50.1-80% HAMFI	1,000	18,000	8,735	2,330	11,216	41,281
80.1% HAMFI or more	1,105	13,015	7,025	1,576	8,480	31,201
Total	7,805	73,211	34,176	17,356	39,782	172,330
Total						
30% HAMFI or less	5,750	27,542	12,047	17,096	15,316	77,751
30.1-50% HAMFI	6,841	30,001	15,851	8,161	10,525	71,379
50.1-80% HAMFI	5,541	36,076	20,931	5,472	15,131	83,151
80.1% HAMFI or more	8,591	72,851	30,240	5,762	24,090	141,534
Total	**26,723**	**166,470**	**79,069**	**36,491**	**65,062**	**373,815**

Using the calculations provided by the SCAG forecast, estimates can be prepared for the numbers of households in each category in 2020. As shown in Table IV.40, below, the number of households with unmet housing needs is expected to increase by 35,034 or to 408,849 by 2020. A projected 220,368 of these will be owner households, and 188,481 will rent their homes.

Table IV.40
2020 Households by Housing Problems by Income and Family Status
Los Angeles Urban County
2005–2009 CHAS and 2012 SCAG Forecast Data

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

E. LEAD-BASED PAINT HAZARDS

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

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

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

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

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

HOUSEHOLDS AT RISK

As presented previously, a large portion of the Urban County's housing stock was built in the mid-20th century. While it is not possible to determine the presence of lead-based paint in every home in Los Angeles County, data on the age of the home help measure the likelihood of contamination. As explained in the previous pages, homes built before 1978, when lead-based paint use was banned, are at risk. Table IV.41, on the following page, quantifies occupied housing units in the Los Angeles Urban County by year built and estimates the number and shares of units at risk of lead-based paint hazards, using HUD's calculation guidelines. According to the 2006–2010 ACS estimates, 465,630 units in the County were at risk of lead-based paint contamination; these represented 56.4 percent of

the total 825,338 units of all ages and risk levels. As shown, the largest shares of homes at risk of contamination were those built between 1950 to 1959, 1960 to 1969, and 1970 to 1979.

Table IV.41
Housing Units with Lead-Based Paint Risks by Year Built
Los Angeles County
2010 Five-Year ACS Estimates

Year Built	Urban County	% of Total (Urban County)	Total	Remainder of County
1939 or Earlier	77,376	16.6%	465,135	387,760
1940–1949	67,223	14.4%	316,828	249,605
1950–1959	150,590	32.3%	577,978	427,388
1960–1969	85,884	18.4%	321,470	235,586
1970–1979	84,557	18.2%	307,753	223,196
Total	**465,630**	**100.0%**	**1,989,165**	**1,523,535**

However, the risk of lead-based paint contamination due to the presence of lead-based paint is higher for low-income persons, who may not have access to health care, home maintenance, or educational materials about lead-based paint hazards. Detailed data about the numbers of households by income category are based on the 2005 to 2009 ACS data that informed HUD's Comprehensive Housing Affordability Strategy (CHAS) tabulations, as presented in Table IV.42, below. As shown, 435,719 households in the Urban County lived in homes likely built with lead-based paint, and more than half of these earned more than 80 percent of HAMFI.

Table IV.42
Households with Lead-Based Paint Risks by Income and Year Home Built
Los Angeles County
2005–2009 HUD CHAS Data

Income	Urban County	% of Total (Urban County)	Los Angeles County	Remainder of County
Built 1939 or Earlier				
30% HAMFI or Less	10,494	14.8%	82,355	71,861
30.1–50% HAMFI	9,520	13.4%	65,642	56,121
50.1–80% HAMFI	12,338	17.3%	76,730	64,391
80.1% HAMFI or More	38,784	54.5%	201,258	162,474
Total	71,136	100.0%	425,984	354,848
Built 1940 to 1979				
30% HAMFI or less	45,939	12.6%	228,024	182,084
30.1–50% HAMFI	44,364	12.2%	203,933	159,570
50.1–80% HAMFI	63,475	17.4%	260,904	197,428
80.1% HAMFI or more	210,805	57.8%	729,873	519,068
Total	364,583	100.0%	1,422,734	1,058,151
Total at Risk	**435,719**	**100.0%**	**1,848,717**	**1,412,998**

However, it is also important to evaluate the risks of lead-based paint by tenure and income level, as renters may have less control over the quality and maintenance of their homes, as discussed previously. In addition, lead-based paint can be particularly harmful for young children, who are more sensitive and more likely to be exposed. Table IV.43, on the following page, presents more detailed CHAS data regarding the owner households at risk of lead-based paint hazards, broken down by tenure, income, and by presence of children aged 6 and younger. As shown, the majority of

these owner households earned more than 80 percent of HAMFI, and less than a quarter each of these and all owner households (41,049 or 15.9 percent) had children aged 6 or younger.

Table IV.43
Owner Households with Lead-Based Paint Risks by Income, Presence of Young Children, and Year Home Built
Los Angeles Urban County
2005–2009 HUD CHAS Data

Income	One (1) or more children age 6 or younger	No children age 6 or younger	Total
1939 or Earlier			
30% HAMFI or less	356	3,123	3,479
30.1–50% HAMFI	609	3,083	3,692
50.1–80% HAMFI	1,251	5,432	6,683
80.1% HAMFI or more	4,293	22,663	26,956
Total	6,509	34,301	40,810
1940 to 1979			
30% HAMFI or less	1,282	13,829	15,111
30.1–50% HAMFI	2,943	17,265	20,208
50.1–80% HAMFI	5,762	27,484	33,246
80.1% HAMFI or more	24,553	124,833	149,385
Total	34,540	183,411	217,951
1980 or Later			
30% HAMFI or less	0	0	0
30.1–50% HAMFI	0	0	0
50.1–80% HAMFI	0	0	0
80.1% HAMFI or more	0	0	0
Total	0	0	0
Total			
30% HAMFI or less	1,638	16,952	18,589
30.1–50% HAMFI	3,552	20,348	23,900
50.1–80% HAMFI	7,013	32,917	39,930
80.1% HAMFI or more	28,846	147,496	176,341
Total	**41,049**	**217,712**	**258,760**

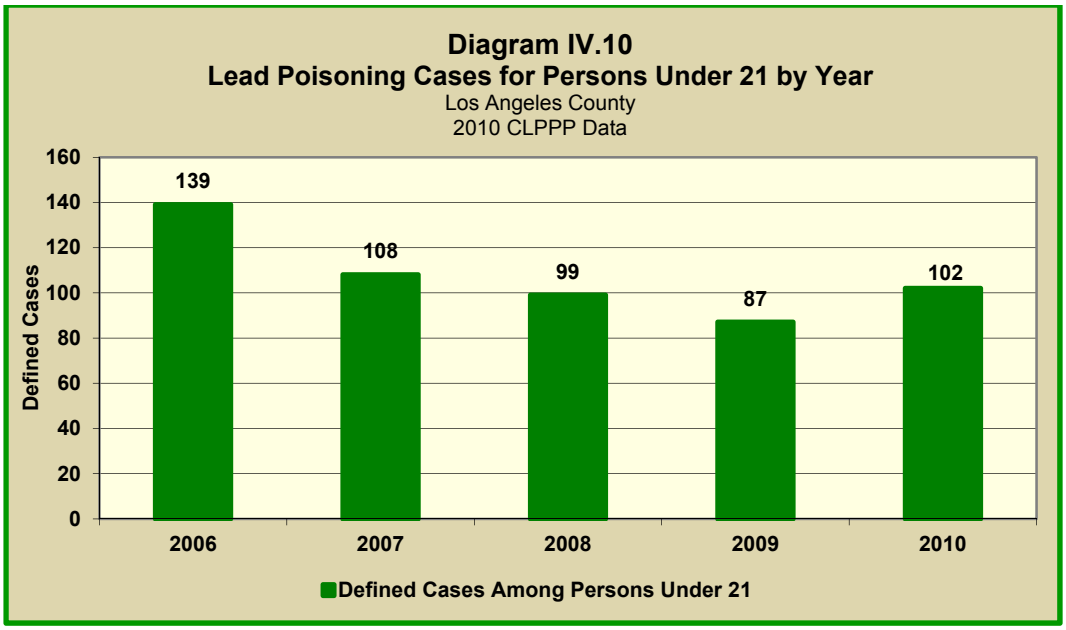
However, as Table IV.44, on the following page, shows, a larger portion of renter households with lead-based paint risks did have young children. In total, 39,675 of the 176,958 renter households of showed a risk of lead-based paint exposure for young children, or about 22.4 percent. As this and the previously presented table indicate, lead-based paint risks were more common among owner-occupied homes than renter-occupied ones, although close to the same number of households had children aged 6 and under. In combination with owner households, 80,724 households showed the capacity to pose lead-based paint health risks for young children.

Table IV.44
Renter Households with Lead-Based Paint Risks by Income, Presence of Young Children, and Year Home Built
Los Angeles Urban County
2005–2009 HUD CHAS Data

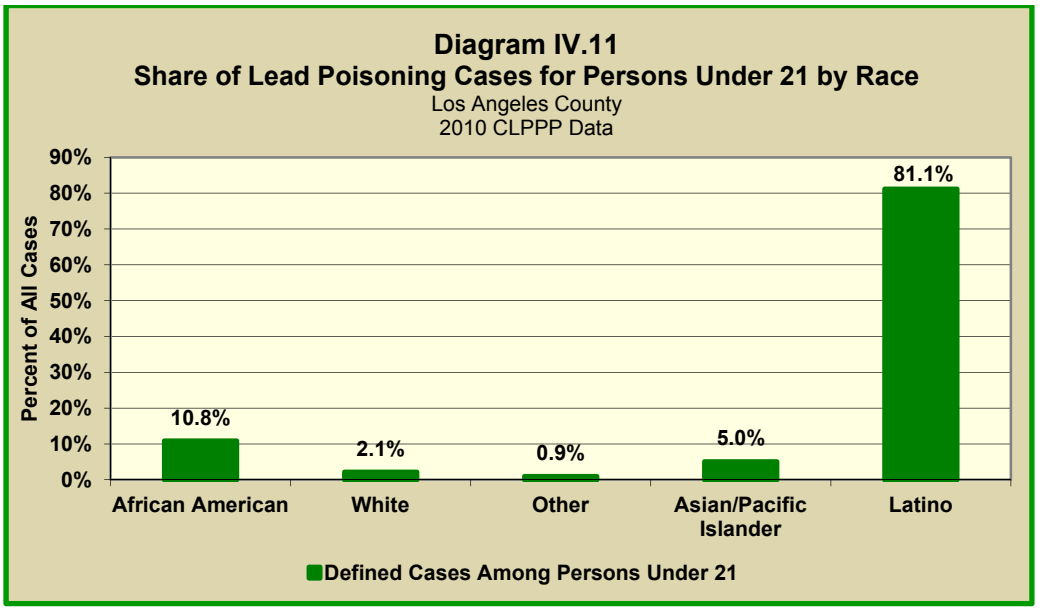
Income	One (1) or more children age 6 or younger	No children age 6 or younger	Total
1939 or Earlier			
30% HAMFI or less	1,818	5,198	7,016
30.1–50% HAMFI	1,918	3,911	5,828
50.1–80% HAMFI	1,504	4,151	5,655
80.1% HAMFI or more	1,998	9,830	11,828
Total	7,238	23,089	30,326
1940 to 1979			
30% HAMFI or less	8,161	22,667	30,828
30.1–50% HAMFI	6,845	17,311	24,156
50.1–80% HAMFI	7,700	22,529	30,229
80.1% HAMFI or more	9,731	51,689	61,419
Total	32,437	114,195	146,632
1980 or Later			
30% HAMFI or less	0	0	0
30.1–50% HAMFI	0	0	0
50.1–80% HAMFI	0	0	0
80.1% HAMFI or more	0	0	0
Total	0	0	0
Total			
30% HAMFI or less	9,979	27,864	37,844
30.1–50% HAMFI	8,763	21,221	29,984
50.1–80% HAMFI	9,204	26,680	35,884
80.1% HAMFI or more	11,729	61,519	73,247
Total at Risk	**39,675**	**137,284**	**176,958**

CHILDREN AT RISK

Los Angeles County Department of Public Health (DPH) operates its Childhood Lead Poisoning Prevention Program (CLPPP) to identify, manage, and prevent lead poisoning in Los Angeles County. Between 2006 and 2010 in Los Angeles County as a whole, 354 cases of lead poisoning among persons younger than 21 were reported by the CLPPP. As shown in Diagram IV.10, on the following page, the number of cases occurring per year was highest in 2006, at 139, and declined until 2009 when it reached a low of 87, suggesting a decline in lead exposure. However, 2010 saw an increase in cases, to 102.



The children and young adults afflicted with lead poisoning in Los Angeles County are examined by race in Diagram IV.11, below. As shown, more than 81 percent of all cases were for persons of Latino background, such as Hispanic ethnicity and any race. Another 10.8 percent were African American, 5.0 percent were Asian or Pacific Islander, and very small shares were white or another race.



SERVICES AND PROGRAMS FOR CHILDREN

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

Childhood Lead Poisoning Prevention Program

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

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

- "Minimize the number of children exposed to lead;
- Inform the public to enable them to protect children from lead exposure;
- Develop full capacity to track lead exposure countywide;
- Monitor the management of lead-burdened children;
- Develop a strong infrastructure for preventing children's exposure to lead through partnerships with other government agencies, community-based organizations, and the private sector;
- Identify sources of lead and assist with effective and safe elimination;
- Maintain full compliance with federal and state statutory and regulatory requirements; and
- Continue leadership through policy development and standard-setting."[24]

The CLPPP, funded by the CDHS, is operated within the Los Angeles County DPH, in the Maternal, Child, and Adolescent Health and Environmental Health departments. The two (2) teams collaborate on nursing and environmental case management and follow-up for lead-burdened children; promoting screening; and on prevention, targeted outreach and education, and surveillance activities.[25] The primary tasks of the CLPPP are distributed as such:

- Public health nurses in the Case Management Unit follow up with lead poisoned children through a comprehensive assessment of each home and family, noting child safety risks (car seats, safe cribs, and more), pest management issues, asthma hazards, and other concerns. Nurses also educate families on the effects of lead poisoning, how to prevent it, and any needed health and social services.

[24] CLADPH CLPPP, About Us, http://publichealth.lacounty.gov/phcommon/public/aboutus/aboutdisplay.cfm?ou=ph&prog=fhp&unit=lead
[25] CLADPH CLPPP, http:// publichealth.lacounty.gov/lead/

- The Environmental Health Unit does environmental and visual inspection, and responds to lead-related and safe work practices complaints. Specialists investigate, evaluate, and analyze lead hazards, including source identification. They may issue corrective notices to eliminate lead hazards as well as monitor home repair, corrective notices, or compliance. SB460 allows the CLPPP to respond to complaints whether or not lead poisoning is present.[26] A complete Healthy Homes Inspection is not always necessary to identify hazards other than lead, and inspectors refer cases with other hazards to appropriate agencies.
- The Epidemiology Unit analyses the data from the inspectors and nurses. This unit also maintains a lead poisoning database, which includes demographic, geographic, laboratory and clinical information on all reported screenings and cases. Epidemiology staff plan, direct, and evaluate original epidemiological studies; analyze lead poisoning data; and provide data to interested parties.
- The Health Education Unit reaches out to schools, participants in the WIC (Women, Infants, and Children) program, Head Start students, and other community members to spread knowledge about lead poisoning and hazards. This unit maintains a library of information on lead and lead poisoning prevention, available in several languages; provides presentations, information booths, and trainings; and offers a toll-free hotline, 1-800-LA-4-LEAD, to answer questions and give referrals for lead-related issues.

Previous Efforts

In 2003, the U.S. Centers for Disease Control and Prevention (U.S. CDC) asked recipients of its Childhood Lead Poisoning Prevention Grants to work with other public and community-based agencies to end lead poisoning of blood levels of 10 μg/dL or higher by 2010, as part of its *Healthy People 2010* report. Two (2) U.S. CDC grant recipients in California participated in the U.S. CDC funding goal: the State Childhood Lead Poisoning Prevention Branch and the Los Angeles County CLPPP.

To meet this goal of eliminating childhood lead poisoning by 2010, the CLPPP of DPH created clear objectives in its plan *Lead Safe L.A. 2010*.[27] The plan also identified high-risk areas for the County. In compliance with targeted screening guidelines established by the U.S. CDC and the California DHS, the CLPPP used the 2000 Census, 2003 vital records, and surveillance data to identify areas where children were at high risk for lead poisoning. Three (3) risk factors were used: presence of children aged 1 and 2, housing built before 1950, and live childbirths paid for by Medi-Cal.

U.S. CDC funding for lead poisoning prevention ended after the closure of the plan period in 2011.

[26] California Senate Bill 460, passed in 2002, makes lead hazards, such as deteriorated lead-based paint and lead-contaminated dust and soil, a violation of health and safety codes and requires the use of lead-safe work practices in all repair work carried out in pre-1979 dwelling units. SB460 gives all jurisdictions in California enforcement authority.

[27] *Lead Safe L. A. 2010: Strategic Plan to End Childhood Lead Poisoning in Los Angeles County*, Introduction, http://www.lapublichealth.org/lead/projects/CDCelimination_intro.pdf

National Efforts to Reduce Lead-Based Paint Hazards

In 1991, Congress formed HUD's Office of Healthy Homes and Lead Hazard Control to eradicate lead-based paint hazards in privately owned and low-income housing in the U.S. One way it has done this is by providing grants for communities to address their own lead paint hazards. Other responsibilities of this office are the enforcement of HUD's lead-based paint regulations, public outreach and technical assistance, and technical studies to help protect children and their families from health and safety hazards in the home.[28]

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

Lead Safe Housing Rule – Mandates that federally assisted or owned housing facilities notify residents about, evaluate, and reduce lead-based paint hazards.

Lead Disclosure Rule – Requires homeowners to disclose all known lead-based paint hazards when selling or leasing a residential property built before 1978. Violations of the Lead Disclosure Rule may result in civil money penalties of up to $11,000 per violation.[29]

Pre-Renovation Education Rule – Ensures that owners and occupants of most pre-1978 housing are given information about potential hazards of lead-based paint exposure before certain renovations happen on that unit.

Lead Renovation, Repair, and Painting Program Rule – Establishes standards for anyone engaging in target housing renovation that creates lead-based paint hazards.[30]

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

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

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

[29] Lead Programs Enforcement Division - HUD. HUD Homes and Communities, http://www.hud.gov/offices/lead/enforcement/index.cfm

[30] *Lead: Rules and Regulations, Lead in Paint, Dust, and Soil.* U.S. Environmental Protection Agency, http://www.epa.gov/lead/pubs/regulation.htm

- Conduct research to develop new lead hazard control technologies, improve prevention strategies, promote innovative ways to decrease lead hazard control costs, and quantify the ways in which children are exposed to lead; and
- Measure progress and refine lead poisoning prevention strategies by, for instance, implementing monitoring and surveillance programs.[31]

National Efforts to Reduce Lead Exposure in Children

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

Thirty-eight million housing units in the U.S. had lead-based paint during a 1998 to 2000 survey, down from the 1990 estimate of 64 million. Still, 24 million housing units in the survey contained significant lead-based paint hazards. Of those with hazards, 1.2 million were homes of low-income families with children under 6 years of age.[32]

A number of substantive steps have been taken by the U.S. to reduce and eliminate blood lead poisoning in children. The Lead Contamination Control Act (LCCA) of 1988 authorized the U.S. Centers for Disease Control and Prevention (U.S. CDC) to make grants to state and local agencies for childhood lead poisoning prevention programs that develop prevention programs and policies, educate the public, and support research to determine the effectiveness of prevention efforts at federal, state, and local levels. The U.S. CDC has carried out these activities through its Childhood Lead Poisoning Prevention Program.[33]

One of the most significant actions the U.S. CDC has taken to lower blood lead levels (BLLs) in children over the past few decades is the gradual changing of the definition of an elevated BLL (EBLL). For example, during the 1960s, the criteria for an EBLL was = 60 micrograms per deciliter (μg/dL). It then dropped to =40 μg/dL in 1971, to =30 μg/dL in 1978, =25 μg/dL in 1985, and most recently, = 10 μg/dL in 1991.[34]

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

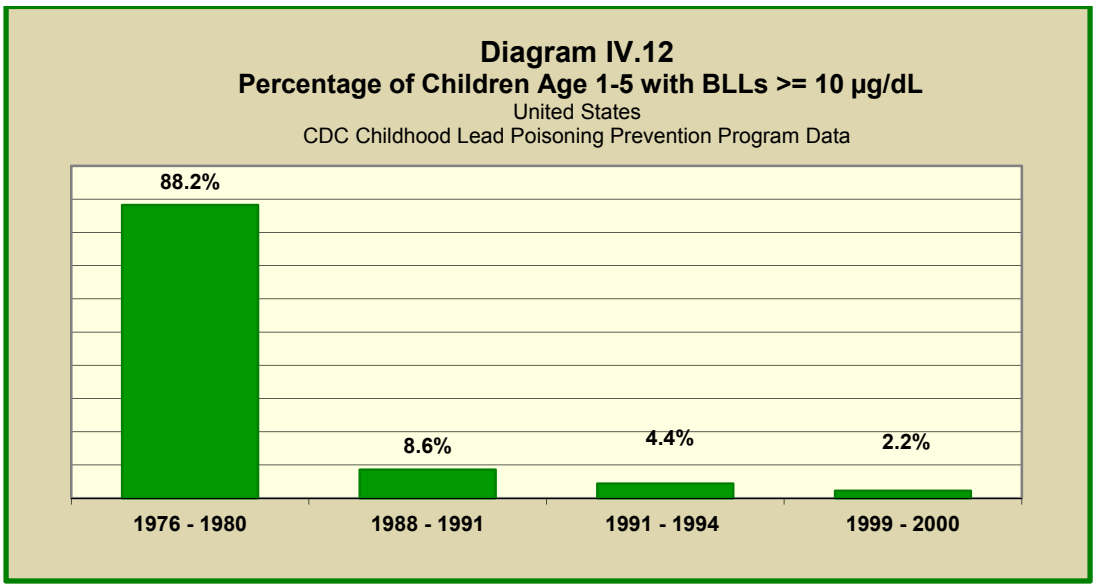
[32] Jacobs, David E., Robert P. Clickner, Joey Y. Zhou, Susan M. Viet, David A. Marker, John W. Rogers, Darryl C. Zeldin, Pamela Broene, and Warren Friedman. *The Prevalence of Lead-Based Paint Hazards in U.S. Housing*. Environmental Health Perspectives 110 (2002): A599-606. *Pub Med*, http://www.pubmedcentral.nih.gov/picrender.fcgi?artid=1241046&blobtype=pdf

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

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

Results of National Efforts

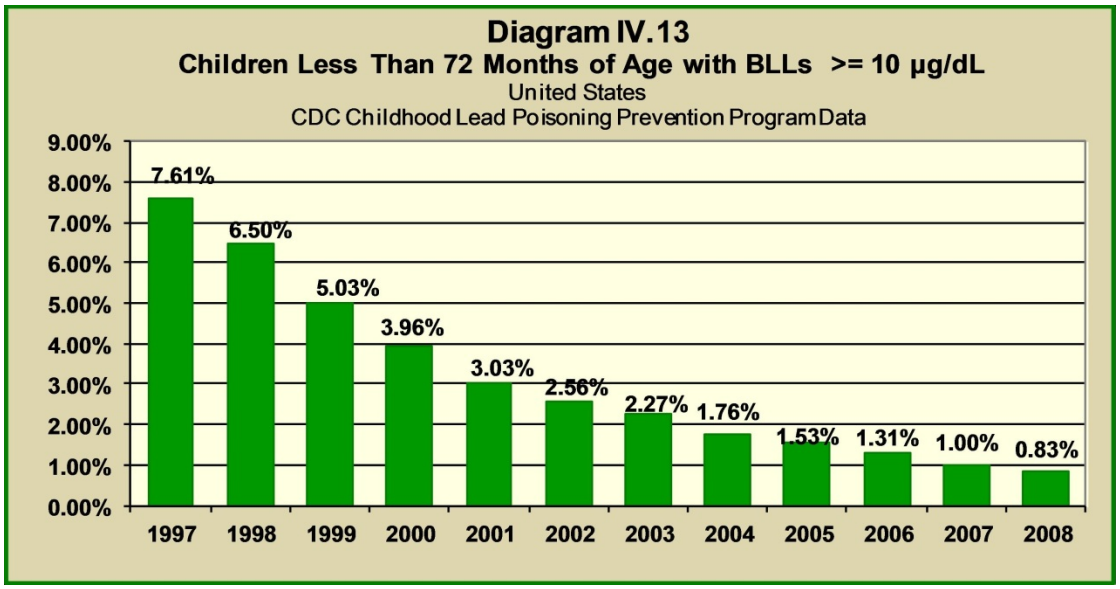
The coordinated and cooperative efforts at the national, state, and local levels have created the infrastructure needed to identify high-risk housing and to prevent and control lead hazards. Consequently, EBLLs in U.S. children have decreased dramatically. For example, in 1978, nearly 14.8 million children in the U.S. had lead poisoning; however, by the early 1990s, that number dropped substantially, to 890,000.[35] Diagram IV.12, below, illustrates this significant reduction in BLLs among young children leading up to the end of the 20th century.[36]



The U.S. CDC reports more recent data on the percentage of children under 72 months of age who have confirmed EBLLs. Diagram IV.13 shows that numbers continued to decline by 2008, reaching an all-time low of 0.83 percent of all children of that age.

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

[36] "Childhood Lead Poisoning Prevention Program, Statement on EBLLs. U.S. CDC, http://www.cdc.gov/nceh/lead/research/kidsBLL.htm



Amidst all of this success, a debate exists in the field of epidemiology about the definition of EBLLs in children. A growing body of research suggests that considerable damage occurs even at BLLs below 10 µg/dL. Some studies assert that some effects can be more negative at BLLs below 10 µg/dL than above it.[37]

While the U.S. CDC acknowledges these associations and does not refute that they are, at least in part, causal, they have yet to lower the level of concern below 10 µg/dL. The reasons the U.S. CDC gives for this decision are as follows: it is critical to focus available resources where negative effects are greatest, setting a new level would be arbitrary since no exact threshold has been established for adverse health effects from lead, and the ability to successfully and consistently reduce BLLs below 10 µg/dL has not been demonstrated.[38]

SERVICES AND PROGRAMS FOR LEAD-BASED PAINT HAZARDS

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

Actions to Address Lead-Based Paint Hazards

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

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

[38] U.S. CDC, *Preventing Lead Poisoning in Young Children*. August 2005, http://www.cdc.gov/nceh/lead/Publications/PrevleadPoisoning.pdf

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

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

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

Actions Based on Extent of Lead-Based Paint Hazards

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

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

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

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

In 2010, the CDC secured the services of Certified Lead Consultants to conduct testing on all existing CDC loan and grant housing rehabilitation programs. In 2011, the County Board of Supervisors approved a Board Letter allowing the CDC to enter into agreements with six (6) certified Lead Consultants, who examined more than 400 homes for lead-based paint hazards during FY 2011–2012. Additionally, the CDC offers owners and first-time homebuyers a lead abatement grant of up to $10,000 to address hazardous materials including lead-based paint, asbestos, mold, and other environmental hazards.

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

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

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

Actions in Housing Policy

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

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

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

During routine performance of monitoring activities, CDBG program managers examine program records of participating organizations and request evidence of regulation compliance. Information

regarding lead hazards and HUD's Lead Safe Housing Rule are included in all Section 8 owner packets and tenant Request for Lease Approval packets.

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

F. HOUSING PUBLIC INVOLVEMENT

Public involvement was an essential component to the development of the five-year Consolidated Plan strategy. Much of the public opinion received on housing market issues was evaluated through the use of the 2012 Resident Survey. As discussed previously, as part of the Consolidated Plan development process, the CDC distributed a survey to residents in the 49 participating cities and unincorporated areas to collect input on the Urban County's housing and community development needs. The survey was also administered at the five (5) community meetings held in September of 2012.

RESIDENT SURVEY

The following presents the key findings of these surveys from questions that evaluated perceived needs for a variety of housing areas. The order in which these are presented is based on the Urban County-wide average need ratings for many housing issues, which found the highest priority for:

- **Senior housing,**
- **Affordable for-sale housing,**
- **Affordable rental housing,**
- **Energy-efficient retrofitting, and**
- **Homeownership assistance.**

Next included are results for **residential rehabilitation, accessible housing, assisted rental housing, new rental construction,** and **housing demolition,** also presented in priority order. Discussed in respective sections are results of the survey regarding barriers to affordable housing, fair housing access, and homeless needs. A separate survey was conducted of public housing residents; this is discussed in the Public and Assisted Housing section of this chapter.

Senior Housing

As shown in Table IV.45, the Urban County average need rating for senior housing was 3.14, where a rating of 4 represented a high need. However, the average rating was higher in the unincorporated areas, where the average was 3.19 and as high as 3.50 in District 3. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 171 respondents noted such a need. The need was perceived to be high or medium by the majority of respondents in the unincorporated areas of both districts 1 and 5.

Table IV.45
Needs Ratings: Senior Housing
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	2	3	17	5	1	.	28
Low Need	10	5	37	9	1	.	62
Medium Need	13	11	86	18	3	.	131
High Need	13	8	53	52	3	.	129
No Opinion	230	36	52	106	215	.	639
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.97	2.89	2.91	3.39	3.00	.	3.03
Unincorporated							
No Need	12	2	.	2	49	.	65
Low Need	44	11	.	15	73	1	144
Medium Need	110	48	1	32	102	.	293
High Need	171	76	1	73	128	2	451
No Opinion	134	107	5	27	50	41	364
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.31	3.45	3.50	3.44	2.88	3.33	3.19
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.27	3.35	2.91	3.42	2.88	3.33	3.14

Affordable For-Sale Housing

The survey addressed affordable for-sale housing as well, and this area was perceived to be of the second-highest need in the housing realm. As shown in Table IV.46, the Urban County average need rating was 3.12 out of 4, with 4 representing high need. However, the average rating was higher in the unincorporated areas, at 3.22 and as high as 3.68 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 205 respondents noted such a need. Among all areas, the lowest need rating was reported by respondents of the participating cities of District 2 (2.57).

Table IV.46
Needs Ratings: Affordable For-Sale Housing
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	2	7	50	4	1	.	64
Low Need	3	7	45	9	2	.	66
Medium Need	9	5	39	24	4	.	81
High Need	24	9	58	50	1	.	142
No Opinion	230	35	53	103	215	.	636
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.45	2.57	2.55	3.38	2.63	.	2.85
Unincorporated							
No Need	19	2	.	2	80	1	104
Low Need	41	7	.	13	55	.	116
Medium Need	77	24	1	28	78	.	208
High Need	205	106	.	81	146	2	540
No Opinion	129	105	6	25	43	41	349
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.37	3.68	3.00	3.52	2.81	3.00	3.22
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.38	3.50	2.55	3.46	2.80	3.00	3.12

Affordable Rental Housing

Table IV.47 shows the average need rating for affordable rental housing from the 2012 Resident Survey. The Urban County average rating for this type of housing was 3.12, with 4 indicating a high need. The average rating was higher in the unincorporated areas, at 3.19 versus 2.92 in participating cities. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 204 respondents noted such a need. However, the average need rating was highest among respondents from participating cities in District 1, at 3.65. Among all areas, the lowest needs rating was reported by respondents of the participating cities of in districts 2 and District 5, both at 2.50.

Table IV.47
Needs Ratings: Affordable Rental Housing
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	1	8	42	3	1	.	55
Low Need	3	6	43	14	3	.	69
Medium Need	4	6	44	17	3	.	74
High Need	29	8	64	48	1	.	150
No Opinion	231	35	52	108	215	.	641
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.65	2.50	2.67	3.34	2.50	.	2.92
Unincorporated							
No Need	23	3	.	2	93	1	122
Low Need	31	4	.	7	54	.	96
Medium Need	78	32	1	21	80	.	212
High Need	204	94	.	90	132	2	522
No Opinion	135	111	6	29	43	41	365
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.38	3.63	3.00	3.66	2.70	3.00	3.19
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.40	3.43	2.68	3.53	2.69	3.00	3.12

Energy-Efficient Retrofitting

When asked about the need for energy-efficient retrofitting, respondents indicated an average rating of 3.09 out of 4, as shown in Table IV.48. However, ratings tended to be higher in the unincorporated areas, where the average was 3.15 compared to 2.92 in the participating cities. The largest number of respondents indicating high need came from unincorporated areas of District 1, with 168 respondents. Among all areas, the lowest need rating was reported by respondents of the participating cities of District 1, where the average was 2.59.

Table IV.48
Needs Ratings: Energy-Efficient Retrofitting
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	5	2	19	8	.	.	34
Low Need	14	5	41	14	4	.	78
Medium Need	9	10	74	21	1	.	115
High Need	9	11	59	38	2	.	119
No Opinion	231	35	52	109	216	.	643
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.59	3.07	2.90	3.10	2.71	.	2.92
Unincorporated							
No Need	18	6	.	3	55	.	82
Low Need	44	14	.	17	62	1	138
Medium Need	105	44	.	35	101	.	285
High Need	168	70	1	69	132	2	442
No Opinion	136	110	6	25	52	41	370
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.26	3.33	4.00	3.37	2.89	3.33	3.15
Total	739	307	252	339	625	44	2,306
Average	3.20	3.28	2.90	3.26	2.88	3.33	3.09

Homeownership Assistance

As shown in Table IV.49, the Urban County average need rating for homeownership assistance was 3.09. However, this average was far higher in the unincorporated areas, where the average was 3.18 and was as high as 3.57 in District 2. The largest number of respondents indicating high need came from the unincorporated areas of District 1, where 188 respondents noted such a need. Among all areas, the lowest needs rating was reported by respondents of the participating cities of District 5 with a rating of 2.29, and the highest rating was seen among District 2 residents in the unincorporated areas (3.57).

Table IV.49
Needs Ratings: Homeownership Assistance
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	2	6	33	4	1	.	46
Low Need	7	9	49	13	4	.	82
Medium Need	14	6	60	22	1	.	103
High Need	14	6	47	42	1	.	110
No Opinion	231	36	56	109	216	.	648
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.08	2.44	2.64	3.26	2.29	.	2.81
Unincorporated							
No Need	16	2	.	4	76	.	98
Low Need	36	4	.	9	63	1	113
Medium Need	96	44	1	31	82	.	254
High Need	188	85	.	74	135	2	484
No Opinion	135	109	6	31	46	41	368
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.36	3.57	3.00	3.48	2.78	3.33	3.18
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.33	3.38	2.64	3.39	2.77	3.33	3.09

Residential Rehabilitation

The 2012 Resident Survey addressed residential rehabilitation as well. As shown in Table IV.50, the Urban County average need rating for was 3.03 out of 4, with 4 representing high need. However, this average was far higher in the unincorporated areas, where the average was 3.14 and was as high as 3.50 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 174 respondents noted such a need. Among all areas, the lowest need rating was reported by respondents of the participating cities of District 2 (2.33).

Table IV.50
Needs Ratings: Residential Rehabilitation
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	3	5	30	6	.	.	44
Low Need	11	11	62	14	2	.	100
Medium Need	14	8	62	22	3	.	109
High Need	9	3	36	40	2	.	90
No Opinion	231	36	55	108	216	.	646
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.78	2.33	2.55	3.17	3.00	.	2.71
Unincorporated							
No Need	17	2	.	4	67	.	90
Low Need	35	9	.	11	70	1	126
Medium Need	109	44	1	33	109	.	296
High Need	174	81	.	71	109	2	437
No Opinion	136	108	6	30	47	41	368
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	**3.31**	**3.50**	**3.00**	**3.44**	**2.73**	**3.33**	**3.14**
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.26	3.31	2.55	3.33	2.74	3.33	3.03

Code Enforcement

The survey addressed code enforcement as well. As shown in Table IV.51, the Urban County average need rating for was 2.98 or just below the medium need rating of 3. However, this average was slightly higher in the unincorporated areas, at 3.03, ranging as high as 3.43 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 176 respondents noted such a need. Among all areas, the lowest average need was reported by respondents in District 5.

Table IV.51
Needs Ratings: Code Enforcement
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	21	6	28	16	14	.	85
Low Need	59	13	59	32	64	.	227
Medium Need	79	23	80	52	69	.	303
High Need	94	21	71	75	61	.	322
No Opinion	15	.	7	15	15	.	52
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.97	2.94	2.82	3.06	2.85	.	2.92
Unincorporated							
No Need	28	9	2	7	71	4	121
Low Need	77	18	1	28	79	2	205
Medium Need	149	63	2	64	104	4	386
High Need	176	132	1	40	125	4	478
No Opinion	41	22	1	10	23	30	127
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.10	3.43	2.33	2.99	2.75	2.57	3.03
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.05	3.32	2.80	3.03	2.78	2.57	2.98

Accessible Housing

Table IV.52 shows the average need rating for accessible housing from the survey. The Urban County average rating for this type of housing was 2.97, or just below the medium need rating of 3. However, the average was higher in the unincorporated areas, at 3.06 and ranging to 3.52 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 155 respondents noted such a need. Among all areas, the lowest need rating was reported by respondents of the participating cities of District 2.

Table IV.52
Needs Ratings: Accessible Housing
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	1	4	31	4	.	.	40
Low Need	9	12	69	11	4	.	105
Medium Need	13	11	60	21	1	.	106
High Need	15	1	33	47	3	.	99
No Opinion	230	35	52	107	215	.	639
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.11	2.32	2.49	3.34	2.88	.	2.75
Unincorporated							
No Need	23	3	.	4	72	.	102
Low Need	56	5	.	14	88	1	164
Medium Need	105	45	1	34	85	.	270
High Need	155	81	1	73	109	2	421
No Opinion	132	110	5	24	48	41	360
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.16	3.52	3.50	3.41	2.65	3.33	3.06
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.15	3.31	2.50	3.38	2.66	3.33	2.97

Assisted Rental Housing

When asked about the need for assisted rental housing, respondents indicated an average rating of 2.83 out of 4, or medium, as shown in Table IV.53 However, this average was higher in the unincorporated areas, where the area-wide average was 2.93 and was as high as 3.48 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 147 respondents noted such a need. Among all areas, the lowest need rating was reported by respondents of the participating cities of District 2.

Table IV.53
Needs Ratings: Assisted Rental Housing
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	2	6	44	10	2	.	64
Low Need	3	13	84	8	.	.	108
Medium Need	17	5	40	26	3	.	91
High Need	14	3	22	39	1	.	79
No Opinion	232	36	55	107	217	.	647
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.19	2.19	2.21	3.13	2.50	.	2.54
Unincorporated							
No Need	23	2	.	4	115	.	144
Low Need	51	11	.	11	77	1	151
Medium Need	110	39	1	36	80	.	266
High Need	147	77	.	67	80	2	373
No Opinion	140	115	6	31	50	41	383
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.15	3.48	3.00	3.41	2.36	3.33	2.93
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.16	3.26	2.21	3.29	2.36	3.33	2.83

New Rental Construction

As shown in Table IV.54, the Urban County average need rating for new rental construction was 2.67, where a rating of 4 represented a high need. However, this average was higher in the unincorporated areas, at 2.75. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 139 respondents noted such a need. Among all areas, the lowest need rating was reported by respondents of the participating cities of District 2 with an average of 1.81.

Table IV.54
Needs Ratings: New Rental Construction
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	3	15	64	9	1	.	92
Low Need	5	5	55	17	2	.	84
Medium Need	12	4	50	28	2	.	96
High Need	17	3	22	29	2	.	73
No Opinion	231	36	54	107	216	.	644
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.16	1.81	2.16	2.93	2.71	.	2.43
Unincorporated							
No Need	40	5	.	7	141	.	193
Low Need	73	18	.	19	78	1	189
Medium Need	77	36	.	28	59	.	200
High Need	139	69	2	65	70	2	347
No Opinion	142	116	5	30	54	41	388
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	2.96	3.32	4.00	3.27	2.17	3.33	2.75
Total	739	307	252	339	625	44	2,306
Average	2.98	3.06	2.18	3.13	2.18	3.33	2.67

Housing Demolition

The 2012 Resident Survey addressed housing demolition as well. As shown in Table IV.55, this Urban County average need rating for was 2.45 out of 4, the lowest rating of all housing needs. However, this average was higher in the unincorporated areas, at 2.60. Perhaps most notable is the 3.26 rating reported on average from unincorporated county residents of District 2. Among all areas, the lowest need rating was reported by respondents of the participating cities of District 2 with an average of 1.59.

Table IV.55
Needs Ratings: Housing Demolition
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	10	15	78	13	2	.	118
Low Need	18	9	71	26	2	.	126
Medium Need	5	2	27	20	1	.	55
High Need	3	1	11	23	1	.	39
No Opinion	232	36	58	108	217	.	651
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.03	1.59	1.84	2.65	2.17	.	2.04
Unincorporated							
No Need	52	5	.	9	117	.	183
Low Need	107	23	.	38	108	.	276
Medium Need	85	38	.	36	57	.	216
High Need	90	68	1	38	66	2	265
No Opinion	137	110	6	28	54	42	377
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	2.64	3.26	4.00	2.85	2.21	4.00	2.60
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	2.58	2.98	1.86	2.77	2.21	4.00	2.45

G. BARRIERS TO AFFORDABLE HOUSING

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

PARTICIPATING CITIES

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

are discussed in the following pages and are included in the *Los Angeles County General Plan's* Draft Housing Element.

In addition, perceptions of barriers and constraints to affordable housing development in the participating cities were measured in the 2012 Resident Survey, and are presented at the end of this section.

UNINCORPORATED COMMUNITIES

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

> "Despite the great need for housing in general and the demand for affordable housing in particular, a number of constraints exist that could limit the development, preservation, and improvement of housing in the unincorporated areas of Los Angeles County. These barriers or constraints include governmental, environmental, infrastructure and market-related factors."[39]

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

Governmental Constraints

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

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

General Plan

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

[39] *2008–2013 Los Angeles County General Plan* Housing Element

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

Specific areas addressed in the *General Plan* include:

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

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

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

Zoning and Subdivision Codes

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

Development Standards

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

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

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

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

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

Housing Types

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

- Adult Residential Facilities
- Apartments and Townhomes
- Caretaker Units
- Children Group Homes
- Domestic Violence Shelters
- Farmworker Housing
- Homeless Shelters

- Joint Live and Work Units
- Manufactured Homes
- Mixed Use Development
- Mobile Homes
- Mobile Home Parks
- Single Family Residences
- Single Room Occupancy
- Second Units
- Small Family Homes
- Two (2) Family Residences
- Transitional and Supportive Housing

Community Standards Districts

Community Standards Districts (CSDs) are created through a comprehensive community process to respond to the unique characteristics or circumstances of a community. A CSD is a zoning overlay that provides a means of implementing special development standards and procedures contained in a community-based plan or other implementation tool. There are 28 CSDs that apply throughout the unincorporated areas.

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

However, the Density Bonus Ordinance and Second Unit Ordinance, which facilitate the development of affordable housing, supersede the provisions of CSDs. There are also CSDs that provide incentives for multifamily and mixed-use developments, such as the East Los Angeles CSD, which includes density bonuses for lot consolidation and infill development in multifamily zones.

Local Processing and Permit Procedures

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

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

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

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

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

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

Development and Impact Fees

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

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

On- and Off- Site Improvements

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

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

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

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

Incentives

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

- **Density Bonuses:** The Density Bonus Ordinance offers density bonuses and waivers or modifications to development standards for senior citizen housing developments and housing developments (minimum size five (5) units) that set aside a portion of the units for low- and moderate-income households.
- **Fee Exemptions for Affordable Housing Developers:** The County waives certain fees and deposits for affordable housing: nonprofit and some for-profit developers of very low- and lower-income housing are exempted from planning and zoning fees or deposits for their projects.

Housing for Persons with Disabilities

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

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

  > "a person or persons related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit…[or] a group of not more than five (5) persons, including roomers but not servants, unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a dwelling unit."

  By 2016, the County's ZOUP will remove the current definition of "family," which serves as a barrier to housing for persons with disabilities.

- **Reasonable Accommodations:** On November 28, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodation from land use and zoning standards or procedures, when those standards or procedures are a barrier to equal housing access, pursuant to state and federal fair housing laws.

Constraints to Housing in the Coastal Zone

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

Environmental and Safety Constraints

The unincorporated areas consist of a highly diverse topography, with a variety of environmental hazards and invaluable natural resources that may constrain the development of affordable housing. In general, the terrain in the County can be classified in broad terms as being 25.0 percent mountainous; 15.0 percent coastal plains; and 60.0 percent hills, valleys, or deserts. Areas of environmental variation that are addressed in the County's Draft Housing Element include:

- Hillsides
- Fire Hazards
- Flooding and Mudflows

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

Infrastructure Constraints

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

Infrastructure elements considered by the County in the context of affordable housing are **water, sewer services, streets, education,** and **libraries.**

Market Constraints

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

Land Costs

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

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

Construction Costs

Construction labor costs are higher in the Los Angeles County area due to a loss of construction workers in the early 1990s following an economic recession. However, labor costs are set on a regional basis and do not usually constrain housing development in specific locations.

In addition, the statewide prevailing wage requirement substantially increases the cost of affordable housing construction. In January 2002, Senate Bill (SB) 975 applied prevailing wage requirements to public works and other projects (such as housing) that involve public-private partnerships. SB 975 requires the payment of prevailing wages for most private projects constructed under an agreement with a public agency that is providing assistance to the project.

Financing Costs

Construction Financing

Until recently, debt capital was readily available for market-rate housing developments, but is even less accessible for affordable housing developments due to the difficulty in layering various funding sources. Low Income Housing Tax Credits have become a critical source of capital for affordable housing developments; however, competition for tax credits is often fierce.

To obtain debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. The County utilizes a variety of funding sources to provide supplemental financing for affordable housing development, including the Home Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG).

Mortgage Financing

In 2011, interest rates on a 30-year mortgage were below 4.0 percent and the median home price for a single-family home in the County was $325,000. These mortgage rates are historically low, and the cost of housing in the County has significantly decreased. This is a stark contrast to the peak housing prices of 2007, when interest rates were closer to 6 percent with median home prices near $500,000 in the County.

Mortgage Foreclosures

Between 2000 and 2006, mortgage interest rates steadily declined, while real estate prices escalated. Lured by low interest rates, the overabundance of "cheap" financing, false assumptions of ever-increasing home prices, and predatory lending practices, many households overextended their financial means to pursue homeownership. In November of 2012, the number of foreclosures in the unincorporated areas dropped to 2,015.[40] This change was brought by a number of factors, such as the slow steady improvement of the housing market, the increased use of short sales, and the steady

[40] DataQuick, November 2012

processing of homes in the foreclosure process. Recent increases in regulations and decreases in mortgage interest rates are expected to severely lower the foreclosure rate in future years.

SUMMARY: UNINCORPORATED AREAS

In summary, the *2014–2021 Los Angeles County General Plan's* Draft Housing Element found some constraints to affordable housing in four (4) categories, in addition to benefits and policies implemented by the County to address possible constraints and lessen the costs of housing development. These barriers, constraints, and benefits are presented in Table IV.56. As discussed previously, environmental and market constraints may not be exclusive to unincorporated areas of the County and may also apply to the participating cities.

Table IV.56
Notable Barriers, Constraints, and Benefits for Affordable Housing
Los Angeles Urban County: Unincorporated Areas
2014–2021 Los Angeles County General Plan Draft Housing Element Data

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

BARRIERS TO AFFORDABLE HOUSING PUBLIC INVOLVEMENT

Public opinion on barriers to affordable housing was collected through specific questions on the 2012 Resident Survey as well as a targeted focus group discussing barriers to affordable housing.

Resident Survey

The 2012 Resident Survey asked respondents for their opinions of primary barriers or constraints to affordable housing. A list of possible barriers and constraints were listed, and respondents were asked to check as many as they felt were present in their areas of the Urban County. Results of the 2012 Resident Survey were separated by location of respondent and so can be evaluated by district and jurisdiction. Survey results are separated for the participating cities and the unincorporated areas.

Participating Cities

Respondents from the 49 participating cities, as shown in table IV.57, indicated most commonly that the cost of land or lot was a constraint to affordable housing (67.5 percent), and more than 70 percent of respondents in districts 5, 3, and 2. Also commonly indicated as being constraints to the development of affordable housing were the cost of materials and the cost of labor, with 45.4 and 43.9 percent of all participating city respondents, respectively, indicating these. The lack of available land was cited nearly as often, with 42.8 percent of respondents noting this issue, which also contributes to the most commonly cited factor, cost of land. Interestingly, most commonly noted by participating city respondents about elements that affect affordable housing development were all constraints, not barriers imposed by a local government. However, following all of these constraints were several barriers, next most commonly cited: permitting fees, the permitting process, construction fees, and lot size and density requirements. Between 26.2 and 42.6 percent of respondents noted these issues.

Table IV.57
Barriers or Constraints to Affordable Housing
Los Angeles Urban County: Participating Cities
2012 Resident Survey Data

Barriers	District 1	District 2	District 3	District 4	District 5	Total
Cost of Land or Lot	66.0%	76.2%	73.1%	56.3%	70.4%	67.5%
Cost of Materials	45.1%	55.6%	43.3%	45.8%	44.8%	45.4%
Cost of Labor	42.5%	52.4%	40.0%	45.3%	46.2%	43.9%
Lack of Available Land	42.5%	49.2%	45.3%	38.9%	41.7%	42.8%
Permitting Fees	39.9%	55.6%	46.9%	43.7%	36.3%	42.6%
Permitting Process	35.8%	50.8%	46.5%	36.8%	39.0%	40.3%
Construction Fees	37.7%	44.4%	40.0%	42.1%	36.8%	39.3%
Lot Size and Density Requirements	23.1%	36.5%	29.0%	24.7%	25.1%	26.2%
NIMBYism	25.4%	23.8%	25.7%	17.9%	31.4%	25.3%
Condition of Rental Housing	19.4%	34.9%	25.3%	32.1%	17.5%	23.9%
Other Building Codes	19.4%	31.7%	20.0%	19.5%	18.8%	20.2%
Energy Codes	17.9%	27.0%	18.4%	23.7%	16.6%	19.4%
Lack of Housing quality Standards	17.2%	31.7%	18.0%	27.9%	10.8%	18.9%
Lack of Water/Sewer Systems	15.3%	23.8%	16.3%	24.2%	13.5%	17.4%
Lack of Nearby Services	18.7%	23.8%	9.0%	25.3%	10.3%	16.0%
Lack of Qualified Contractors	10.8%	27.0%	17.1%	22.1%	10.8%	15.6%
Lack of Qualified Builders	13.4%	19.0%	15.9%	20.0%	10.3%	15.0%
Other Zoning	11.6%	17.5%	16.3%	15.8%	9.0%	13.3%
Exclusionary Zoning	13.8%	19.0%	6.1%	8.9%	16.6%	11.9%

Unincorporated Areas

In the unincorporated communities and areas of the Urban County, barriers and constraints are evaluated in the *2014–2021 Los Angeles County General Plan's* Draft Housing Element, as presented previously. In addition, results from unincorporated area and unknown area residents of the 2012 Resident Survey can help indicate barriers.

As shown in Table IV.58, in these areas as in the participating cities, the cost of land or lot was the most commonly cited constraint, though only 53.2 percent of unincorporated area respondents cited this. However, 51.7 percent of respondents from these areas listed permitting fees next-most commonly, suggesting that this barrier is more prevalent in these areas than in the participating cities. The permitting process was also listed more commonly in the unincorporated County, with 50.4 percent of respondents citing it. These findings suggest that respondents in the unincorporated areas more commonly felt that governmental barriers limited affordable housing options.

Table IV.58
Barriers or Constraints to Affordable Housing
Los Angeles Urban County: Unincorporated Areas
2012 Resident Survey Data

Barriers	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Cost of Land or Lot	58.8%	63.5%	57.1%	51.0%	46.3%	4.5%	53.2%
Permitting Fees	49.5%	54.1%	42.9%	42.3%	61.7%	4.5%	51.7%
Cost of Labor	54.6%	56.1%	57.1%	46.3%	48.8%	4.5%	50.5%
Permitting Process	48.0%	48.0%	57.1%	44.3%	61.9%	4.5%	50.4%
Cost of Materials	51.8%	57.0%	28.6%	43.6%	48.3%	2.3%	49.0%
Construction Fees	51.0%	53.7%	42.9%	43.6%	50.2%	4.5%	48.8%
Condition of Rental Housing	35.2%	38.9%	42.9%	36.2%	23.1%	.	31.2%
Lack of Housing quality Standards	33.8%	37.7%	28.6%	34.9%	21.9%	2.3%	29.9%
Lack of Nearby Services	28.9%	37.3%	.	24.2%	27.9%	.	28.5%
Lack of Available Land	32.3%	35.2%	28.6%	34.2%	16.4%	2.3%	27.2%
Lack of Qualified Contractors	28.7%	38.9%	28.6%	26.8%	18.4%	2.3%	26.3%
Lack of Qualified Builders	28.2%	37.3%	28.6%	26.8%	18.7%	.	25.9%
Other Building Codes	23.6%	25.0%	28.6%	20.8%	30.6%	6.8%	25.1%
Lot Size and Density Requirements	27.0%	27.5%	14.3%	27.5%	17.9%	2.3%	23.5%
Lack of Water/Sewer Systems	20.6%	25.0%	14.3%	20.8%	29.4%	2.3%	23.5%
Energy Codes	23.6%	25.0%	42.9%	20.1%	22.6%	6.8%	22.7%
Other Zoning	18.7%	24.6%	.	18.1%	14.7%	4.5%	17.9%
NIMBYism	17.6%	24.6%	28.6%	16.8%	10.0%	.	15.9%
Exclusionary Zoning	5.3%	9.8%	14.3%	0.7%	1.0%	2.3%	4.3%

Barriers to Affordable Housing Focus Group

On July 11, 2012, representatives of several organizations in Los Angeles County participated in a focus group to identify barriers to the provision and development of affordable housing in the Urban County. Convened by the CDC, focus group participants represented the public, private, and nonprofit sectors, all stakeholders in the process of delivering affordable housing for citizens in the Urban County.

The following summary presents the ideas of the focus group participants and reports recommendations for the CDC to consider as it develops this Consolidated Plan. Using this evaluation, the CDC can better understand how it can facilitate a cooperative approach to address priority housing and community development needs outlined in this Plan.

Los Angeles County continues to experience a growing demand for affordable housing; the supply of affordable units is not keeping up with demand due to several factors, including the lack of available developable land. After reviewing the current socio-economic context within which housing choices are made, including emerging trends in the housing markets, participants in the focus group were asked to present their thoughts on what they considered their primary affordable housing barriers. These questions led to a discussion of those barriers as well as suggestions and areas of focus that would enhance the delivery system and the production of affordable housing in the Urban County. The primary effort was to uncover new or alternative ways to overcome these affordable housing barriers.

Three (3) common themes emerged from the discussions related to barriers to affordable housing. These were regulatory constraints, economic constraints, and alternative approaches to securing and allocating resources. Please note that these themes are not in priority order and represent the opinions of multiple individuals in attendance at the focus group.

Regulatory Constraints

The focus group members identified several regulatory constraints they face that create issues in their affordable housing programs, as follows:

- Unclear definition of "affordable," either by HUD's standards or residents' standards
- Competition for limited resources between a large number of cities and areas with a wide variety of needs
- Discretionary approval creates production delays, and rejections often result from NIMBYism
- Lack of consistency in development and development approval process, such as a lack of a development plan that is consistent across jurisdictions
- Restrictive zoning, such as proximity to freeways
- Lack of flexibility of requirements

Economic Constraints

The group also identified economic constraints, in the wake of the loss of redevelopment agency funding and the national economic downturn:

- Lack of resources, funding cut
- Cost of housing and building in general
- Construction requirements, including energy efficiency and high standards, make subsidized housing production much more expensive than market rate housing

- Fewer bidders on projects due to high risk
- Funds also needed for maintaining and improving housing, not just construction
- Lack of larger affordable housing projects

Alternative Approaches

The focus group agreed that securing and properly distributing additional resources to assist with the production of affordable housing was a large challenge. However, there were a few suggestions, as follows:

- Maintain density bonuses to build investor interest
- Develop projects that contain both affordable and market rate housing
- Put more effort into transit-oriented development and higher density projects to lower costs due to parking and commuting
- Split funding among the buyers and the write-downs for the project.

STRATEGIES TO REMOVE BARRIERS TO AFFORDABLE HOUSING

The *2014–2021 Los Angeles County General Plan's* Draft Housing Element also notes strategies and activities to be implemented to address constraints to affordable housing. A variety of programs implement the County's housing goals regarding housing availability, housing affordability, neighborhood and housing preservation, and implementation and monitoring; all of these will aid in removing or ameliorating barriers to affordable housing. Table IV.59, summarizes the County's quantified objectives for the unincorporated areas for the 2014–2021 Housing Element planning period. The majority of the programs included are previously adopted, ongoing regulatory and funding programs.

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

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

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

- Current market conditions—such as increased land costs, high construction costs, construction liabilities, and lack of vacant and developable land—constrain the housing market and become barriers to affordable housing.
- Financing requirements, increasing interest rates, and lending discrimination make homeownership less attainable for low- and moderate-income households.

- Regulatory/policy measures (development fees, building codes, zoning, and the approval process) as well as environmental conditions (hillsides/slopes, fire hazards, flooding/mudflows, seismic hazards) create obstacles to developing affordable housing.

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

To address the barriers to affordable housing in FY 2013–2018, the County will continue to implement the density bonus program and allow second units under certain circumstances to increase the supply of affordable housing for low and moderate households and senior citizens. In addition, the County will continue to reduce or exempt fees for affordable housing developers for minor modifications to conditional use permits or from payment of zoning and subdivision fees for their projects.

As mentioned above, the CDC has also established high priorities for fostering and maintaining affordable housing for the CDC's low- and moderate-income households. The four strategies developed by the County are: 1) expanding the supply of affordable rental and homeownership housing; 2) increase homeownership among low and moderate-income prospective homebuyers; and 3) preserve and improve the existing stock of affordable housing; and 4) ensure equal access to housing. To implement these strategies in 2013–2014 and to support the County Housing Element, first-time homebuyer loans, housing rehabilitation, tenant-landlord counseling, fair housing, and the development of new affordable housing will be provided. In addition, the CDC will continue to provide infrastructure improvements to low- and moderate-income neighborhoods. Proposed housing and infrastructure activities to be undertaken during the 2013–2014 program year are located in **Volume II** of the Annual Action Plan and **Section IV Housing Market Analysis and Needs Assessment** of the Consolidated Plan.

Table IV.59 shows the programs related to removing or ameliorating barriers to affordable housing, as planned by the County in its 2014–2021 Draft Housing Element.

Table IV.59
Draft Housing Element Program Matrix: Barriers to Affordable Housing Programs
Los Angeles Urban County
2014–2021 Draft Housing Element Data

Topic	Program	Responsible Agencies	Timeframe
Housing Availability	Program 1: Adequate Sites for Regional Housing Needs	DRP	Ongoing
	Program 2: Rezoning for Adequate Sites	DRP	2017
	Program 3: Zoning Ordinance Update Program	DRP	2014; 2016
	Program 4: Density Bonus Ordinance	DRP, CDC	2014; Ongoing
	Program 5: Infill Sites Utilization Program	DRP, CDC	2014; Ongoing
	Program 6: Transit Oriented Districts Program	DRP, CDC	2017
	Program 7: Second Unit Ordinance	DRP, DPW	2014
	Program 8: Small Lot Subdivisions Ordinance	DRP	2014
Housing Affordability	Program 9: First 5 LA Supportive Housing for Homeless Families Fund	CDC	Ongoing
	Program 10: Countywide Affordable Rental Housing Development	CDC	Ongoing
	Program 11: Priority of Water and Sewer for Affordable Housing	DRP, LACSD, WSP	2014
	Program 12: Homebuyer Assistance	CDC	Ongoing
	Program 13: Section 8 Rental Assistance	HACOLA	Ongoing
	Program 14: Family Self-Sufficiency Program	HACOLA	Ongoing
	Program 15: Housing Relocation for CalWORKs Participants Program	DPSS	Ongoing
	Program 16: Shelter Plus Care - Supportive Housing Program	CDC, LAHSA, HACOLA	Ongoing
	Program 18: Winter Shelter Program	LAHSA	Ongoing
Neighborhood and Housing Preservation	Program 19: Ownership Housing Rehabilitation Assistance	CDC	Ongoing
	Program 21: Preservation of At-Risk Housing	CDC	Ongoing
Implementation and Monitoring	Program 25: CEQA Streamlining	DRP	2014; Ongoing
	Program 26: Coordination and Implementation	DRP,CEO, CDC, DPR, DPW, DPH, FD	2016

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

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

Housing Availability

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

Program 2: Rezoning for Adequate Sites: The County will implement a rezoning program in order to create an inventory of sites with zoning, development standards, adequate public infrastructure,

and services to plan for the RHNA, rezoning sites to accommodate the remaining RHNA of 6,782 very low- and low-income units and 2,341 moderate-income units.

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

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

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

Program 5: Infill Sites Utilization Program: The Infill Sites Utilization Program promotes the acquisition, sale, or lease of infill sites of no more than four (4) units each to increase affordable housing opportunities in the unincorporated areas and participating cities in the Urban County. Subject to the approval of a Housing Permit, an infill site is eligible to receive a density bonus of one (1) additional unit and incentives. The County shall promote awareness of the County's Infill Sites program as funds become available, and in conjunction with the implementation of the Density Bonus Ordinance.

Program 6: Transit Oriented Districts (TODs) Program: TODs are areas within a half-mile radius from a major transit stop, with development and design standards and incentives to facilitate transit-oriented development. The General Plan establishes 11 TODs; all TODs will be implemented by TOD Specific Plans, with standards, regulations, and infrastructure plans that are tailored to the unique characteristics and needs of each community, and address issues such as access, connectivity, pedestrian improvements, and safety. Every TOD Specific Plan with a housing component shall also include an affordable housing strategy.

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

Program 8: Small Lot Subdivisions Ordinance: The County will establish this ordinance, which will allow for the creation of smaller, fee-simple lots without the need to establish a homeowners association can create affordable homeownership opportunities.

Housing Affordability

Program 9: First 5 LA Supportive Housing for Homeless Families Fund: First 5 LA Supportive Housing for Homeless Families Fund provides housing assistance to homeless families with children under the age of six. This program is available for capital development of housing, gap financing of housing development, and direct rental assistance.

Program 10: Countywide Affordable Rental Housing Development: This program provides financial and technical assistance to acquire sites, develop affordable rental housing, and acquire and rehabilitate affordable rental housing within specific geographic areas. The County will assist in the development of 450 low-income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance.

Program 11: Priority of Water and Sewer for Affordable Housing: The County will provide copies of the Housing Element, including information on sites used to meet the County's low- and moderate-income RHNA allocation, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas.

Program 12: Homebuyer Assistance: The County offers financial assistance with down payment assistance loans, including closing cost assistance, federal income tax credits, and below market-rate loan programs. Through several programs, the County will assist 1,093 low- and moderate-income first-time homebuyers in the unincorporated areas.

Program 13: Section 8 Rental Assistance: The County will provide rental assistance to 4,000 extremely low- and very low-income households and homeless individuals and families in the unincorporated areas. The majority of these will come from the Housing Choice Voucher program; assistance for homeless persons will come from the Homeless Set Aside Program and the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program.

Program 14: Family Self-Sufficiency Program: The County will assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership, as well as annually apply to foundations, corporations, and public and private organizations for funds to provide additionally needed supportive services.

Program 15: Housing Relocation for CalWORKs Participants Program: The Relocation Program provides a one-time-only assistance to qualified CalWORKs participants to ensure their success in

obtaining/maintaining employment. The County will continue to provide assistance to CalWORKs participants.

Program 16: Shelter Plus Care–Supportive Housing Program: The Los Angeles Homeless Services Authority (LAHSA) assumes responsibility for coordinating the community process for developing the Los Angeles Continuum of Care strategy. The County will annually apply for funding to develop and expand the Continuum of Care strategy for the homeless using Shelter Plus Care and Supportive Housing Program funds.

Program 18: Winter Shelter Program: The WSP operates 19 sites, providing 1,491 beds, across 15 cities and communities throughout the County.

Neighborhood and Housing Preservation

Program 19: Ownership Housing Rehabilitation Assistance: The County offers several programs to aid in housing rehabilitation by homeowners; the County will assist 3,365 low-income households in the unincorporated areas.

Program 21: Preservation of At-Risk Housing: The County will annually update the status of at-risk housing projects; discuss preservation options with at-risk project owners and, as funding permits, explore acquisition of at-risk projects or extension of affordability covenants; and contact nonprofit housing organizations to solicit interest in preserving at-risk housing projects.

Implementation and Monitoring

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

Program 26: Coordination and Implementation: An interdepartmental committee is needed to effectively and holistically explore affordable housing opportunities and to help affordable housing developers navigate the County's regulatory system and financial incentives. The County will create and implement a streamlined entitlements procedure for all stages of the development process.

H. FAIR HOUSING ACCESS

IMPEDIMENTS TO FAIR HOUSING CHOICE

In 2011, the CDC conducted its comprehensive *2011 Analysis of Impediments to Fair Housing Choice for the Los Angeles Urban County*. Such impediments are defined by HUD as:

- "Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices [and]
- Any actions, omissions, or decisions which have [this] effect."[41]

The objective of the 2011 AI process was to research, analyze, and identify prospective impediments to fair housing choice throughout the Urban County. The goal of the completed AI was to suggest actions that the CDC and participating organizations can consider when working toward eliminating or mitigating the identified impediments. The primary objectives identified by the AI, based on numerous quantitative and qualitative sources, were:

Private Sector

- Harassment of existing and potential renters
- Denial of available housing units in the rental markets
- Refusal to accept rental applications or to rent
- Discriminatory terms, conditions, privileges or facilities relating to rental
- Failure to make reasonable accommodations or modifications
- Wrongful eviction
- Hesitancy to file complaints for fear of retaliation
- Failure to provide leasing documents in native languages
- Steering activities by rental housing agencies
- Preferences stated in advertisement for rental housing
- Denial of availability of housing in the home purchase markets
- Steering, redlining, reverse redlining and blockbusting activities
- Preferences given to persons not utilizing homebuyer assistance programs
- Denial of home purchase loans
- Predatory lending in the home purchase market
- Failure to comply with accessibility requirements in construction of housing units
- Inequitable investment of Community Reinvestment Act resources
- Failure by housing consumers to actively participate in fair housing outreach including education sessions or AI public input opportunities

[41] HUD, Office of Fair Housing and Equal Opportunity, *Fair Housing Planning Guide, 1996.*

Public Sector

- Failure to establish compliant fair housing policies on the part of several participating cities
- Ineffective fair housing outreach and education efforts
- Failure to adequately enforce fair housing laws
- Access to fair housing services has been made burdensome
- Failure to make reasonable accommodations in the public housing market, including allowance of service animals
- Extortion and bribery activities in response to requests to be placed on housing assistance lists
- Land use and planning decisions and operational practices result in unequal access to government services, such as transportation
- Historical establishment of policies resulting in segregation of minority populations
- Insufficient establishment of building codes regarding special needs housing
- Lack of enforcement of codes, including health and safety codes and ADA codes
- Decisions regarding definitions of "family," "dwelling units," and related terms
- Implementation of exclusionary policies
- Failure to engage in actions to affirmatively further fair housing and the AI process by government agencies
- Insufficient inclusion of persons adversely affected by housing discrimination as protected classes including domestic violence victims and the elderly

It is essential to distinguish between fair housing and housing production. Unlike the affordable housing issues discussed previously, fair housing protections do not include consideration of income and do not address housing affordability outside the context of housing discrimination. While lack of affordable housing can be a significant concern to policymakers, it is not, on its own, a fair housing problem unless members of protected classes face this issue disproportionately. In fact, a large increase in affordable units in close proximity to one another can cause a problem for fair housing choice in some cases, such as the segregation of racial or ethnic minorities.

In accordance with the applicable statutes and regulations governing the Consolidated Plan, the County certifies that it will *affirmatively further fair housing*: conduct an AI, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records that reflect the analysis and actions taken in this regard.

FAIR HOUSING PUBLIC INVOLVEMENT

As discussed previously, the 2012 Resident Survey was an important part of the Consolidated Plan development process. The CDC distributed the survey to residents in the participating cities and unincorporated areas to collect input on the Urban County's needs, and also addressed fair housing issues. In descending order of average high needs rating, the fair housing areas evaluated were **fair**

housing practices, fair housing education, and, though not necessarily a fair housing issue, **landlord/tenant counseling.**

Fair Housing Practices

The 2012 Resident Survey addressed fair housing practices as well. As shown below in Table IV.60, this Urban County average need rating for was 3.03, just above "medium," with 4 indicating a high need. However, the average was higher in the unincorporated areas, at 3.07 versus 2.92 in the participating cities. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 158 respondents noted such a need. Among all areas, the need was perceived to be lowest in the unincorporated areas of District 5.

Table IV.60
Needs Ratings: Fair Housing Practices
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	1	5	33	7	.	.	46
Low Need	5	7	45	13	4	.	74
Medium Need	9	4	55	21	1	.	90
High Need	22	11	58	45	2	.	138
No Opinion	231	36	54	104	216	.	641
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.41	2.78	2.72	3.21	2.71	.	2.92
Unincorporated							
No Need	20	5	.	2	81	.	108
Low Need	47	12	.	15	66	1	141
Medium Need	102	33	.	37	88	.	260
High Need	158	77	2	67	112	2	418
No Opinion	144	117	5	28	55	41	390
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.22	3.43	4.00	3.40	2.67	3.33	3.07
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.24	3.32	2.74	3.32	2.67	3.33	3.03

Fair Housing Education

As shown in Table IV.61, the average need rating for fair housing education was 2.69. This rating average was higher in the unincorporated areas, at 2.86 and as high as 3.38 in District 2. The largest number of respondents indicating high need came from the unincorporated areas of District 1, where 168 respondents noted such a need. Among all areas, the need was perceived to be lowest in the participating cities of District 3, with an average of 2.09.

Table IV.61
Needs Ratings: Fair Housing Education
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	36	10	73	24	49	.	192
Low Need	77	21	98	39	78	.	313
Medium Need	68	17	34	44	53	.	216
High Need	73	14	30	66	29	.	212
No Opinion	14	1	10	17	14	.	56
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.70	2.56	2.09	2.88	2.30	.	2.48
Unincorporated							
No Need	39	9	3	8	114	5	178
Low Need	92	26	1	24	107	4	254
Medium Need	136	63	2	42	86	2	331
High Need	168	131	1	64	74	4	442
No Opinion	36	15	.	11	21	29	112
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.00	3.38	2.14	3.17	2.31	2.33	2.86
Urban County Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Urban County Average	2.89	3.21	2.09	3.01	2.31	2.33	2.69

Landlord/Tenant Counseling

Table IV.62 shows the average need rating for landlord/tenant counseling from the 2012 Resident Survey. The Urban County average rating for this service was 2.55. However, this average was far higher in the unincorporated areas, as high as 3.17 in District 2 and averaging 2.70 as compared to 2.36. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 145 respondents noted such a need. Among all areas, the need was perceived to be lowest in the participating cities of District 3, with an average rating there of 2.13.

Table IV.62
Needs Ratings: Landlord/Tenant Counseling
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	50	12	74	30	55	.	221
Low Need	82	23	88	48	87	.	328
Medium Need	69	15	46	49	42	.	221
High Need	54	13	30	47	26	.	170
No Opinion	13	.	7	16	13	.	49
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.50	2.46	2.13	2.65	2.19	.	2.36
Unincorporated							
No Need	52	19	2	6	132	4	215
Low Need	113	42	2	29	119	8	313
Medium Need	127	49	2	54	66	2	300
High Need	145	118	1	48	67	2	381
No Opinion	34	16	.	12	18	28	108
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	2.84	3.17	2.29	3.05	2.18	2.13	2.70
Urban County Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Urban County Average	2.71	3.01	2.14	2.83	2.18	2.13	2.55

FAIR HOUSING STRATEGIES

In response to the identification of the impediments presented previously, the CDC developed a fair housing strategy to address the Urban County's fair housing needs and fulfill its commitment to affirmatively further fair housing. The strategies and objectives are organized as such:

- **Private Sector Impediments**
  - Strategies: Rental Market
  - Strategies: Home Sales Market
  - Objectives
    - Testing and Enforcement
    - Training
- **Public Sector Impediments**
  - Strategies and Objectives

Urban County

The 2011 AI revealed both private and public sector impediments to fair housing choice present in the Urban County, including the unincorporated areas and the participating cities.

The structure provided by local, state, and federal fair housing laws shapes the complaint and advocacy processes available in the County, as do the services provided by local, state, and federal agencies. Private sector factors in the homeownership and rental markets, such as home mortgage lending practices, have substantive influence on fair housing choice. While the CDC and participating cities may not have the influence or resources to fully address such issues, the analysis provided in the AI assists with the recognition and consideration of potential private sector barriers. In the public sector, policies and codes of local governments and a limited location of affordable rental units can significantly affect the housing available in each area, as well as neighborhood and community development trends.

Private Sector Impediments

Table IV.63
Private Sector Impediments Matrix
Los Angeles Urban County
2011 AI Data

Impediment	Source												Protected Classes Affected	Need for Action
	Census Data	CRA Data	Literature/Case Review	HMDA Data	Complaint Review	Compliance Review	Fair Housing Survey	Planning and Zoning Survey	Focus Groups	Fair Housing Forums	HRC Input	Other		
Rental Market														
1. Harassment of existing and potential renters			X				X		X	X			National origin, race, disability, familial status, sexual orientation	H
2. Denial of available housing units in the rental markets			X				X						Race, national origin, disability, familial status, sexual orientation, sex	H
3. Refusal to accept rental applications or to rent			X				X		X	X			Race, national origin, disability, familial status	H
4. Discriminatory terms, conditions, privileges or facilities relating to rental					X								Familial status, race, national origin, disability	H
5. Failure to make reasonable accommodations or modifications					X					X			Disability	H
6. Wrongful eviction			X				X		X	X			Disability, familial status	H
7. Hesitancy to file complaints for fear of retaliation			X						X				Race, national origin, familial status	M
8. Failure to provide leasing documents in native languages							X		X				National origin	M
9. Steering activities by rental housing agencies							X						Race, national origin, sexual orientation	M
10. Preferences stated in advertisement for rental housing					X							X	Sex, religion, familial status	M
Home Sales Market														
11. Denial of availability of housing in the home purchase markets							X						Sexual orientation, national origin, race	H
12. Steering, redlining, reverse redlining and blockbusting activities			X				X		X				National origin, race, sexual orientation	M
13. Preferences given to persons not utilizing home buyer assistance programs							X		X				Source of Income	L
14. Denial of home purchase loans				X			X						Race, national origin, sex	H
15. Predatory lending in the home purchase market			X	X			X		X				Race, national origin	H
16. Failure to comply with accessibility requirements in construction of housing units							X						Disability	M
17. Inequitable investment of CRA resources		X											All	L
18. Failure by housing consumers to actively participate in fair housing outreach including education sessions or AI public input opportunities							X			X		X	All	M

Private Sector Strategies and Objectives

The following tables explain the strategies the CDC and its participating agencies will undertake to address the private sector impediments found in the 2011 AI, in relation to the rental and home sales markets. Because the CDC's jurisdiction does not allow it to directly affect many private sector players in the housing markets, the activities undertaken to address the 18 private sector impediments must be completed by the fair housing service provider (FHSP).

Rental Market: Table IV.64 shows the rental market strategies to be carried out to correct corresponding impediments. As shown, for nearly all impediments, testing and enforcement activities and training activities will be undertaken.

Table IV.64
Private Sector Impediment Strategies: Rental Market (Matrix A-1)
Los Angeles Urban County
2011 AI Data

Impediment	Correcting Agency	Strategies		
		Investigation and Enforcement	Training	
		Investigation activities which may include testing and enforcement	Two (2) trainings for landlords and property managers about fair housing law	Two (2) seminars to educate housing consumers on fair housing rights
1. Harassment of existing and potential renters	FHSP	X	X	X
2. Denial of available housing units in the rental markets	FHSP	X	X	X
3. Refusal to accept rental applications or to rent	FHSP	X	X	X
4. Discriminatory terms, conditions, privileges or facilities relating to rental	FHSP	X	X	X
5. Failure to make reasonable accommodations or modifications	FHSP	X	X	X
6. Wrongful eviction	FHSP	N/A	X	X
7. Hesitancy to file complaints for fear of retaliation	FHSP	N/A	X	X
8. Failure to provide leasing documents in native languages	FHSP	X	X	X
9. Steering activities by rental housing agencies	FHSP	X	X	X
10. Preferences stated in advertisement for rental housing	FHSP	X	X	X

Of particular importance to the CDC regarding private sector impediments to fair housing choice are the investigation goals, which may include testing and enforcement, for which the fair housing service provider may aim. Thus, the CDC is dedicated to tracking the actions taken in the following program years to ensure adequate testing and enforcement activities are made. Table IV.65 explains the accomplishments expected for each impediment and the time frame, and anticipates the documentation and information to be provided over the 2012–2013 program year. This table also shows the investigation, testing, and enforcement objectives of the CDC to affect change regarding private sector rental market impediments.

Table IV.65
Investigation Objectives: Rental Market (Matrix B)
Los Angeles Urban County
2011 AI Data

Impediment	Time Frame: July 1, 2012 – June 30, 2013	
	Investigation activities which may include testing and enforcement	Investigation log to be included in quarterly reports
1. Harassment of existing and potential renters	X	X
2. Denial of available housing units in the rental markets	X	X
3. Refusal to accept rental applications or to rent	X	X
4. Discriminatory terms, conditions, privileges or facilities relating to rental	X	X
5. Failure to make reasonable accommodations or modifications	X	X
6. Wrongful eviction	N/A	X
7. Hesitancy to file complaints for fear of retaliation	N/A	X
8. Failure to provide leasing documents in native languages	X	X
9. Steering activities by rental housing agencies	X	X
10. Preferences stated in advertisement for rental housing	X	X

Home Sales Market: In the home sales market, training strategies will be undertaken. As shown in Table IV.66, testing and enforcement are not feasible or not applicable for these homes sales market impediments. Due to the difficulty of providing information for loan applicants in testing situations, testing of lenders is not feasible. However, a variety of training sessions and seminars can be held to address specific home sales market impediments.

Table IV.66
Private Sector Impediment Strategies: Home Sales Market (Matrix A-2)
Los Angeles Urban County
2011 AI Data

Impediment	Correcting Agency	Strategies		
		Testing and Enforcement	Training	
		One (1) round of testing and enforcement activities	Two (2) trainings for real estate agents, lending officers, and sellers about fair housing law	Two (2) seminars to educate housing consumers on fair housing rights
11. Denial of availability of housing in the home purchase markets	FHSP	Not feasible	X	X
12. Steering, redlining, reverse redlining and blockbusting activities	FHSP	Not feasible	X	X
13. Preferences given to persons not utilizing home buyer assistance programs	FHSP	Not feasible	X	X
14. Denial of home purchase loans	FHSP	Not feasible	N/A	X
15. Predatory lending in the home purchase market	FHSP	Not feasible	N/A	X
16. Failure to comply with accessibility requirements in construction of housing units	FHSP	N/A	N/A	X
17. Inequitable investment of CRA resources	FHSP	N/A	N/A	N/A
18. Failure by housing consumers to actively participate in fair housing outreach	FHSP	Not feasible	X	X

For those private sector impediments that affect the home sales and rental markets, the CDC has defined several training objectives of particular importance. These objectives are not specific to each impediment, as these trainings will encompass broad areas of the home sales market and will address

multiple potential impediments to fair housing choice. The time frame for these objectives is also the 2012–2013 program year, and accomplishments for these objectives are to be reported in the narratives of Quarterly Performance Reports (QPRs).

Table IV.67 shows the training objectives to be achieved to address home sales market impediments. Training in these areas is meant to be targeted to both landlords and property management companies and housing consumers.

Table IV.67
Training Objectives: Rental and Home Sales Markets (Matrix C)
Los Angeles Urban County
2011 AI Data

Time Frame: July 1, 2012 – June 30, 2013		
Training Accomplishments	**Training Documentation to be Submitted to CDC**	**Training Information to be Reported**
Distribute 16,000 pieces of fair housing literature/ year	Sample of information shared	QPR narrative
Conduct 16 outreach and educational presentations and workshops/ year (2 HRC, 1 each sub per quarter) to inform special populations of their rights	Copies of presentation pieces including fair housing law, housing discrimination, landlord/ tenant law, and first-time homebuyer information; and sign-in sheets	QPR narrative, including list of locations, dates, and number distributed
Staff 20 fair housing information booths at community festivals and annual events	Copy of program, information shared	QPR narrative, including list of locations, dates, and number distributed
Conduct eight (8) fair housing special media efforts/ year	Copy of published materials, notices, or script of PSA and scheduled airings	QPR narrative
Host three (3) fair housing special events/ year	Copies of event schedule or program, sign-in sheets, and information shared	QPR narrative

Public Sector Impediments

Table IV.68
Public Sector Impediments Matrix
Los Angeles Urban County
2011 AI Data

Impediment	Source												Protected Classes Affected	Need for Action
	Census Data	CRA Data	Literature/Case Review	HMDA Data	Complaint Review	Compliance Review	Fair Housing Survey	Planning and Zoning Survey	Focus Groups	Fair Housing Forums	HRC Input	Other		
Home Sales Market														
19. Failure to establish compliant fair housing policies on the part of several participating cities						X							All	H
20. Ineffective fair housing outreach and education efforts							X		X	X			All	H
21. Failure to adequately enforce fair housing laws							X		X	X			All	H
22. Access to fair housing services has been made burdensome					X							X	All	M
23. Failure to make reasonable accommodations in the public housing market, including allowance of service animals			X				X			X	X		Disability	H
24. Extortion and bribery activities in response to requests to be placed on housing assistance lists										X			National origin, familial status, sex	H
25. Land use and planning decisions and operational practices result in unequal access to government services, such as transportation	X						X				X	X	Familial status, disability, race, national origin	M
26. Historical establishment of policies resulting in segregation of minority populations	X		X										Race, national origin, disability	L
27. Insufficient establishment of building codes regarding special needs housing							X		X				Disability	M
28. Lack of enforcement of codes, including health and safety codes and ADA codes							X		X		X		Race, national origin, familial status, disability	M
29. Decisions regarding definitions of “family,” “dwelling units” and related terms							X	X					Familial status, disability	L
30. Implementation of exclusionary policies			X					X					Familial status, disability	L
31. Failure to engage in actions to affirmatively further fair housing and the AI process by government agencies						X		X					All	M
32. Insufficient inclusion of persons adversely affected by housing discrimination such as protected classes including domestic violence victims and the elderly							X		X	X		X	-	M

Public Sector Strategies and Objectives

The following table explains the strategies and objectives the CDC and its participating agencies will undertake to address the public sector impediments found in the 2011 AI. For these public sector impediments, planned strategies and reporting are included in the table along with the impediment and strategy.

Table IV.69
Public Sector Impediment Strategies
Los Angeles Urban County
2011 AI Data

Impediment	Correcting Agency	Strategy	Expected Outcomes/ Reporting Actions
19. Failure to establish compliant fair housing policies on the part of several participating cities	CDC	Encourage participating cities to adopt appropriate fair housing policies and practices, while monitoring their compliance	Monitor progress, press for agency compliance, report progress in annual CAPERs
20. Ineffective fair housing outreach and education efforts	FHSP/ Participating Cities	FHSP: offer fair housing research and education services, improve their efficacy, and report progress annually. Cities: provide better access to housing services.	Monitor QPR progress reporting, report progress in CAPER
21. Failure to adequately enforce fair housing laws	FHSP	Assess ways to increase monitoring and enforcement of fair housing laws	Monitor QPR progress reporting, report progress in CAPER
22. Access to fair housing services has been made burdensome	FHSP/ Participating Cities	Look for ways to streamline accessibility to fair housing services; simplify complaint avenues	Monitor QPR progress reporting, report progress in CAPER
23. Failure to make reasonable accommodations in the public housing market, including allowance of service animals	CDC/ FHSP	Examine issues involving HUD's definition of "reasonable accommodation," including regarding service animals	Monitor QPR progress reporting, report progress in CAPER
24. Extortion and bribery activities in response to requests to be placed on housing assistance lists	FHSP	Examine scope of problem, determine if testing or enforcement activities are needed	Monitor issue, report outcome in CAPER
25. Land use and planning decisions and operational practices result in unequal access to government services, such as transportation	CDC	Inform participating agencies of importance of planning decisions that promote equal access to services such as transportation or land use	Monitor agencies' responses, report outcome in CAPER
26. Historical establishment of policies resulting in segregation of minority populations	CDC	Determine steps to be taken to avoid or reverse conditions, discussing land use/planning policies, Housing Element compliance, and other. Encourage revisions as needed.	Monitor agencies' responses, report outcome in CAPER
27. Insufficient establishment of building codes regarding special needs housing	Participating Cities	Examine local code definitions, monitor communities not in compliance	Monitor agencies' responses, report outcome in CAPER
28. Lack of enforcement of codes, including health and safety codes and ADA codes	CDC	Encourage communities to monitor and enforce codes, including health/safety and ADA	Monitor agencies' responses, report outcome in CAPER
29. Decisions regarding definitions of "family," "dwelling units" and related terms	CDC	Encourage communities to reevaluate definitions that may restrict access; monitor communities not in compliance	Monitor agencies' responses, report outcome in CAPER
30. Implementation of exclusionary policies	CDC	Encourage cities to review policies that may restrict housing access, monitor changes.	Monitor agencies' responses, report outcome in CAPER
31. Failure to engage in actions to affirmatively further fair housing and the AI process by government agencies	CDC	Educate cities about fair housing requirements, monitor progress	Monitor agencies' responses, report outcome in CAPER
32. Insufficient inclusion of persons adversely affected by housing discrimination such as protected classes including domestic violence victims and the elderly	CDC	Evaluate position and options for encouraging legislative change for inclusion of these classes	Monitor agencies' responses, report outcome in CAPER

Los Angeles County

The *2014–2021 Los Angeles County General Plan's* Draft Housing Element also notes strategies and activities to be implemented to address equal housing opportunity. A variety of programs implement the County's housing goals regarding housing availability, housing affordability, neighborhood and housing preservation, and implementation and monitoring; all of these will aid in removing or ameliorating barriers to affordable housing. Table IV.70, below, summarizes the County's quantified objectives for the unincorporated areas for the 2014–2021 Housing Element planning period.

Table IV.70
Draft Housing Element Program Matrix: Equal Housing Opportunity
Los Angeles Urban County
2012 Resident Survey Data

Program	Responsible Agency	Timeframe
Program 23: Fair Housing Program	DRP, CDC	Ongoing
Program 24: Homeowner Fraud Prevention	DCA	Ongoing

CDC: Community Development Commission
DCA: Department of Consumer Affairs
DRP: Department of Regional Planning

These programs and their primary objectives are described below:

Program 22: Fair Housing Program: The County contracts with service providers to provide and coordinate fair housing services for residents. The service provider is required to conduct outreach and education activities, distribute literature, and publicize the availability of fair housing services through various media. The service provider also records and investigates inquiries and complaints from residents, while also conducting testing and enforcement activities. The CDC will annually allocate funding to support fair housing and tenant/landlord services and provide training to County staff on fair housing laws and responsibilities.

Program 23: Homeowner Fraud Prevention: The Homeowner Fraud Prevention Project (Second Supervisorial District) is designed to protect homeowners in the unincorporated areas of the Second Supervisorial District from being victims of fraud in the following areas: the purchase of home; equity transactions including identity theft; purchase of home repair and improvement contracts; purchase of household goods and services; foreclosures; and more. The County will provide fraud prevention counseling services to low and moderate income homeowners during the planning period.

I. PUBLIC AND ASSISTED HOUSING

Public or assisted housing can exist in several forms, including housing units offered by public agencies and leased to low-income households, low-income housing projects owned by nonprofit entities, housing voucher programs, and supportive housing.

Public and assisted housing units make up a portion of the housing stock located throughout the Urban County. The Housing Authority of the County of Los Angeles (HACoLA) is a federally funded agency that administers housing assistance programs in the County for qualified very low-income families, the disabled, and seniors. The agency operates public housing and, therefore, has developed a plan related to public housing and public housing initiatives. HACoLA's agency plan for 2008 to 2012 and subsequent annual plans state the goals and objectives for public and assisted housing in the Urban County. To enhance the Consolidated Plan's description of the needs and resources of public housing residents, a survey was conducted of HACoLA public housing residents in the fall of 2012.

The key programs discussed in this section include the tenant-based housing choice voucher program and public housing developments, all administered by the HACoLA. The jurisdiction of the HACoLA covers the unincorporated areas of Los Angeles County as well as 62 cities that do not have their own housing authorities; larger cities such as Los Angeles are excluded. In the following section reviewing HACoLA data and properties, its service area is very similar to the Urban County, though it includes several additional cities to the 49 participating cities in the CDC's Urban County programs.

Also noted in this section is the risk of expiring Section 8 project-based contracts, though these are not administered by the HACoLA. However, Program 21 of the County's Draft Housing Element addresses these contracts.

HOUSING CHOICE VOUCHERS

Despite popular perception, most of the nation's affordable housing stock is not in public housing projects, but in privately owned and operated developments subsidized by the federal government. The housing choice voucher (HCV) program, formerly called the Section 8 program, is HUD's largest program that helps low-income families, the elderly, and the disabled find affordable decent, safe, and sanitary housing in the private market. Participants receive federally subsidized vouchers that they can use to rent the home or apartment of their choosing, provided that it meets the requirements of the program and agreement of the landlord, though such housing is not limited to units in subsidized housing projects. The funding assistance is provided to the family or individual, the voucher holder, and can move with the family or individual rather than being tied to the property or unit. The unit may include the family's residence at the time of admittance to the program.[42]

[42] HUD, Housing Choice Vouchers Fact Sheet, http://portal.hud.gov/hudportal/HUD?src=/topics/housing_choice_voucher_program_section_8

HUD provides federal funds to local public housing agencies (PHAs), who administer the HCVs for their area and ensure that properties meet health and safety standards.[43] In Los Angeles County, HCV tenants (still referred to as Section 8 participants) pay between 30 and 40 percent of their monthly income and HACoLA pays the remainder of the rent; a participant's income is determined by HUD regulations 24 CFR Part 5. HACoLA establishes payment standards based on HUD-established Fair Market Rents, and the landlord's asking price must be comparable to other rents in the area. The HACoLA waitlist for the Section 8 HCV program is lengthy, and was closed at the time of this report along with the waitlists for HACoLA public housing developments.

In addition, project-based vouchers key to the HCV program. With project-based vouchers, a PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or if the owner agrees to set-aside a portion of the units in an existing development. The PHA selects owners through a competitive selection process and often requires the owner to address the housing needs of a specific population, such as elderly families, disabled families, homeless families, or families with mental illness. In addition to housing assistance, supportive services are often made available.

While the tenant-based HCV program is the most common, specialized voucher-based programs assist particular groups of low-income residents in the Urban County. Special purpose voucher programs include:

- The federal Veterans Affairs Supportive Housing (VASH) program, which was created in 2009 to serve homeless veterans and their families with housing and supportive services;
- The Family Unification Program, under which HCVs are provided to youth aged 18 to 21 and families who need housing to provide care for children in out-of-home care; and
- The non-elderly disabled (NED) HCV program, which gives special admission to non-elderly disabled families.

A subset of the HCV program is HUD's family self-sufficiency (FSS) program, which encourages PHAs to work within their communities to help HCV recipient families find employment that will allow them independence and self-sufficiency. Many services are provided through FSS programs, such as childcare, transportation, education, job training, substance abuse treatment, and other training and counseling.[44]

In addition, the Moderate Rehabilitation (Mod Rehab) program was designed to be an expansion of the rental certificate program. The rental certificate program was initially amended to permit moderate levels of rehabilitation to upgrade and preserve the housing stock. After work was completed, owners entered into a 15-year Housing Assistance Contract with the HACoLA. Using this 15-year rental certificate contract, the HACoLA helped the owner repay the loan by subsidizing the

[43] HUD, Housing Choice Vouchers Fact Sheet,
http://portal.hud.gov/hudportal/HUD?src=/topics/housing_choice_voucher_program_section_8
[44] HUD, Housing Choice Voucher Family Self-Sufficiency,
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/fss

rents of low-income participants at a higher-than-fair market rate. The contract tied rental subsidies to the building not the participant. Although funding is no longer available for new participants, the HACoLA continues to administer existing contracts under this program.

In use in October 2012 were 21,448 HACoLA tenant-based HCVs available in the County, as shown in Table IV.71. In addition, there were 621 VASH vouchers for veterans, 224 Family Unification Program vouchers, and 99 NED vouchers. Vouchers for project-based assisted units represented a very small share of all vouchers, with 210, only slightly less than the 256 Mod Rehab-assisted units. All of these vouchers represent not necessarily assisted individuals, but assisted households or families in the program, many with more than one (1) resident.

Also a small portion, FSS participants represented 481 families in the tenant-based voucher program and several others in the project-based and special purpose voucher programs. However, only seven (7) families had completed the FSS program in FY 2011–2012, all within the tenant-based voucher program.

Table IV.71
Assisted Housing Vouchers
Los Angeles County
October 2012 HACOLA Data

Type	Project-Based*	Tenant-Based	Special Purpose Voucher			Total	Mod Rehab
			VASH	Family Unification Program	NED		
Unit Vouchers Available	287	21,479	805	250	100	22,921	277
FSS Participants	12	481	1	8	.	502	.
FSS Completions FY 11–12	.	7	.	.	.	7	.

PUBLIC AND AFFORDABLE HOUSING DEVELOPMENTS

As shown in Table IV.72, HACoLA owns and/or manages more than 3,258 public and other affordable housing units across Los Angeles County, located at 70 different properties. The largest share of these were in District 4, in and around the city of Los Angeles, with 1,014 properties. Districts 1 and 3 also had significant portions of the total units, with 698 and 634, respectively. Across the County, there were 204 accessible public housing units available for disabled residents, representing 6.3 percent of the total units in public housing developments. This compares to a 9.4 percent disability rate for all County residents in the 2010 three-year ACS, as presented in **Section III.B Demographic and Economic Profile**, though this rate may be higher among the low-income residents of public housing. Public Housing residents can also request reasonable accommodation if needed.

Table IV.72
Public and Affordable Housing Developments
Los Angeles County
November 2012 HACoLA Data

Supervisorial District	Sites	Units	% of Total (Units)
District 1	11	698	21.4%
District 2	39	417	12.8%
District 3	10	634	19.5%
District 4	5	1,104	33.9%
District 5	5	405	12.4%
Total	**70**	**3,258**	**100.0%**
Accessible Units	.	204	6.3%

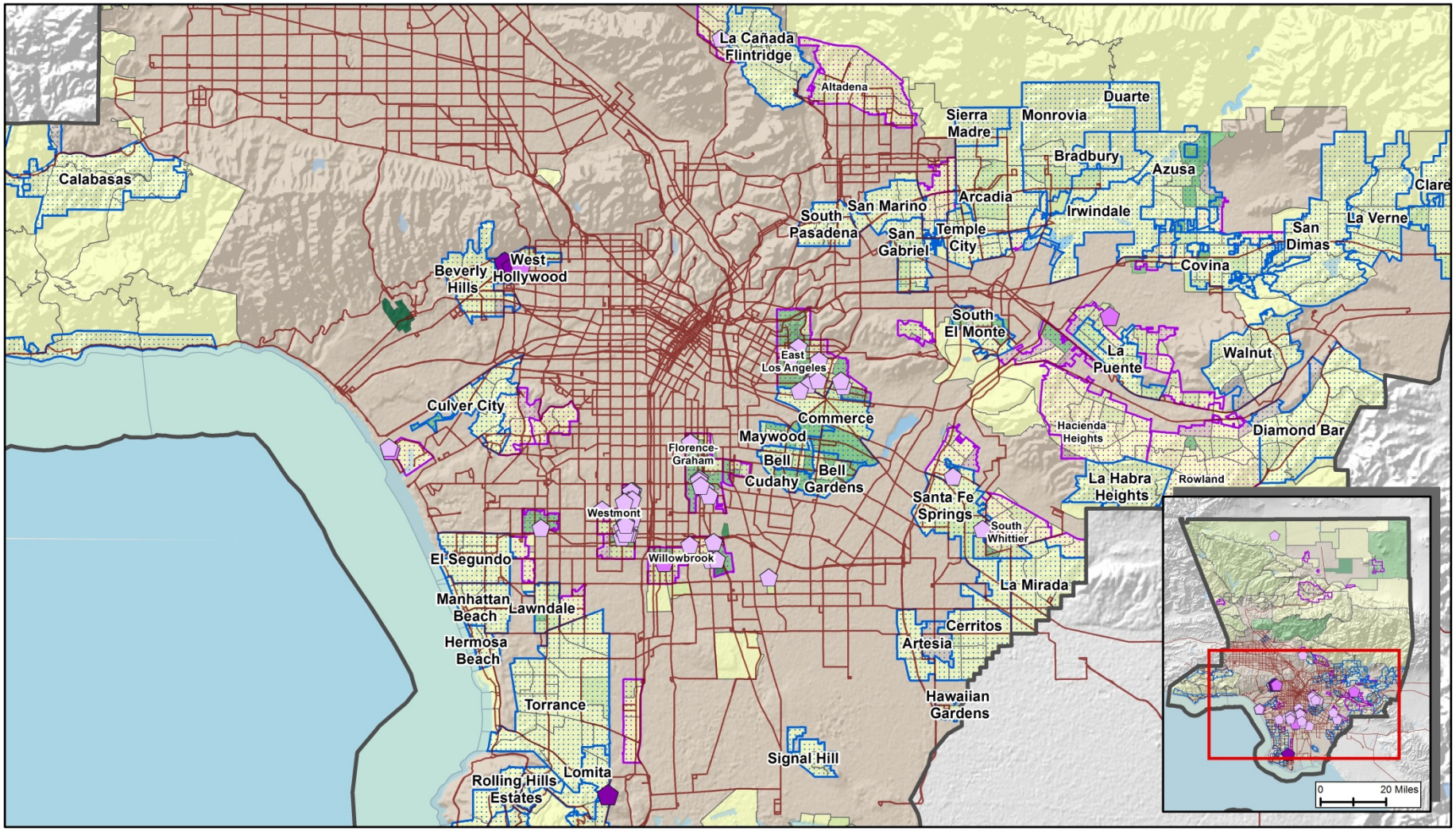
In the Urban County alone, there were 1,046 units, separated by city or unincorporated area, as shown in in Table IV.73. As shown, 369 of these were distributed between three (3) developments in West Hollywood; 301 of them were in a building in Lomita; and 183 were in the two (2) developments in Marina del Rey.

Table IV.73
Public and Affordable Housing Developments by Urban County Community
Los Angeles Urban County
November 2012 HACoLA Data

Community	Sites	Units
West Hollywood	3	369
Lomita	1	301
Marina del Rey	2	183
La Puente	1	89
La Crescenta-Montrose	1	62
Quartz Hill	2	40
Lennox	1	2
Other Urban County	45	1,244
Total Urban County	**56**	**2,290**

These developments are also shown in geographic map form, in Map IV.9, plotted with poverty rates and public transit routes. As shown, some of these developments were located in tracts with poverty rates above the disproportionate share threshold, such as in the East Los Angeles and Westmont areas, though these buildings had relatively few units. All of the largest housing sites were located in tracts with lower-than-average poverty rates. Most public and affordable housing developments in the southern parts of the Urban County were along public transit lines, though the developments near La Puente and in some of the unincorporated areas were not in extremely close proximity to these transportation options, possibly limiting opportunities for residents. While heavy concentration of public and affordable housing residents in areas of poverty is also cause for concern and may occur in Westmont and East Los Angeles, the lack of public and affordable housing options in the Urban County's poorest tracts, such as in the communities of the Bell, Bell Gardens, and Azusa may indicate populations that are not served.

Map IV.9
Public Housing Developments and Public Transit Routes
Los Angeles County
November 2012 HACoLA Data



LEGEND

HACoLA Public Housing Units and Public Transit Routes

Average Poverty Rate in Study Area Tracts of the Los Angeles Urban County= 11.6%

Disproportionate Share Threshold = 21.6%

Public Transit Route

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: November 2012 HACoLA Data, 2012 CDC Data, 2006–2010 ACS Data, 2010 TIGER Data

Housing Units per Site
- 2 - 75
- 76 - 125
- 125 - 301

2006–2010 Poverty Rate
- 0.0 - 11.6
- 11.7 - 21.6
- 21.7 - 40.0
- 40.1 - 60.0
- 60.1 - 82.8

Disproportionate Share Threshold

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 4 Miles

Long waiting periods are common for applicants to public and affordable housing developments, as the demand for affordable housing often exceeds the resources available. As reported in the HACoLA's *Annual Plan for FY 2012–2013*, the Public Housing program waitlist had 127,797 applicants, made up of 40.0 percent black applicants, 21 Hispanic applicants with race not reported, 16.0 percent white applicants, 11.0 percent Asian applicants, and 12.0 percent of other races. Of all applicants, about 15.0 percent were elderly and 14.0 percent were non-elderly disabled. The waiting period for public housing applicants typically ranges from about three (3) to five (5) years, depending on the number of persons in the household.

CHARACTERISTICS OF RESIDENTS

HACoLA administers and manages the housing assistance vouchers in use in the Urban County and other cities; it also records data on the individuals and families that receive such assistance. Among those populations of particular concern is the homeless population; 1,074 individuals and families were homeless before receiving housing assistance through HACoLA. As shown in Table IV.74, on the following page, of those who received tenant-based vouchers, 495 were homeless upon admittance to the program. This figure was even higher for VASH assistance recipients; 541 of them were homeless at admission. Of residents who rented project-based assisted units, 38 were homeless before entering the program. While data are not available about the homelessness status of residents on the wait list, some of these persons and families may be homeless as well.

Another sensitive population in need of affordable housing is the elderly and seniors; these persons may have fewer resources and opportunities, and may have more needs for health care and access to services. More than 7,000 of the individuals and families who received housing assistance were aged 62 or older, with the majority of these receiving tenant-based rental assistance (6,798). Another 111 persons in this age category received VASH assistance, 71 lived in project-based assisted housing, and several others received support through other programs. A large share of Mod Rehab assistance recipients, 50 individuals, were 62 or older.

Among individuals and families, 8,478 were considered disabled or had at least one (1) disabled family member, with nearly all of these (7,990) in the tenant-based program and 275 headed by veterans, receiving VASH vouchers. Nearly all of the NED recipients were disabled, with 98 such families out of the 99 vouchers available for these programs. Another 95 participants in project-based voucher housing were disabled.

Other data reported by the HACoLA about assisted housing recipients are household income, length of stay, and number of persons in each household. Averages included in Table IV.74 show that the average annual income of HACoLA assistance households was $14,575 in 2012, with the lowest incomes seen for project-based housing residents ($11,868). Tenant-based assistance recipients

averaged an annual income of $14,607. These incomes represent extremely low levels for the area. In comparison, the average household income in Los Angeles County in 2010 was $79,180.[45]

The average length of stay in assisted housing was longest for NED residents, with 12 years. Among the more common tenant-based assistance recipients, the average length of stay was 9; for all assisted housing residents, the average was 8 years.

The average household size for assisted housing was two (2) persons, though this ranged from an average of one (1) for VASH and NED recipients to four (4) for Family Unification Program assistance recipients. In the tenant-based program, households averaged three (3) persons, suggesting that many recipients have one (1) or more children or have nontraditional housing situations.

Table IV.74
Assisted Housing Residents by Characteristics
Los Angeles County
October 2012 HACOLA Data

Characteristic and Type	Project-Based*	Tenant-Based	Special Purpose Voucher			Total	Mod Rehab
			VASH	Family Unification Program	NED		
Participants (Individuals and Families)							
Homeless at Admission	38	495	541	0	0	**1,074**	0
Elderly Participants (>=62)	71	6,798	111	4	18	**7,002**	50
Disabled	95	7,990	275	20	98	**8,478**	57
Averages							
Annual Household Income	$11,868	$14,607	$14,320	$15,810	$12,486	**$14,575**	$12,690
Length of Stay (Years)	1	9	1	5	12	**8**	7
Household Size (Persons)	2	3	1	4	1	**2**	3

HACoLA assistance recipients can also be examined by race. As shown in Table IV.75, below, 10,893 residents were white and 9,322 were black, with 7,684 of any race and Hispanic ethnicity. Persons and families of multiple races were counted multiple times, and all residents of Hispanic ethnicity were also counted by their races. These data show nearly as many black residents as white, though the Urban County's overall racial makeup is far more heavily made up of white persons, suggesting that proportionally, white persons may be underrepresented and less likely to use assisted housing.

Table IV.75
Assisted Housing Residents by Race/Ethnicity
Los Angeles County
October 2012 HACOLA Data

Race/Ethnicity	Project-Based*	Tenant-Based	Special Purpose Voucher			Total	Mod Rehab
			VASH	Family Unification Program	NED		
White	97	10,402	181	159	54	10,893	147
Black	101	8,704	416	59	42	9,322	67
Asian	7	2,246	9	5	2	2,269	7
Native American/Alaskan Native	4	85	12	4	1	106	0
Pacific Islander	1	57	3	2	1	64	35
Other	0	0	0	0	0	0	0
Hispanic (Ethnicity)	45	7,394	79	138	28	7,684	123

[45] U.S. Census Bureau American FactFinder, 2010 Three-Year ACS, Mean Incomes, http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml

Indeed, examination of the shares of residents of each racial and ethnic group can be even more revealing. While in total, white residents made up about 48.1 percent, this number was as high as 69.4 percent for the Family Unification Program and as low as 29.1 percent for the VASH program, which was made up of more than two-thirds (2/3) black veteran households. These data are shown in Table IV.76. Also notable is that 60.3 percent of residents in the Family Unification Program were of Hispanic ethnicity, close to twice as high as the average for all programs. The white and Hispanic groups were also largely represented among Mod Rehab assistance recipients. More than half of NED residents were white, followed by 42.0 percent black.

As discussed, white and black residents, and persons of Hispanic ethnicity, were most common in HACoLA assistance, while the racial and ethnic makeup of the Urban County overall was not divided so simply. As presented previously, black persons represented only 5.6 percent of the Urban County's population in 2010; these persons were disproportionately represented in assisted housing programs, making up 26.2 percent of recipients, suggesting that income and housing burdens fall more heavily on this race. Very under-represented was the Asian population, which represented 18.0 percent of the total Urban County population but only 10.0 percent of assisted housing residents. Also under-represented in HACoLA assisted housing programs relative to their proportion of the Urban County's total population were white and Hispanic (any race) residents.

Table IV.76
Shares of Assisted Housing Residents by Race/Ethnicity
Los Angeles County
October 2012 HACOLA Data

Race/Ethnicity	Project-Based*	Tenant-Based	Special Purpose Voucher			Total	Mod Rehab
			VASH	Family Unification Program	NED		
White	46.2%	48.4%	29.1%	69.4%	54.0%	48.1%	57.4%
Black	48.1%	40.5%	67.0%	25.8%	42.0%	41.1%	26.2%
Asian	3.3%	10.4%	1.4%	2.2%	2.0%	10.0%	2.7%
Native American/Alaskan Native	1.9%	0.4%	1.9%	1.7%	1.0%	0.5%	0.0%
Pacific Islander	0.5%	0.3%	0.5%	0.9%	1.0%	0.3%	13.7%
Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Hispanic (Ethnicity)	21.4%	34.4%	12.7%	60.3%	28.0%	33.9%	48.0%

Long waiting periods are common for applicants to the Section 8 program, as the demand for assisted housing often exceeds the number of available vouchers. At the time of the HACoLA's *Annual Plan for FY 2012–2013*, the waiting list for the Section 8 program was 191,704 applicants, made up of approximately 35.0 percent black applicants, 30.0 percent white applicants, 5.0 percent Asian applicants, and 28.0 percent who did not disclose their race. Among applicants of all races, 27.0 percent reported Hispanic ethnicity and 25.0 percent did not disclose an ethnicity. About 19.0 percent of those on the waiting list were elderly and 19.0 percent were disabled. The period of time spent on the waiting list varies and can be as long as several years. The waiting list does not include special admissions: families who qualify for set-aside, targeted, or special programs.[46]

[46] HACoLA, *Annual Plan for FY 2012*, http://www3.lacdc.org/CDCWebsite/uploadedFiles/AH/ca002v01.pdf

ADMISSIONS PREFERENCES

The HACoLA applies a priority system for determining admissions to its housing programs. These priorities, generally based on the characteristics of the applicants, ensure that public and assisted housing assistance serve populations with the most need and meet federal requirements for housing subsidy programs.

Section 8 Housing Choice Vouchers

Federal targeting goals require that more than 75 percent of all new family admissions earn 30 percent or less of the area median income (AMI), determined annually and by geographic area; the remaining 25 percent may earn up to 80 percent of the AMI (in 2012, the AMI for a four-person family Los Angeles County was $64,800).[47] In addition, the HACoLA has established preferences for these tenant-based vouchers, based on the following ranked priorities:

1. **Homeless persons and families,** which must be referred to the HACoLA by a homeless service provider currently under contract with the agency. The family must consist of two (2) or more persons with one (1) member under the age of 18, or be a single elderly and/or disabled individual.
2. **Families who qualify for set-aside, targeted, or special programs,** who also must be referred by contracted agencies.
3. **Veterans and veterans' families,** who receive priority in accordance with the California Health and Safety Code, section 34322.2.
4. **Families whose assistance has been terminated** due to insufficient funding.
5. **Victims of domestic violence,** reprisals, or hate crimes.
6. **Families who have been involuntarily displaced,** through a disaster, government action, action of the housing owner, inaccessibility, or property disposition.
7. **Residents who live or work in HACoLA's jurisdiction.**
8. **Date and time** order on the waiting list.

In addition, Section 16(a)(3)(B) of the United States Housing Act mandates that public housing authorities adopt an admissions policy that promotes the deconcentration of poverty in public housing, known as income targeting and deconcentration. HUD emphasizes that the goal of deconcentration is to foster the development of mixed-income communities within public housing, where lower-income residents are provided with working-family role models and greater access to employment and information networks. The pool of applicant families ensures that the HACoLA will meet income targeting requirements.

[47] California Department of Housing and Community Development Division of Housing Policy Development, *State Income Limits for 2012: California Code of Regulations, Title 25, § 6932*, February 1, 2012, http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k12.pdf

Public Housing

The HACoLA's Public Housing program uses another set of priorities for admissions, explained in the following narrative. First, the HACoLA targets more than 40 percent of all new public housing admissions to families earning 30 percent or less of AMI, in accordance with federal targeting requirements. The pool of applicant families ensures that the HACoLA will meet income targeting requirements. The system prioritizes new admissions over transferring residents except in cases of emergencies, overhousing, underhousing, medical justification, administrative reasons determined by the HACoLA, domestic violence or hate crimes, or threat of violence.

The HACoLA has first, second, and third priorities for admissions for family properties; these begin with date and time of application, but also include the following groups as first priority:

- **Homeless persons and families,** which must be referred to the HACoLA by a homeless service provider currently under contract with the agency. The family must consist of two (2) or more persons with one (1) member under the age of 18, or be a single elderly and/or disabled individual.
- **Victims of domestic violence,** who also must be referred to the HACoLA by a service provider.
- **Emancipated youth aging out of foster care,** who must be referred by the Department of Children and Family Services. These youth, aged between 18 and 21, receive training and other support services as well as housing.
- **Veterans and veterans' families,** who receive priority in accordance with the California Health and Safety Code, section 34322.2.

Applicants receive second priority if they have been involuntarily displaced, through a disaster, government action, action of the housing owner, inaccessibility, or property disposition. Third priority is given to residents who live and/or work in HACoLA's jurisdiction.

With the goal of deconcentration and income-mixing, the Housing Act mandates that not less than 40 percent of new admissions to public housing developments must have incomes at or below 30 percent of the AMI, and the balance of 60 percent of new admissions may have incomes up to 80 percent of the AMI. The HACoLA typically exceeds the 40 percent requirement for families and an even greater portion of residents it servers are very low-income. The HACoLA's 2008 to 2012 Plan confirmed that it did not need to implement measures to promote deconcentration of poverty or income mixing.

PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

HACoLA's Resident Initiatives program assists individual residents to achieve self-sufficiency through literacy, job training, job placement, and various supportive services. Many of these support the economies of public housing developments and surrounding communities.

The following activities are provided year round:

Educational Partnerships, which builds and coordinates productive partnerships with educational institutions. The program supports the residents in a variety of ways including English as a Second Language instruction, homework assistance, arts and crafts activities, and more. Students are able to receive real-life experiences in a variety of fields including after-school education, social services, criminal justice, the arts, human resources, information technology, and various fields of research.

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

Family Learning Centers, which address the need for education, literacy, and after-school programming in public housing. The centers, located at several large public housing developments provide after-school programs, adult education, training, technology, and other classes.

Resident Opportunities and Self-Sufficiency (ROSS) Program grants from HUD have allowed the HACoLA to offer several programs:

- The ROSS Family Grant is designed to increase self-sufficiency among low- to moderate-income individuals by offering comprehensive workforce development employment services. Funding for this program was expended in 2007, but in 2011 HACoLA re-applied for this grant and was funded for another three-year term of July 2012 through June 2015.
- ROSS-Family Self-Sufficiency (FSS) program, a five-year voluntary program designed to assist public housing residents achieve economic independence, with services including an escrow account program created when a resident's rent increases due to an increase in earned income.
- ROSS Elderly and Persons with Disabilities Grants were designed to provide supportive services that improve quality of life while promoting independent living for elderly persons and persons with disabilities at 12 public housing sites. Services included case management, assistance with daily living, housekeeping assistance, meal services, transportation, resource referrals, medical referral services, health and nutrition classes, telephone check in service, exercise and fitness classes, home visits, preventative health education, and rehabilitation referral services, forms assistance, translation services, community and cultural activities and job opportunities. However, in December 2011, the 2008 ROSS Elderly Grant expired, meaning these services could no longer be provided. HACoLA is exploring other funding opportunities to provide additional supportive services to the elderly and persons with disabilities.

Youth in Focus, which teaches public housing youth the technical and artistic aspects of photography, encouraging youth to explore creative career options and building self-esteem and better understandings of themselves. The program also helps youth learn professional skills while developing a year-end program and presentation.

The **Capital Fund Program (CFP)** provides for rehabilitation, repair, and physical and management improvements of County-owned public housing developments. The CFP program requires that a physical and management needs assessment be done every six (6) years, allowing work items to be identified and prioritized. A Five-Year Plan is then developed to identify which projects will be funded in each year.

OTHER PUBLIC HOUSING

Project-Based Contracts

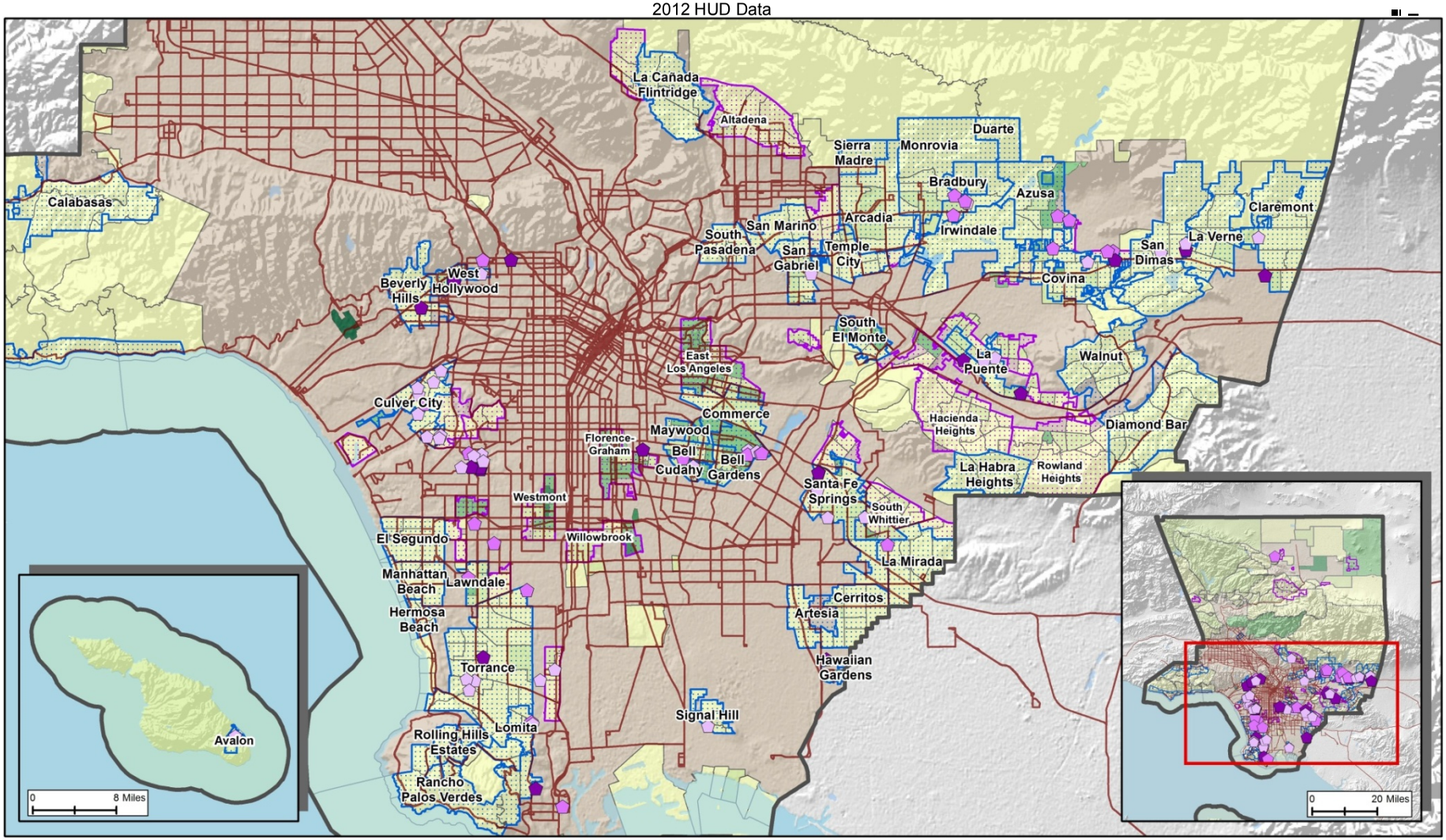
Image IV.2
Lancaster Homes
(Source: HACOLA Multifamily Housing, http://www3.lacdc.org/CDCWebsite/HM/Programs.aspx?id=353)

Another form of HUD rental assistance is the project-based Section 8 contract, wherein HUD provides rental subsidy for particular units, committed by a contractually determined period. These agreements between property owners and HUD set aside units for low-income tenants. HACoLA does not administer this program; however, the County's Housing Element addresses these contracts in Program 21. The project-based Section 8 program guarantees landlords will receive monthly rent payments on time; receive annual inspections to ensure property quality; charge the same rent to the Section 8 tenant as they do unassisted tenants; and maintain authority to screen tenants, collect security deposits, and create their own leases. The rental assistance is tied to the property, unlike the HCVs, which are portable with the tenants.

The HUD Multifamily Assistance and Section 8 Contracts Database records details about the assisted housing contracts available in the County, including the 4,752 in the Urban County in June 2012. These ranged from very few units in each property to up to 198 in some large buildings, though some contracts expired as early as 2012. Some of these units were for seniors or disabled persons, while others served a broader population.[48]Map IV.10 presents the location of project-based assisted contract units compared to the concentration of poverty in the Urban County, in addition to public transit lines. As shown, properties with assisted units were located in some parts of the central Urban County communities, such as in the inner ring suburbs of the City of Los Angeles and in the Duarte, Charter Oak, and San Dimas areas. Properties had between two (2) and 198 assisted units, with a high concentration of large properties with many assisted units in the area just northwest of Los Angeles. Almost all properties were well served by public transit routes. However, in comparison to poverty rates the units were not altogether evenly distributed; in many higher-poverty tracts, such as in the East Los Angeles, the Florence-Graham/Walnut Park area, Willowbrook, and Commerce. While extreme concentration of assisted housing in high poverty tracts would also be cause for concern, in-there may be shortages of affordable housing options in these areas for persons with high needs.

[48] HUD, Multifamily Assistance and Section 8 Contracts Database, June 2012, http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/exp/mfhdiscl

Map IV.10
Multi-Family HUD-Assisted Rental Units and Public Transit Routes
Los Angeles County
2012 HUD Data



LEGEND

Multi-Family HUD-Assisted Rental Units and Public Transit Routes

Average Poverty Rate in Study Area Tracts of the Los Angeles Urban County= 11.6%
Disproportionate Share Threshold = 21.6%

Public Transit Route

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2012 HUD Data, 2012 CDC Data, 2006–2010 ACS Data, 2010 TIGER Data

Assisted Units
- 2 - 50
- 51 - 100
- 101 - 198

2006–2010 Poverty Rate
- 0.0 - 11.6
- 11.7 - 21.6
- 21.7 - 40.0
- 40.1 - 60.0
- 60.1 - 82.8

Disproportionate Share Threshold

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 4 Miles

Risks of Expiring Contracts

Congress created the Section 8 program in 1974 as part of the Housing and Community Development Act; when it established this and other housing construction programs, 20-year project-based Section 8 contracts were used in conjunction with mortgage financing mechanisms to encourage the construction of affordable housing. Most of the mortgage loans had a 40-year loan term with an option to prepay the mortgage after 20 years. When project owners decide to prepay the remaining mortgage after 20 years (at the same time Section 8 contracts are expiring), the units convert to market rate housing. Since the 1990s, many affordable housing developments have become eligible to prepay the mortgage and opt out of Section 8 contracts. As such, expiring multi-family assistance contracts in the Urban County may be at risk of being converted to market rate housing; this would exacerbate the problem of long waiting lists for an already vulnerable segment of the population. Most project-based contracts can be renewed, but landlords may not choose to renew them and rent their units to market rate tenants instead. While tenants in these projects may qualify for HCVs to use elsewhere, they may be left without affordable housing options in their area.

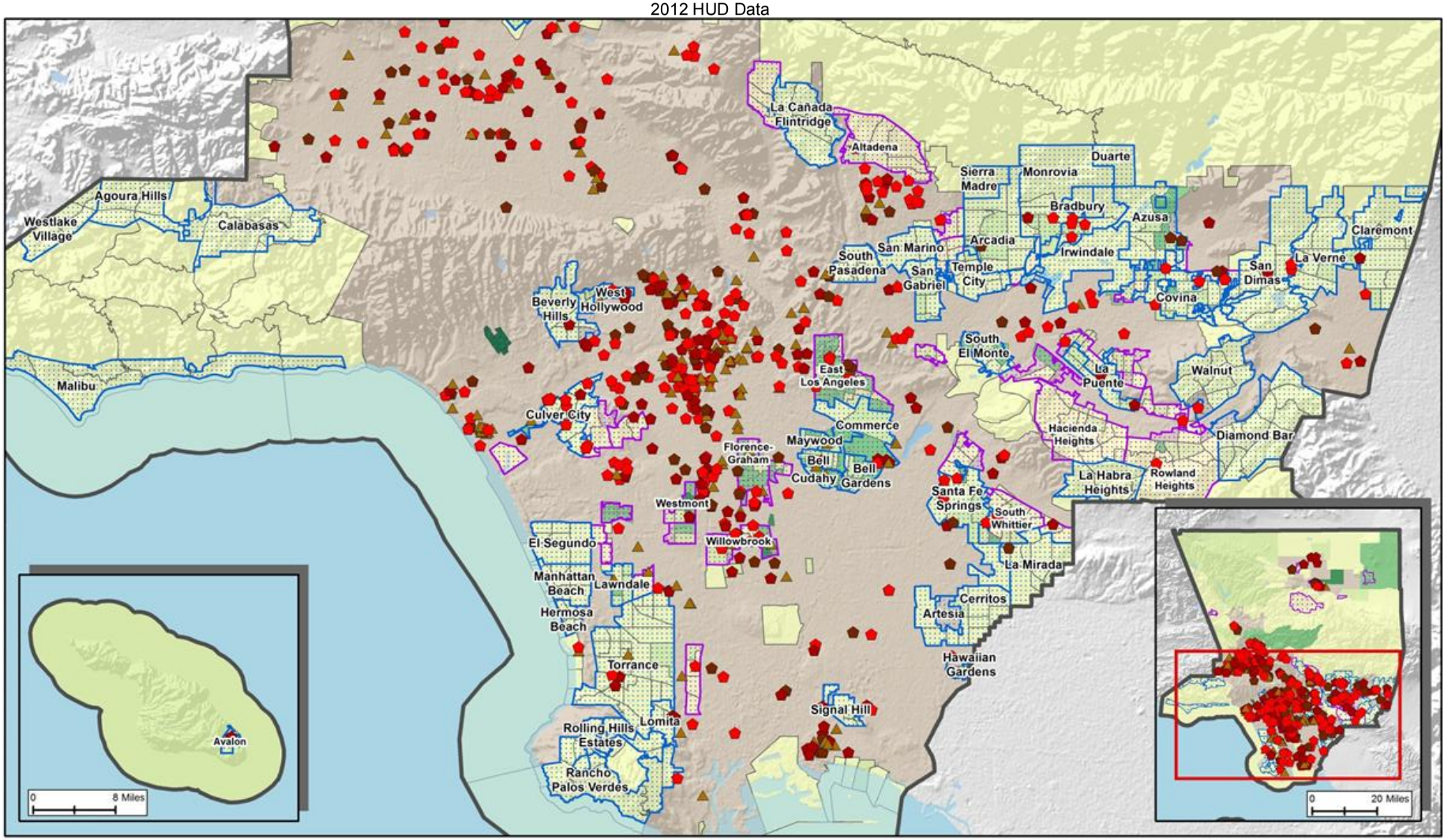
Historically, this problem has been worse in low-poverty neighborhoods with prevalent economic and service opportunities; HUD estimates that 90 percent of subsidized units in which landlords are likely to opt out of Section 8 assistance are located in these neighborhoods, where local rents are above the fair market rent established by HUD.[49] Thus, affordable housing can become concentrated in high poverty areas with fewer opportunities, increasing the challenge for residents to become self-sufficient. This is contrary to the purpose of the HCV program, designed to offer an alternative to conventional public housing: higher quality neighborhoods and access to better schools and jobs.

HCV Program Vouchers: While the project-based HCV program is meant to pay landlords comparable fair market rents, rents they collect may not change with market and neighborhood trends and may fall below the local non-subsidized value. When this happens, owners with expiring contracts may choose to renew the contract at (the lesser of) comparable market rents or 150 percent of the fair market rent through the Mark-Up-To-Market program; request renewal at or below comparable market rates, if receiving the highest rent possible is not an issue; or opt out of the Section 8 contract and rent the unit at market rate, after giving HUD and residents advance notice.[50] The Los Angeles County Department of Regional Planning estimates, in its *2014–2021 General Plan's* Draft Housing Element, that over that period, 568 housing units for low-income households are at risk of converting to market-rate housing.

Multi-Family Assisted Housing: Map IV.11 shows HUD data on the assisted multi-family housing properties by expiration year. As shown, many of the properties set to expire in 2012 were in low-poverty areas, suggesting that the availability of assisted housing for low-income persons may decrease in these areas, further concentrating poverty. However, some properties with contracts not expiring until 2015 or later were also located in some low-poverty tracts as well as in high-poverty tracts.

[49] HUD, *Opting In: Renewing America's Commitment to Affordable Housing*,, April 1999, http://archives.hud.gov/news/1999/optingin.html
[50] AARP Public Policy Institute, Section 8 Project-Based Rental Assistance: The Potential Loss of Affordable Federally Subsidized Housing Stock, 2000, http://assets.aarp.org/rgcenter/il/ib47_housing.pdf

Map IV.11
Multi-Family HUD-Assisted Properties by Expiration Year
Los Angeles County
2012 HUD Data



LEGEND

Poverty and Multi-Family Assisted Housing by Expiration Year

Average Poverty Rate in Study Area Tracts of the Los Angeles Urban County= 11.6%
Disproportionate Share Threshold = 21.6%

NOTE: A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.

Data Source: 2012 HUD Data, 2006–2010 ACS Data, 2010 TIGER Data

Fiscal Year of Expiration
- 2012
- 2013 - 2014
- 2015 - 2016
- 2017 - 2031

Poverty Rate
- 0.0 - 11.6
- 11.7 - 21.6
- 21.7 - 40.0
- 40.1 - 60.0
- 60.1 - 82.8

Disproportionate Share Threshold

- Participating Cities
- CDPs
- Non-Urban County: Entitlement and Other Cities
- Census Tract Boundaries
- Los Angeles County Boundary

0 5 Miles

PUBLIC HOUSING PUBLIC INVOLVEMENT

As mentioned previously, as part of the Consolidated Plan process, the 2012 Public Housing Resident Survey was conducted of public housing residents of the County. The survey was nearly identical to the 2012 Resident Survey conducted across the Urban County, and inquired about a variety of housing and community development concerns.

The first question in the survey asked respondents how they would choose to allocate resources, if they were to manage the distribution of housing and community development funding. They were asked to respond in percentages adding up to 100 percent. Table IV.77, at right, shows the average percentages reported by respondents. On average, respondents thought that more than one-third (1/3) of housing and community development funding should go to housing, with the remaining dollars split fairly evenly between human services, economic development, public facilities, and infrastructure and an average of about 5 percent used in other areas.

Table IV.77
Community Development Funding Allocation
Los Angeles County
2012 Public Housing Resident Survey Data

Area	Percent
Housing	33.6%
Human Services	16.9%
Economic Development	16.4%
Public Facilities	14.1%
Infrastructure	13.9%
Other	5.1%
Total	**100.0%**

The primary part of the survey asked respondents to rate the need for each particular service or type of option, on a scale of 1 to 4 with 1 indicating no need and 4 indicating a high need. Results to these questions are shown in Table IV.78. The highest average need ratings were seen in the housing category, with affordable rental housing and accessible housing receiving ratings of 3.70 and 3.63, respectively. In the infrastructure category, the need for parking facilities was also very high, at 3.70. Across all areas, ratings of 3.50 to 3.59 were seen for health services, anti-crime programs, healthcare facilities, street lighting, trash and debris removal, services for the elderly and frail elderly, employment training, assisted rental housing, senior housing, and fair housing practices. These results suggest that the highest needs for public housing residents are for safe, affordable housing options and safe, easy-to-access neighborhood features. Primary concerns for public housing residents include access, affordability, safety, and healthcare.

Table IV.78
Public Housing Resident Priority Averages: All Ratings Questions
Los Angeles County
2012 Public Housing Resident Survey Data

Need	Urban County	Need	Urban County
Community Services		Special Needs Services	
Health Services	3.59	Services for the Elderly and Frail Elderly	3.50
Anti-Crime Programs	3.52	Disabled Centers and Services	3.49
Educational Services	3.48	Helping Homeless Find Permanent Housing	3.46
Senior Activities	3.37	Emergency Homeless Shelters	3.45
Fair Housing Education	3.34	Other Housing Services for the Homeless	3.39
Youth Services	3.26	Homeless Prevention Services	3.39
Tenant/Landlord Counseling	3.11	Mental Health Services	3.35
Childcare Services	3.06	Transitional Homeless Shelters	3.35
Community Facilities		Neglect/Abused Children Centers and Services	3.32
Healthcare Facilities	3.52	Substance Abuse Services	3.28
Libraries	3.41	Domestic Violence Services	3.26
Senior Centers	3.40	HIV/AIDS Centers and Services	3.12
Park and Recreational Facilities	3.36	**Business and Job Opportunities**	
Historic Preservation	3.32	Employment Training	3.56
Community Centers	3.32	Job Creation/Retention	3.40
Youth Centers	3.23	Small Business Assistance	3.18
Childcare Centers	3.10	Technical Assistance	3.08
Infrastructure Projects		Commercial/Industrial Improvements	3.02
Parking Facilities	3.70	Business Expansion Assistance	2.96
Street Lighting	3.52	Storefront Improvements	2.95
Trash and Debris Removal	3.51	Business Recruitment	2.93
Public Transit Improvements	3.45	Business District Revitalization	2.92
Water/Sewer Improvements	3.41	Micro-enterprise Assistance	2.86
Accessibility Improvements	3.36	Access to Venture Capital	2.83
Drainage Improvements	3.31	**Housing Options**	
Graffiti Removal	3.30	Affordable Rental Housing	3.70
Sidewalk Improvements	3.29	Accessible Housing	3.63
Street/Alley Improvements	3.28	Assisted Rental Housing	3.59
Code Enforcement	3.19	Senior Housing	3.59
Tree Planting	3.18	Fair Housing Practices	3.57
		Affordable For-Sale Housing	3.47
		Homeownership Assistance	3.40
		Energy Efficient Retrofits	3.36
		New Rental Construction	3.33
		Residential Rehabilitation	3.31
		Housing Demolition	2.77

Respondents were next asked to share their views on the primary barriers or constraints to affordable housing development and provision. Given a list of possible barriers and constraints, respondents were to select as many issues as they felt applied. These results are show in Table IV.79. The most commonly listed barriers were condition of rental housing, selected by 201 respondents, cost of land or lot (198 respondents), lack of quality housing standards (172 respondents), cost of labor (168 respondents), and cost of materials (161 respondents).

Table IV.79
Barriers or Constraints to Affordable Housing
Los Angeles County
2012 Public Housing Resident Survey Data

Barriers	Percent
Condition of Rental Housing	201
Cost of Land or Lot	198
Lack of Housing quality Standards	172
Cost of Labor	168
Cost of Materials	161
Permitting Fees	150
Lack of Available Land	146
Permitting Process	142
Construction Fees	139
Lack of Nearby Services	135
Lack of Qualified Contractors	123
Lack of Water/Sewer Systems	119
Lack of Qualified Builders	118
Lot Size and Density Requirements	110
Other Building Codes	104
Energy Codes	101
Exclusionary Zoning	90
NIMBYism	70
Other Zoning	66

PUBLIC HOUSING STRATEGIES AND OBJECTIVES

As the CDC operates the County's public housing programs, it creates goals and objectives for public housing in cooperation with the HACoLA. The County's full strategy for public housing is detailed in the HACoLA's *Agency Plan for FY 2008–2012*.

Strategy for Addressing Housing Needs

The HACoLA's strategy for addressing housing needs furthers affordable housing availability in communities across Los Angeles County. An essential component of promoting affordable housing availability is outreach and communication about housing and housing-related service availability to service providers and the public, particularly for families of races or ethnicity with disproportionate needs. In order to do this, the HACoLA:

- Affirmatively markets to races/ethnicity shown to have disproportionate housing needs;
- Markets public and Section 8 housing at housing fairs, local governmental activities, churches, and public housing resident councils and through open houses for a variety of communities;
- Makes available to Section 8 tenants the location of units outside of areas of poverty or minority concentration;
- Markets the Section 8 program to owners of properties outside of areas of poverty concentrations;
- Distributes fair housing brochures to the public in the Administrative offices lobby, as well as to public housing residents and Section 8 participants; and

- Utilizes Resident Advisory Boards to conduct fair housing presentations for residents, participants, and HA staff.[51]

Risk of Expiring Contracts: To the extent feasible, the County will work to preserve the at-risk units, through Program 21 of its Draft Housing Element goals. The objectives of *Program 21: Preservation of At-Risk Housing* are to:

- Annually update the status of at-risk housing projects during the planning period;
- Discuss preservation options with at-risk project owners. As funding permits, explore acquisition of at-risk projects or extension of affordability covenants;
- Contact nonprofit housing organizations by the end of 2014 to solicit interest in preserving at-risk housing projects;
- Pursue funding from state and federal programs to assist in preserving at-risk housing;
- Allocate Section 8 Housing Choice Vouchers for households displaced due to the expiration of Section 8 project-based rental assistance; and
- Work with nonprofits and landlords to provide notification of expiring units to tenants; engage tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options.

HUD Strategic Goals

The HACoLA aims for several of HUD's strategic goals for PHAs, and has identified several particular goals and objectives specific to its jurisdiction. Full details on the HACoLA's strategic plan are discussed in its *Agency Plan for 2008–2012*, but the following list summarizes these goals:

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- PHA Goal: Improve the quality of assisted housing
- PHA Goal: Increase assisted housing choices

HUD Strategic Goal: Improve community quality of life and economic vitality.

- PHA Goal: Provide an improved living environment
- PHA Goal: Improve the quality of assisted housing
- PHA Goal: Increase assisted housing choices

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

- PHA Goal: Promote self-sufficiency and asset development of assisted households

HUD Strategic Goal: Ensure equal opportunity in housing for all Americans.

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing[52]

[51] HACoLA, *Annual Plan for FY 2012*, http://www3.lacdc.org/CDCWebsite/uploadedFiles/AH/ca002v01.pdf

[52] HACoLA, *Annual Plan for 2008–2012*, November 2007, http://www3.lacdc.org/CDCWebsite/uploadedFiles/HA/Agency%20Plan%202008-2012.pdf

Section 504 Improvements

According to the federal regulations for new construction and substantial rehabilitation, at least 5.0 percent of units must be accessible to persons with mobility impairments and an additional 2.0 percent of the units must be accessible to persons with sensory impairments.

HACoLA regularly reviews its policies and procedures to ensure equal access to disabled individuals and provides regular fair housing training to managers, supervisors, and staff. In the project-based voucher program, HACoLA ensures that the sites and housing units comply with ADA and Section 504 requirements.

HACoLA's Section 504 Coordinator provides technical assistance to managers and supervisors who make reasonable accommodation determinations. The 504 Coordinator also reviews and makes determinations on disputes of initial reasonable accommodation determinations.

In FY 2010–2011, a 504 Self-Assessment Compliance Evaluation Report was completed for the four (4) largest public housing senior/disabled developments: Carmelitos, Harbor Hills, Nueva Maravilla, and Southbay Gardens. HACoLA maintenance staff completed about 90 percent of the recommendations from that report, such as the installation of guardrails, installation of ramps in parking lots and ADA units, replacement of door handles, and new signage. The Capital Fund Program in FY 2011–2012 supported completion of the remaining ADA modifications.[53]

Strategy to Improve the Living Environment of Public and Affordable Housing Residents

The HACoLA utilizes resources such as safety and security surveys of residents, analysis of crime statistics, resident reports, staff reports, and police reports to determine the actions it needs to undertake to ensure residents' safety. The larger HACoLA developments such as Carmelitos, Harbor Hills, Nueva Maravilla, and South Scattered Sites are affected the most by criminal activity.

HACoLA created the Crime and Safety Unit (CSU) in 1997 to create and sustain safe communities for residents in and around public housing. The foundation of the CSU's efforts is the comprehensive HACoLA model that combines site management, residents, law enforcement, and social services partners. The CSU staff includes a manager, crime analyst, legal consultant, paralegal, fraud analyst, program specialist, part-time ADA analyst, and clinician; four (4) case managers; and four (4) youth service specialists.

HACoLA continues its public housing security efforts by expanding its use of surveillance cameras at public housing developments and further institutionalizing its use of Crime Prevention Through Environmental Design (CPTED) principles. CPTED is based on the premise that the built environment influences criminal behavior. CPTED principles include natural surveillance, natural territorial reinforcement, access control, and activity support. The Closed Circuit Television program operates at 32 sites, and its recordings have been used in a variety of civil, criminal, and risk

[53] HACoLA, *Annual Plan for FY 2012*, http://www3.lacdc.org/CDCWebsite/uploadedFiles/AH/ca002v01.pdf

management cases. Based on the success of its previous efforts, the HACoLA received a HUD Emergency Safety and Security grant for FY 2010–2011 for five (5) of its sites.

In addition, HACoLA supports Community Policing Teams (CPTs) throughout the County. A full-time Los Angeles Sheriff Department sergeant, six (6) deputies, and a part-time operations assistant implement the community policing program at all HACoLA sites, along with two (2) full-time Long Beach Police Department officers. The result of the CPT was a 74 percent reduction in crime at HACoLA sites and an increase in the quality of life for public housing residents.

For at-risk youth and their families, the Juvenile Justice Crime Prevention Act (JJCPA) program provides prevention and intervention services for 225 youth at four (4) large housing sites: Carmelitos, Nueva Maravilla, Harbor Hills, and South Scattered Sites. These housing developments held summer programs and back-to-school events such as camping, other outdoor adventures, and a summer reading program. JJCPA non-profit partners also provide gang intervention, parenting, substance abuse prevention, and gender-specific services.

More than 200 residents received direct clinical/case management services from the Family Resource Center clinician and four (4) case managers. Frequent problems at the sites include domestic violence, child abuse, mental illness, aging-related issues, and general crisis intervention. Special support is provided for the homeless and emancipated youth housed at the sites and the clinician is on-call to conduct emergency mental health assessments.[54]

Strategy to Improve Management and Operations

The County, through the CDC, carries out strategies to improve management and operations and to improve the living environment of public housing residents. High-quality public housing is the result of effective management and enduring maintenance efforts. The HACoLA endeavors to maintain the high quality of its public housing stock through a management strategy that emphasizes staff development, goal setting in accordance with established objectives, audit responsiveness, and increased efficiency through automation.

The Housing Management Division of the HACoLA has developed a housing management model to guide its daily operations. The model incorporates program administration, modernization activities, resident services, crime and safety programs, and inter-agency partnerships.

Efforts to provide effective management and operations of public housing include ongoing staff training and education at HUD and housing industry seminars. Staff is also provided with reading materials to keep them current on trends and new information in the public housing field.

Management of public housing in the County is enhanced through goal-setting that adheres to overall objectives that encourage:

[54] HACoLA, *Annual Plan for FY 2012*, http://www3.lacdc.org/CDCWebsite/uploadedFiles/AH/ca002v01.pdf

- Self-sufficiency for residents through programs that encourage independent living.
- Development of a work environment that fosters creativity, productivity, and maximization of employee potential through training, development, and promotion opportunities.
- Participatory management built upon a positive regard for people and respect for the contribution of each employee.

Another component in the HACoLA's strategy to improve the operations and management of public housing is to strive and maintain high performance under HUD's Public Housing Assessment System (PHAS). The PHAS is an auditing mechanism used to measure performance and compliance with federal mandates. The Public Housing program has been designated a "High Performer" since 2010 and the Section 8 Program has been designated a "High Performer" since 2011.

To maintain overall operational efficiency, the HACoLA has automated its public housing operations, which allows for the decentralization of all financial processing, the tracking of annual reexaminations, inspections, and PHAS reports. The system allows interface with a tenant accounting system and permits tracking of unit inventory, inspections, and work orders. It also provides information on the demographics of the resident population, including age, ethnicity, and income. The near-term goal is to ensure that the new automation system is utilized to its fullest capacity in the operation of the County's public housing. This will include emergency shelter and related services.

Activities to Increase Resident Involvement

As mentioned previously, as part of the Consolidated Plan process, the 2012 Public Housing Resident Survey was conducted of public housing residents of the County.

During other planning processes, the HACoLA relies on two (2) Resident Advisory Boards (RABs) who are involved in developing goals for the Agency Plan and provide recommendations on how to improve the Section 8 and Public Housing programs. The two (2) RABs are made up of conventional public housing residents and Section 8 participants, respectively. For the public housing RAB, resident council members volunteer to participate. For the Section 8 participant RAB, calls for new members are announced in the Section 8 newsletter, "Tenant Talk."

The RABs provide the HACoLA and its clients a forum for sharing information about the Annual Plan. As part of the Annual Plan process, HACoLA maintains the RABs each year, and meet with each of them at least two (2) more times. The RABs ensure that the views of all Section 8 and public housing families are adequately represented in the development of the HACoLA's Annual Plans.

In addition, one (1) Section 8 participant sits on the CDC Housing Commission, and there are 17 Resident Councils (RCs) within the HACoLA's jurisdiction that foster resident involvement. The residents at various housing developments periodically elect RC members, who serve as the voice of the housing communities that elect them. Each RC may have its own priority programs and goals, depending upon the demographics, needs, and aspirations of each community. In cooperation with surrounding communities, the HACoLA partners with RCs to assess needs and develop and implement programs.

V. HOMELESS NEEDS AND SERVICES

A. INTRODUCTION

This section discusses the characteristics and needs of the homeless population in Urban County areas of Los Angeles County, as well as the services, programs, and facilities available to them. Activities that provide housing, housing related services, and additional service needs to the homeless population are of primary concern. Results of the 2012 Resident Survey are also presented, along with public involvement feedback from the Emergency Solutions Grants program funding coordination focus group held in July of 2012.

HUD defines the term "homeless" according to the Stewart B. McKinney Act, 42 U.S.C. § 11301, et seq. (1994), which states that a person is considered homeless if the person lacks a fixed, regular, and adequate nighttime residence, or a person who has a primary nighttime residence that is:

- "A supervised publicly or privately operated shelter designed to provide temporary living accommodations…
- An institution that provides a temporary residence for individuals intended to be institutionalized, or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings."[55] (42 U.S.C. § 11302(a))

Therefore, homelessness can be defined as the absence of a safe, decent, stable place to live. A person who has no such place to live stays wherever he or she can find space: an emergency shelter, an abandoned building, a car, an alley, or any other such place not meant for human habitation.

Primary federal funding for homelessness prevention activities comes from one (1) key program. The Emergency Shelter Grants program began in 1989 as part of the McKinney-Vento Homeless Assistance Act. The program was designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted on May 20, 2009, made changes to the Emergency Shelter Grants program and renamed it the Emergency Solutions Grants (ESG) program. Under its new name, the ESG program's goals address assisting those recently facing homelessness to find permanent, stable housing.[56] The program helps persons experiencing housing crisis or homelessness find housing through a rapid re-housing program, and supports homelessness prevention activities.

[55] The term "homeless individual" does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a state law (42 U.S.C. § 11302(c)). HUD also considers individuals and families living in overcrowded conditions to be "at risk" for homelessness.
[56] HEARTH: ESG Program and Consolidated Plan Conforming Amendments, http://www.hudhre.info/index.cfm?do=viewResource&ResourceID=4517

HISTORY OF HOMELESSNESS IN LOS ANGELES COUNTY

In the decade following 1973, 4.5 million units were removed from the nation's housing stock, half of which was occupied by low-income households. In roughly the same period, over 1 million single-room occupancy units were lost, and the nation's public housing program was all but abandoned, replaced by the Section 8 rent-subsidy program. Federal authorizations for housing subsidies amounted to 7.0 percent of the total budget in 1978; but by the late 1980s this proportion had shrunk to 0.7 percent. At the same time, the rise in single-person households dramatically increased the demand for housing across the nation.

Half the single-room occupancy (SRO) hotel rooms were demolished, often because they were seismically unfit. Worried about this trend, in 1975 the City of Los Angeles Redevelopment Agency (CRA) adopted an official policy to stabilize the Central City East district by maintaining the low-income housing base (primarily through the acquisition, rehabilitation and management of the remaining SRO hotels); consolidating Skid Row social services in close proximity to the population they served (a policy known as "containment'); and expanding the district's industrial base.

The CRA set up the Single Room Occupancy Housing Corporation to acquire, rehabilitate, and manage the SRO hotels on the Row. Simultaneously, a massive expansion occurred in the City's inventory of emergency shelter beds, funded mainly through an influx of federal dollars. There was, however, no equivalent growth in ancillary services needed by homeless people, such as job training, health and mental health care, and affordable housing.

The Nixon era ushered in a restructuring of the welfare state. There were two (2) changes, both of which severely impacted Los Angeles. First was "deinstitutionalization," a plan to empty the asylums treating and housing mentally disabled individuals. In the two (2) decades after 1950, the inmate population of national state and county psychiatric institutions fell from over 1 million to less than 100,000. California's asylum population dropped from over half a million patients to just over 100,000. The plan was that deinstitutionalized people would be served by community mental health centers funded by the federal government, but these never materialized in sufficient numbers to address the need. Many former patients ended up on the sidewalks of America, homeless and without care. Today, many of them are in county jails, where they have been joined by people who would have been institutionalized in previous eras. Indeed, the Los Angeles County Jail became the nation's largest de facto mental hospital, a warehouse for mentally disabled inmates.

Second was the cut in welfare rolls. Nationwide, between 1982 and 1985, federal programs targeted to the poor were reduced by $57 billion. Because of adjustments to the eligibility requirements, over half the working families on the federal Aid to Families with Dependent Children program (AFDC) were removed from the rolls. In addition, the value of the AFDC payment fell by 25 percent between 1979 and 1983. There was little comfort for families who sought help at the state level: many states had cut their General Assistance (GA) payments in half; some states did not even have such a program. The decline in AFDC and GA payments was a major reason why 20 percent of America's children lived in

poverty in the early 1990s, the same proportion as in 1965. In post-Proposition 13 California, welfare payments were effectively cut by repeatedly eliminating cost-of-living adjustments. Workfare programs were instituted that required recipients to work as a condition of ongoing eligibility. And in 1991, the State's minimal AFDC Homeless Assistance Program was cut by 38 percent.

In the 1980s, the national economy shifted from manufacturing to service industries, and more than three-quarters of the new jobs created during the 1980s were at minimum-wage levels. By 1983, more than 15 percent of Americans lived below the poverty line. The poverty rate in Los Angeles County grew from 8 percent in 1969 to 14 percent by 1987.

In Los Angeles, high unemployment in the late 1970s and early 1980s increased the welfare rolls, and drastic measures to curtail them were introduced. As a result of State actions, 38,000 recipients were dropped entirely, another 48,000 suffered benefit reductions, almost 8,000 lost food stamps, and about 12,000 AFDC families lost Medi-Cal coverage. Health and mental health funding was cut, along with funding for substance abuse treatment. Lawsuits forced the County to raise its General Assistance monthly payments (locally known as General Relief, or GR) from $228 in 1986 to $341 in 1991. However, this benefit payment was later slashed to $293 and decreased to even lower levels in the following years.

During the 1980s and 1990s, other factors exposed more people to the risk of homelessness. One was the explosion of crack cocaine usage that created an epidemic of drug abuse and addiction. In Los Angeles County, there were 400,000 cocaine addicts and 200,000 other drug addicts in need of treatment by the late 1980s. An estimated 100,000 of them were homeless or poor. Later, other drugs such as methamphetamines became widespread. While demand for treatment and care of addicts skyrocketed, the number of public treatment slots fell in the County. By 1991 over 2,000 substance abusers were on waiting lists for the 5,200 available treatment slots.[57]

Paying for decent housing continued to be a challenge in Los Angeles County in more recent years. According to 2010 five-year ACS data, 28.3 percent of renter households in the County paid more than half of their income for housing, a condition known as severe cost burden. The ACS also reported a median gross rental cost of $1,117 in the County, meaning than an average salary of more than $44,680, or $21.48 per hour, was required in order to afford a rental unit without cost burden (spending more than 30 percent of income on housing). Severe cost burdens can lead to homelessness if households cannot find relief and reverse their housing problems.

The major causes of homelessness in Los Angeles County are poverty, lack of affordable housing, substance abuse, mental illness and the lack of needed services, low-paying jobs, domestic violence, unemployment, changes and cuts in domestic service programs, limited life skills, and prison release issues. The homeless sub-populations tend to include those with substance abuse and dependency issues, those with serious mental illness, persons living with HIV/AIDS, women and other victims of domestic violence, emancipated youth, and veterans. Deinstitutionalization of patients from

[57] Inter-University Consortium Against Homelessness, *Ending Homelessness in Los Angeles*, January 2007

psychiatric hospitals without adequate community clinic and affordable housing support can create more people in search of affordable housing.

In 2011, Governor Brown signed Assembly Bill (AB) 109, which made significant changes to California's correctional system by shifting the responsibility to incarcerate non-violent, non-sex, and non-serious offenders to local law enforcement, giving it the right and the ability to manage offenders in smarter and cost-effective ways and relieve the overcrowding of county jail systems. However, this often resulted in prisoners earlier than scheduled, and from October 1, 2011 when the bill went into action and July 17, 2012, in the County 3,054 offenders were released to probation for community supervision. Speculatively not by chance, in some areas the homeless population has increased by as much as 23 percent, such as in West Hollywood where police saw an increase in public drunkenness arrests of homeless persons. Local law enforcement staff worked to house many of the additional homeless persons, trying to refer them to housing, mental health, and other supportive services.[58] County staff assume that AB 109 will increase the demand for services, especially mental health and crime prevention counseling, but new funding sources may be available.

Reversing declines in personal incomes, providing more affordable housing for precariously housed families and individuals, and increasing and promoting help available from welfare agencies are all significant policy challenges. Satisfying the needs of the homeless population represents both a significant public policy challenge and complex problem, due to the range of physical, emotional, and mental service needs required to sustain residence in permanent housing. The following sections help to illustrate the needs and difficulties faced by the homeless and at risk populations in Los Angeles County, and describe the services and strategy provided by the County's homeless service providers and agencies.

B. HOMELESS POPULATION

The homeless population is difficult to measure due to its transitory nature. However, the Los Angeles Homeless Services Authority (LAHSA) conducts a biennial Greater Los Angeles Homeless Count of the Los Angeles Continuum of Care (CoC) area: Los Angeles County minus the cities of Glendale, Pasadena, and Long Beach. The 2011 homeless count was conducted over the three-night period of January 25 to 27, 2011, and inspected 614 of the 1,887 Census tracts that lie within the Los Angeles CoC service area, along with an additional 308 Opt-In Area Census tracts.[59] The count consisted of a visual enumeration of unsheltered homeless people; a census of sheltered homeless people; a "hidden" homeless count, derived from a telephone survey; and a street count designed to capture the homeless youth population.

[58] WeHo News staff, *Homelessness on the rise in WeHo*, WeHo News, Vol. 7 Issue 69, July 17, 2012, http://wehonews.com/z/wehonews/archive/page.php?articleID=7062

[59] LASHA began the Opt-In Program in 2009 to provide more localized homeless count numbers for areas or cities not previously supported by the count methodology. These data help the areas better address their individualized homeless needs.

The 2011 count indicated that on any given night in the Los Angeles CoC, 45,422 people were homeless, representing a 4.5 percent decrease since the 2008 count. The cities of Glendale, Long Beach, and Pasadena reported that their homeless populations comprised another 5,918 persons, for a countywide 51,340 homeless persons, as shown in Table V.1, below. While the severity of homelessness was less in the Urban County than in Los Angeles County in its entirety, the attributes, needs, and characteristics of the homeless population remain largely the same. Furthermore, the Urban County works collaboratively with all entities in Los Angeles County to work toward an end to homelessness.

Table V.1
Homeless Population Change
Los Angeles County
2011 LAHSA Homeless Count Data

Area	2011	2009	% Change
Los Angeles CoC	45,422	47,572	-4.5%
Glendale Coc	412	428	-3.7%
Long Beach CoC	4,290	3,909	9.7%
Pasadena CoC	1,216	1,137	6.9%
Los Angeles County Total	**51,340**	**53,046**	**-3.2%**

The January 2011 count data are segmented by city for the participating cities for which data were available, presented in Table V.2. As shown, Culver City had the highest number of homeless persons, with 310, and other highs were seen in West Hollywood (95) and Torrance (88).

Table V.2
Homeless Population by City
Available Participating Cities
2011 LAHSA Homeless Count Data

Place	Homeless Population	Place	Homeless Population
Bradbury	0	San Dimas	7
Claremont	45	San Gabriel	17
Covina	59	San Marino	0
Culver City	310	South El Monte	59
Diamond Bar	0	Temple City	3
Duarte	6	Torrance	88
Hermosa Beach	35	West Hollywood	95
La Verne	15	City of Los Angeles	23,539
Los Angeles CoC			**45,422**
Los Angeles County			51,340

Table V.3 indicates that within the Los Angeles CoC service area in 2011, 28,540 persons lived unsheltered on the street and 16,882 persons lived in either emergency shelters or transitional housing facilities. Of the total homeless population, 78.9 percent were single adults, an overwhelming majority (73.4 percent) of whom were unsheltered. Families comprised 20.3 percent, though only 21.3 percent of them were unsheltered. Unaccompanied youth were the remaining 0.8 percent, also with a majority, 76.2 percent, unsheltered. These data suggest that more efforts may be needed to provide shelter environments for the harder-to-reach populations of single adults and unaccompanied youths.

Table V.3
Homeless Population by Type and Sheltered Status
Los Angeles CoC
2011 LAHSA Homeless Count Data

Year	Single Adults		Family Members		Unaccompanied Youth		Total	
	2011 Count	%	2011 Count	%	2011 Count	%	2011 Count	%
Sheltered	9,541	26.6%	7,254	78.7%	87	23.8%	16,822	37.0%
Unsheltered	26,297	73.4%	1,964	21.3%	279	76.2%	28,540	62.8%
Total	**35,838**	**100%**	**9,218**	**100%**	**366**	**100%**	**45,422**	**100%**
Percent of Total	78.9%	.	20.3%	.	1%	.	100.0%	.

Table V.4, at right, shows the homeless count by age. Adults aged 25 to 54 made up the majority, with 26,085 or 57.4 percent of the total. However, 6,066 or 13.4 percent of the homeless population were children under the age of 18.

Table V.4
Homeless Population by Age
Los Angeles CoC
2011 LAHSA Homeless Count Data

Race	2011 Count	% of Total
Under 18	6,066	13.4%
18 to 24	3,593	7.9%
25 to 54	26,085	57.4%
55 to 61	6,407	14.1%
62 and Over	3,271	7.2%
Total	**45,422**	**100.0%**

When separated by gender, as shown in Table V.5, the 2011 count found that adult men comprised 58.9 percent of the homeless population and compared to only 27.7 percent adult women. Male and female children were close in number, with 6.7 percent and 6.6 percent of the total, respectively.

Table V.5
Homeless Population by Age and Gender
Los Angeles CoC
2011 LAHSA Homeless Count Data

Race	2011 Count	% of Total
Male Adult	26,767	58.9%
Female Adult	12,589	27.7%
Male Child	3,057	6.7%
Female Child	3,009	6.6%
Total	**45,422**	**100.0%**

The racial and ethnic make-up of the homeless population within the Los Angeles CoC service area included 19,868 black persons, or 43.7 percent of the entire homeless population. However, 2010 Census data indicated that black persons comprised only 5.6 percent of the total population of the Los Angeles Urban County, suggesting a disproportionately high rate of homelessness for this race. Another 12,573 persons, or about 27.7 percent of the homeless population, were of Hispanic ethnicity. More than 11,200 persons were white, while another 1,058 were Asian or Pacific Islander and 636 were American Indian or Alaskan Native. These data are presented in Table V.6, below.

Table V.6
Homeless Population by Race/Ethnicity
Los Angeles CoC
2011 LAHSA Homeless Count Data

Race/Ethnicity	2011 Count	% of Total
White	11,287	24.9%
Black	19,868	43.7%
Asian or Pacific Islander	1,058	2.3%
American Indian or Alaskan Native	636	1.4%
Hispanic Ethnicity, Any Race	12,573	27.7%
Total	**45,422**	**100.0%**

In the study of homeless subpopulations, as shown in Table V.7, below, 10,901 individuals, or 24.0 percent of the CoC's homeless population, were considered chronically homeless.[60] Another 2,730, or 6.0 percent, were considered chronically homeless families. There were 8,131 veterans and 1,104 persons with HIV or AIDS. More than a third of the homeless population, or 15,489, had substance abuse problems, and almost a third, 14,830, had a mental illness. Over 9,900 homeless persons had a physical disability, and over 4,600 were survivors of domestic violence.

Table V.7
Homeless Subpopulations
Los Angeles CoC
2011 LAHSA Homeless Count Data

Subpopulation	2011 Count	% of Total
Chronically Homeless Individuals	10,901	24.0%
Chronically Homeless Family Members	2,730	6.0%
Veterans	8,131	17.9%
Persons with HIV/AIDS	1,104	2.4%
Persons with Substance Abuse Problems	15,489	34.1%
Persons with Mental Illness	14,830	32.6%
Persons with Physical Disabilities	9,903	21.8%
Survivors of Domestic Violence	4,610	10.1%

C. HOMELESS PREVENTION SERVICES AND FACILITIES

Homelessness prevention activities are available across the Los Angeles CoC, which is divided into eight (8) service-planning areas (SPAs) for the purposes of homelessness prevention planning. The Los Angeles CoC excludes the cities of Glendale, Pasadena, and Long Beach. The remaining parts of the County are divided into the following SPAs:

1. Antelope Valley
2. San Fernando Valley
3. San Gabriel Valley
4. Metro Los Angeles
5. West Los Angeles
6. South Los Angeles
7. East Los Angeles County
8. South Bay

Image V.1 shows an example of how homeless service needs are evaluated and coordinated in the County. As shown, SPA boundaries overlap Urban County boundaries, although large parts of SPAs 2, 4, 5, and 6 cover the City of Los Angeles or other entitlement cities that are not part of the Urban County; however, SPA 2 is made up primarily of unincorporated and participating city communities.

[60] HUD defines a chronically homeless person as: "An unaccompanied individual with a disabling condition who has been continually homeless for one year or more, or has experienced four (4) or more episodes of homelessness within the past 3 years." For the purposes of the LAHSA Homeless Study, a disabling condition was identified as a physical or mental disability, depression, alcohol or drug use, or chronic health problems.

AVAILABLE FACILITIES

The housing, facilities, and services meeting the needs of homeless persons within the CoC include:

- 14 hour (overnight) and 24 hour emergency shelters;
- Transitional housing programs;
- Permanent and permanent supportive housing;
- Job development/vocational training services;
- Access centers/drop in centers, and supportive services only programs providing health care, mental health treatment and counseling;
- Substance abuse recovery; and
- Case management and housing relocation/placement services.

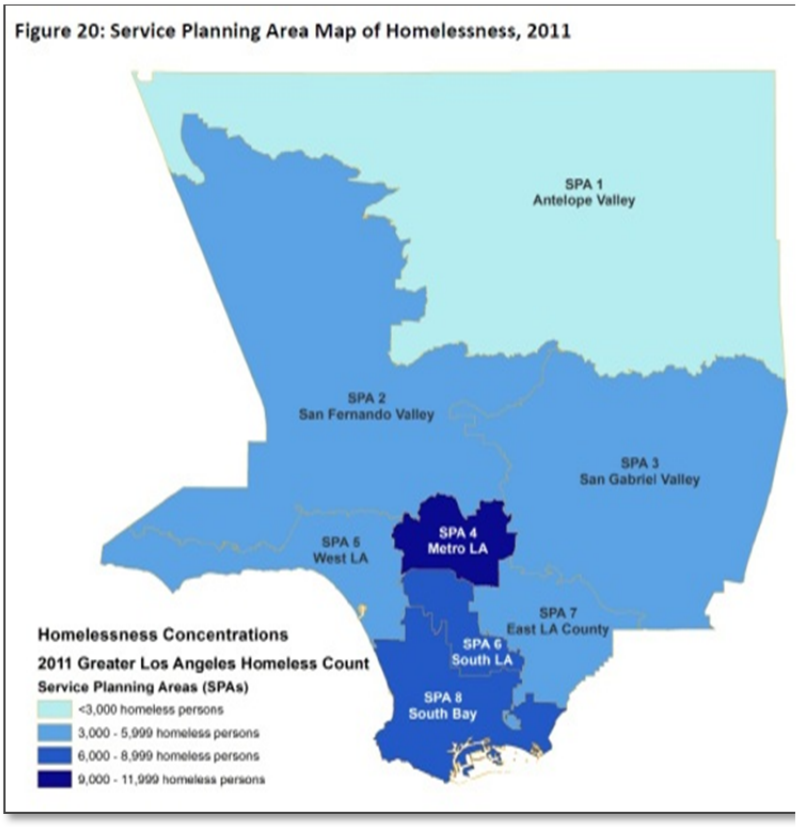


Image V.1
Service Planning Areas
(Source: LAHSA, 2011 Greater Los Angeles Homeless Count Report, August 2011)

The 2011 Continuum of Care annual report, the most recent released by LAHSA, contains a complete inventory of all provider organizations and the services they provide which include, but are not limited to, prevention, outreach, and/or supportive services.[61] Furthermore, it enumerates all the facilities available to the homeless populations throughout the Los Angeles County. These lists are separated into emergency shelters, transitional housing, and permanent supportive housing, each of which indicates the number of year-round individual and family beds available. A summary of the inventory in that report is presented in Table V.8, with a very approximate estimation of the inventory in the Urban County based on the facilities in SPAs 1, 2, 3, 7, and 8. As shown, across the Los Angeles CoC there were 28,203 beds available for homeless persons, with 7,203 of these in the approximate Urban County area. Of those, a substantial portion were transitional housing beds (2,848), and another 2,736 were permanent supportive housing beds. Emergency shelter beds were also available, with 957 year-round and 662 winter shelter beds. In the Los Angeles CoC as a whole, the majority of beds were permanent supportive housing beds (17,852) though there were more than 4,200 year-round emergency shelter beds and more than 4,500 transitional housing beds. Many of the

[61] LAHSA, 2011 Continuum of Care Exhibit 1 Report, http://www.lahsa.org/docs/Continuum-of-care/2011-Exhibit-I-final-submission-10262011-w-bookmarks.pdf

agencies providing homeless facilities offered more than one (1) program or facility, with multiple branches or types of shelter.

Table V.8
Homeless Facility Beds by SPA
Los Angeles CoC
November 2012 LAHSA Data

SPA	Emergency Shelter		Transitional Housing	Permanent Supportive Housing	Safe Haven	Total
	Year Round	Winter Shelter				
SPA 1	60	35	147	119	.	361
SPA 2	320	179	1,051	802	.	2,352
SPA 3	233	263	362	508	.	1,366
SPA 4	2,127	70	.	10,033	.	12,230
SPA 5	330	160	1,176	3,842	25	5,533
SPA 6	879	550	567	1,241	.	3,237
SPA 7	214	104	556	703	.	1,577
SPA 8	130	81	732	604	.	1,547
Urban County (Approximate)	**957**	**662**	**2,848**	**2,736**	**0**	**7,203**
Total	**4,293**	**1,442**	**4,591**	**17,852**	**25**	**28,203**

A simple comparison of the 45,422 persons counted in the 2011 homeless count to the total beds available in the CoC area shows a shortage of 17,219 beds in total, though as many as 18,661 in some months when winter shelter beds are not available.

Table V.9 shows the beds targeted to particular groups of homeless persons in more recent data from LAHSA. As shown, the largest share was that of permanent supportive housing beds, with 1,812, and an additional 932 were under development. Large portions of the total 5,179 beds available were for households with adults only (1,791) or flexible (adults only or families, 1,577). Another 1,460 were reserved for veterans, with these primarily transitional or permanent beds.

Table V.9
Targeted Homeless Facility Beds
Los Angeles CoC
March 2013 LAHSA Data

Population	Emergency Shelter		Transitional Housing	Permanent Supportive Housing		Total
	Year Round	Winter Shelter		Current & New	Under Development	
Households with Adults and Children	51	0	49	146	99	345
Unaccompanied Youth	6	0	0	0	0	6
Households with Only Adults	222	433	900	203	33	1,791
Flexible (Adult Only or Family)	36	0	44	697	800	1,577
Chronically Homeless Households	0	0	0	0	0	0
Veterans	74	0	620	766	0	1,460
Urban County (Approximate)	**389**	**433**	**1,613**	**1,812**	**932**	**5,179**

SERVICES AND PROGRAMS

LAHSA is a joint-powers authority, created by the City and County of Los Angeles for the purpose of planning, coordinating, and managing resources for homeless programs. LAHSA is the lead entity for the planning process for the Los Angeles CoC and funds programs with McKinney-Vento funds through the HUD SuperNOFA (Notice of Funding Availability) process, Emergency Solutions Grants program (ESG) funds through the City and County of Los Angeles, and Community Development Block Grant (CDBG) funds through the City of Los Angeles. LAHSA administers approximately $70 million annually in program funding for housing and services targeted to the homeless. The Greater Los Angeles Homeless Count that LAHSA conducts every two (2) years is one of the largest community enumerations prepared in the U.S.

LAHSA submitted its most recent SuperNOFA CoC application to HUD in November of 2012. This additional funding will provide more than 115 new units of permanent supportive housing for chronically or disabled homeless individuals and families in the CoC. Included in that application, in order of ranking by LAHSA's Coordinating Council, were projects sponsored by the Ocean Park Community Center, Pacific Clinics, People Assisting the Homeless, Affordable Living for the Aging, and The Whole Child.[62]

LAHSA

LAHSA provides and supports a number of programs, shelters, beds, and other services for homeless persons in the Los Angeles CoC. These include the Family Solutions Center program, Emergency Response Teams, Winter Shelter Program, Year Round Shelter Program, and others.

In response to the HEARTH Act and ESG guidelines, LAHSA, in collaboration with the City and County of Los Angeles, builds regional systems of care that provide coordinated assessments for receipt of homeless services, prevent homelessness by helping families remain within their communities and retain their current non-shelter housing, or divert people to housing options other than homeless shelters.

The first step in this process was the Family Transitions Project (FTP), which streamlined intake of homeless families seeking motel vouchers during the winter months. The improved coordination through the pilot FTP project resulted in more families being diverted away from homelessness and more families exiting homelessness and being rapidly rehoused in permanent housing.

Discharge Coordination

In January 2005, the Los Angeles County Board of Supervisors adopted a policy of *zero tolerance* for discharging individuals from any County institution or facility or any County-sponsored program (where applicable) to homelessness. A working group led by the Chief Administrative Office

[62] LAHSA, "2012 New Project Selection: Coordinating Council Recommendations with rescored proposals," November 8, 2012.

comprising the County Departments of Children and Family Services (administering foster care), Health Services (including drug and alcohol programs), Mental Health, and the Sheriff (administering the jail system) has developed Cross-Departmental Discharge Protocol Guidelines. In addition to standards shared by all departments, the departments also have individualized standards tailored to their own needs.

Foster Care Coordination

The Department of Children and Family Services (DCFS) protocol requires a Transitional Independent Living Plan for youth aged 14 and older. This protocol complies with California State Child Welfare regulations. In January 2008, AB1331 was implemented and requires Counties to submit SSI benefit applications on behalf of foster youth before exiting from foster care. DCFS case managers implement discharge plans to provide youth with housing and the necessary support to maintain stability.

Local housing resources available for foster youth include transitional housing, housing with supportive services, subsidized housing, living with friends/roommates, and market rate housing. DCFS has numerous contracts for three types of transitional housing programs (Transitional Housing Program, Transitional Housing Program Plus, and the Independent Living Program) throughout the CoC to help foster youth exit from care into a safe environment where they can practice the skills needed for independent living. These programs are funded by the State, the County Independent Living Program, Title IV-E Foster Care Funds, and McKinney Vento Homeless Assistance Grants. DCFS staff provide support and supervision. In 2010 California passed AB 12, which extends foster care from ages 18 to 21. This law allows California to establish relative guardianship programs with federal funding to decrease the likelihood of homelessness.

As a part of the County's Youth Self-Sufficiency Initiative, Supervisorial Districts 1 and 5 allocated $4.4 million in funding for the TAY Demonstration Housing Stabilization Project to be administered by LAHSA. The project provides youth aged 18 to 21 with scattered site apartments, intensive supportive services, and gradually decreasing rental assistance over time to enable the youth to transition in place and take over the apartment as their permanent housing.

In District 1, $2,175,000 was awarded to First Place for Youth in collaboration with Covenant House to serve 45 TAY. In District 2, $2,175,000 was awarded to Pacific Clinics and First Place for Youth in collaboration with Hillsides to serve 50 youth. These programs began operating November 1, 2011 and will run through October 31, 2013.

Health Care Coordination

The County DHS has a policy requiring that all persons exiting health care facilities receive assistance finding housing and supportive services. California law requires hospitals to work with regional hospital associations to develop protocols for the release of homeless patients. The Hospital Association of Southern California, National Health Foundation, and West Coast University

administer the LA Recuperative Care Program to provide medical and social support in a residential setting. Patients can stay 10 days, and receive help locating housing.

County social workers develop housing and service plans for each patient to avoid discharge into homelessness. Housing options include nursing homes, family reunification, living with friends /roommates, permanent supportive housing, and market rate housing. Homeless Health Care of LA provides training, resources, and best practices to all hospital social workers to help improve discharge planning. The Housing Authority of the County of Los Angeles and the CEO's office coordinate linkages between regional permanent housing providers and Federally Qualified Health Centers to help clients retain their housing after discharge. California received an 1115 Waver, which provides federal matching funds to extend Medicaid coverage to medically indigent adults. As access to health care for homeless clients increases, LAHSA will be able to better integrate housing and services with discharge plans.

ESG Funding Coordination

To ensure that LAHSA's funding priorities align with national goals established in the HEARTH Act and the Federal Strategic Plan, LAHSA worked with the City and County of Los Angeles, as well as the five other ESG entitlement jurisdictions in the County, to design a program that would combine and leverage existing ESG resources.

In March 2012, the LAHSA Commission held meetings in all eight (8) SPAs to consult with local CoC stakeholders about allocation priorities for the new ESG funds, performance standards and policies for new ESG-funded programs, and procedures for the operation and administration of the Homeless Management Information System (HMIS).

Following this consultation process, the LA CoC adopted funding principles that include recommendations from the entitlements and the CoC Coordinating Council, a community-elected group from around the CoC who work with LAHSA to develop policy and planning priorities as well as assist LAHSA on the development of scoring criteria for new project submissions to HUD.

LAHSA uses ESG funds with a focus on the homeless populations with the greatest need. LAHSA is committed to funding CoC programs whose performance closely meets or exceeds the highest performance standards outlined below:

- Target chronically homeless, veterans, families and youth;
- Fully utilize the HMIS, the LA CoC system of record, or are committed to utilizing HMIS;
- Are outcomes-driven with performance standards that, where applicable, meet or exceed HUD requirements;
- Promote fair-share funding distribution to solve local community homelessness;
- Demonstrate community and CoC integration that is part of a "system of care"; and
- Are cost-effective and reflect local and national leading practices.

Developing Performance Standards and Evaluating Outcomes

To help improve program outcomes, LAHSA convened a CoC-wide Performance Evaluation Advisory Committee (PEAC) consisting of two representatives from agencies in each of the eight SPAs. The PEAC developed a set of criteria to evaluate all renewing CoC-funded projects including all projects funded by the Supportive Housing Program and Shelter Plus Care. Using the finalized criteria, LAHSA staff compiled performance data from all renewing applicants, and worked with its technical assistance provider, Abt Associates, to calculate a set of performance scores.

The scores were reviewed and approved by the LAHSA Commission. An appeals process was established by the PEAC. After completing an appeals process, a final set of scores were presented to the LAHSA Commission and the public for final approval.

The process and scoring methodology will be used to identify high, moderate, and low performers. Those receiving less than high scores will be targeted for technical assistance and progress tracking. Agencies failing to improve over time will have their funding reevaluated. The overall goal is to use this process to systematically improve the CoC performance as per the HEARTH Act and the new ESG and CoC Program Rules.

Developing Funding, Policies and Procedures for Operation and Administration of HMIS

The HMIS Collaborative comprises five CoC grantees: the Cities of Glendale, Long Beach, and Pasadena; the Orange County Partnership; and LAHSA. The HMIS Collaborative works to improve the coordination and planning for homeless services in Los Angeles and Orange counties, facilitate the delivery of housing and services to homeless persons, and evaluate the effectiveness of the homeless delivery system in moving people from homelessness to stability in permanent housing.

The HMIS Collaborative has adopted policies and procedures that prioritize the sharing of client level data across jurisdictions and the aggregating of data on a regional and sub-regional basis and has developed the following policies and procedures to address:

- Facilitating the coordination of service delivery for homeless persons;
- Enabling agencies to track referrals and services provided, report outcomes, and manage client data using accessible, user-friendly and secured technology; and
- Enhancing the ability of policy makers and advocates to gauge the extent of homelessness and plan services appropriately throughout Los Angeles County and Orange County.

Project management and operations requirements included the following:

- Designate a point-person to contact regarding project management issues;
- Designate one or more representatives to serve on the LA/OC HMIS Steering Committee;
- Ensure participating agencies and users receive HMIS Collaborative-approved training prior to obtaining system access;
- Jointly create, with the intention of adopting, HMIS policies and procedures;

- Maintain a process to hear and address issues from users under its domain; and
- In situations where users operate programs in multiple CoC systems, the participants responsible for those systems agree to work jointly to address problems and concerns.

Project Oversight

The HMIS Steering Committee is responsible for overseeing the coordinated implementation of HMIS in Los Angeles and Orange Counties. The HMIS Steering Committee meets quarterly to review the progress of implementation, identify and resolve problems, update policies and procedures, and review reports from participants.

Image V.2
Homeless Resident
(Source: Supervisor Mark Ridley-Thomas, http://ridley-thomas.lacounty.gov/index.php/affordable-housing-for-veterans/?id=5273)

Supportive Housing for Disabled Persons

In the CoC, certain transitional housing programs are specifically designed for persons with mental health disorders and provide mental health counseling and treatment as well as focused case management support. One of the CoC's transitional housing programs, the Recuperative Care Transitional Housing, is specifically designed to support homeless persons being discharged from the hospital with physical health issues from which they need to recover. The project provides skilled nursing care, case management, and counseling services. The majority of the County's CoC-funded permanent supportive housing programs are targeted to persons with mental health and/or physical health disabilities and provide services focused on supporting persons and families with these types of disabilities.

Other County Programs

The County participates in a variety of other collaborative efforts among County departments and non-profit agencies to provide special needs housing. While LAHSA has resources to fund emergency shelters in addition to transitional and permanent housing, additional County departments also provide these latter two (2) types. Transitional housing offers a supportive program, typically for a period of between six (6) months and two (2) years, after which residents progress to independent living. Permanent housing includes on-site or off-site supportive services. However, the CDC has collaborated in various program models that combine the capital resources available to the CDC with operating and service resources available from other County and non-County agencies, as described below and on the following pages.

The County Service Integration Branch's Homeless Services Unit (HSU) is responsible for advising the Board of Supervisors on homeless-related policy, planning, and programmatic issues, keeping County management current on federal, state, and local strategies, activities, and policy implications

that affect homeless housing and services. The HSU oversees workgroups such as the Special Needs Housing Alliance, Project Review Committee, and Homeless Deputies meeting. The HSU also oversees Homeless Prevention Initiative funding and outcomes, including ongoing Homeless Services Funding and ongoing homeless programs that are directly managed by HSU, LAHSA, the CDC, and other County departments.[63]

The Los Angeles County Housing Resource Center, an internet resource at Housing.LACounty.gov, is a housing database and listing service that allows the public to search for rental units and/or learn about eligibility for a variety of housing programs. The service provides extensive information free to the public and to landlords, but also collects and organizes additional information on emergency, special needs, and transitional housing for use by approved agencies and housing locators and is a regional resource for cities, non-profits, agencies, private landlords and low- and moderate-income housing seekers. Among the programs available in the County, connected through the Housing Resource Center, are:

- The **City of Industry Funds** provide tax increment housing set-aside funding administered by administered by the CDC and the Housing Authority of the County of Los Angeles (HACoLA); these funds support the development of affordable housing within a 15-mile radius of the City of Industry. About half of the Industry Funds go to the development of affordable housing for individuals and families with special needs. Industry and HOME funds are made available through the CDC's own annual Notice of Funding Availability (NOFA) for the development of affordable and special needs multi-family housing. The 2011 NOFA made available approximately $12,450,230 in Industry funds for the development of affordable rental housing. Housing projects supported by the Industry funds serve the mentally ill, the homeless, homeless and mentally ill veterans, the developmentally disabled, and seniors living with HIV/AIDS. [64]
- HUD's **Shelter Plus Care (S+C)** program provides housing assistance connected with support services for homeless persons with secondary needs such as mental illness, HIV/AIDS, alcohol or drug addiction, or post-traumatic stress disorders. S+C is funded by HUD and awarded through LAHSA, and HACoLA administers S+C on behalf of the CDC in partnership with agencies that provide client referrals and supportive services.
- In April, 2006, the Los Angeles County Board of Supervisors approved the ambitious **Homeless Prevention Initiative (HPI),** which provided funds for a range of projects and programs that addressed the critical shortage of permanent housing, shelter beds, and supportive services for families and individuals who were homeless or at-risk of homelessness. The HPI includes both onetime and ongoing funding for projects.
- The **Homeless Housing Program Fund,** administered by the CDC, funded in 2006 for nine (9) capital development projects and 12 service-only programs, established many housing options and supportive services for the homeless and those at risk of homelessness.

[63] Los Angeles County Chief Executive Office, Service Integration Branch, Homeless Services Unit, http://ceo.lacounty.gov/sib/homeless.htm
[64] Los Angeles County, Motion by supervisors Mark Ridley-Thomas and Gloria Molina, "Award of City of Industry Funds," March 13, 2012, http://ridley-thomas.lacounty.gov/wp-content/uploads/2012/03/AWARD-OF-CITY-OF-INDUSTRY-FUNDS-3-13-12.pdf

- The **Housing Choice Voucher Homeless Set-Aside Program** provides a limited number of Section 8 housing choice vouchers to homeless, low-income individuals and families who are pre-qualified by several non-profit agencies who contract with HACoLA to provide case management services.

The County DPSS Housing Program offers a number of benefits and services for CalWORKs families (income-qualifying families with minor children who receive temporary financial and employment assistance) who are homeless or at risk of homelessness, helping them find permanent affordable housing. These programs are:

- Homeless Assistance Program (Temporary and permanent and including permanent arrearages)
- Moving Assistance Program
- Emergency Assistance to Prevent Eviction Program
- 4-Month Rental Assistance Program
- Homeless CalWORKs Families Project
- Emergency Shelter and Services (120 Day Program)
- Housing Relocation Program
- Homeless Case Management Program
- Skid Row Assessment Team Fact Sheet
- District Access Team

Low- or no-cost public health and social services available to the public are provided by the County Departments of Health Services, Mental Health, Public and Social Services, Children and Family Services, and Probation. Additional County programs for special needs homeless persons, such as emancipated foster youth, the mentally ill, and former correctional institution inmates:

- **CDC/Department of Children and Family Services:** The CDC utilizes HOME, CDBG, and capital funds to provide transitional housing beds for homeless young adults that are emancipated by the courts from the County's foster care program.
- **CDC/Department of Mental Health (DMH) Transitional Housing Program:** The CDC works with DMH to utilize a variety of funding sources for operating and service costs for homeless persons with mental health issues or who are mentally ill.
- **Sheriff's Department's Community Transition Unit (CTU):** The CTU prepares prisoners for reintegration by connecting them with appropriate community resources for housing, education, employment, health care, benefit assistance, social work, and mental health services, coordinating with County departments and local service providers.
- **County DMH inmate services:** The DMH helps homeless inmates with mental illness transition into housing and provides additional case management services.
- **DPSS inmate services:** The DPSS identifies individuals scheduled for release that are eligible for mainstream benefits and works with DHS to ensure that inmates who are discharged to hospitals are also provided benefits enrollment assistance.

- **California Workforce Investment Board (WIB):** The WIB helps inmates find employment through employment centers, local nonprofits, and City of Los Angeles programs for housing assistance. Local housing resources connected through this program include supportive housing, flexible funds for short-term subsidies, group homes, family reunification, living with friends or roommates, and market rate housing.

ADDITIONAL SERVICES AND FACILITIES

A wide range of shelters for homeless persons or persons at risk of homelessness exist in Los Angeles County. Searchable databases for all services throughout the County are available at http://housing.lacounty.gov/shelters.html and http://lacountyhelps.org. Many shelters are located within the city of Los Angeles, but a few examples of shelters throughout the Urban County are described below and on the following page.

- The **Valley Oasis Shelter** in Lancaster provides services to men, women, children, emancipated minors, and LGBT persons. Along with a 60-day emergency center and two (2) transitional housing programs (Oasis House and Steppin' Into the Light), they host the Homeless Solutions Access Center, which addresses the immediate needs of homeless persons such as showers, laundry, and emergency transportation. They also offer services for children up to age 17, including in Kayla's Place, a child abuse treatment program.
- **House of Ruth,** located in Claremont, provides emergency shelter and transitional shelter for women and children who have suffered domestic abuse to curb homelessness among this population. They also maintain a transitional living program with case management for up to two (2) years as well as children's programs for counseling and ongoing education
- The **House of Yaweh** in Lawndale offers transitional shelter to high-function adults and adults with children who are free from drugs and alcohol for a minimum of one (1) year and not a current domestic abuse victim.
- The **Beacon House Association** of San Pedro includes seven (7) housing facilities for men recovering from drug and alcohol dependency and dealing with the related issues of homelessness and physical and mental illness. Beacon House is their primary program and hosts clients for long-term stays, sometimes up to six (6) years if the client is enrolled in an advanced degree program.
- The **Salvation Army of Southern California** runs several shelters in Los Angeles. In the Urban County, it runs:
- **The Bell Shelter,** in the city of Bell, which provides transitional housing for homeless men and women and focuses on the chronically homeless. They offer housing, case management, counseling, a drug and alcohol program, and job search assistance. Also available are the "Back on Track" program to aid in overcoming the emotional and psychological factors leading to homelessness and the Homeless Veterans Reintegration Program that assists veterans in finding employment.

- **Santa Fe Springs Transitional Housing Center,** in Whittier, which is a transitional facility for families, many of which are victims of domestic violence or substance abuse. The center provides childcare and educational services.
- **Southern California Alcohol and Drug Programs, Inc.,** hosts several programs for persons recovering from alcohol and drug abuse and dealing with related issues. Their residential programs offer assistance for persons at risk for homelessness. In the Urban County, these programs include:
- **Awakenings Residential Program** in Whittier, which offers housing and treatment services for deaf and hard of hearing persons
- **Foley House,** also in Whittier, which accepts recovering women and their children and provides needs assessments, counseling, education, and treatment services.
- **Cider House** programs in Norwalk, which provides homeless men with non-medical detoxification, primary recovery care, and transitional living shelter for up to one (1) year.
- **La Casita** in Downey, which is a six-month bilingual residential program for women with substance abuse issues and their children, offering recovery and discharge planning, individual and group counseling for adults and children, and skills and parenting education.
- **Positive Steps,** also in Downey, which includes two (2) shelter programs for persons with HIV/AIDS: one (1) for men, one (1) for women and their children. Both offer transitional housing for up to one (1) year, including case management and assistance with mental and physical care, substance addiction, and permanent housing.
- **Didi Hirsch Mental Health Services,** located in Culver City, offers a wide array of services, including caregiver support groups, employment training, drop-in centers to assess mental health, and outpatient treatment. Their Jump Street and Excelsior House crisis residential treatment centers provide 28-day programs for adults with problems due to mental illness and substance abuse who are homeless or are at risk of homeless. They provide treatment, find long-term housing, and connect patients to treatment.
- **David and Margaret Youth and Family Services** in La Verne offers a comprehensive range of services, including a residential treatment recovery program, a foster family agency, and a mentoring program. They host a residential program for adolescent girls ages 11 to 18 as well as the Joan Macy School, a specialized learning environment for those residents that addresses their unique needs, such as learning disabilities and emotional and behavioral disorders. They also have a transitional living program for young adults aged 18 to 24 at risk for homelessness and an emergency shelter for youths who are waiting for permanent placement or reunification.

D. HOMELESS NEEDS PUBLIC INVOLVEMENT

Citizen involvement regarding homeless needs was collected through specific questions on the 2012 Resident Survey as well as a targeted focus group discussing the coordination of federal funding for homeless services.

RESIDENT SURVEY

Homeless needs evaluated in the 2012 Resident Survey included a variety of housing and housing-related areas. Presented in order of highest average need rating, these areas were helping the **homeless find permanent housing, homeless prevention services, emergency homeless shelters, transitional homeless shelters, and other housing services for the homeless.**

Helping the Homeless Find Permanent Housing

One of the highest-ranked homelessness needs in the survey was helping the homeless find permanent housing. As shown below in Table V.10, the Urban County average need rating for helping the homeless find permanent housing was 2.99, or "medium," with a rating of 4 representing high need. However, this average was far higher in the unincorporated areas than in the participating cities: 3.14 compared to only 2.80. The rating was as high as 3.52 in unincorporated areas of District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 234 respondents noted such a need. Among all areas, the lowest needs rating was reported by respondents of the participating cities of District 5, with an average of 2.50.

Table V.10
Needs Ratings: Helping Homeless Find Permanent Housing
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	35	7	34	13	41	.	130
Low Need	68	16	51	41	67	.	243
Medium Need	61	19	76	41	57	.	254
High Need	94	19	77	81	44	.	315
No Opinion	10	2	7	14	14	.	47
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.83	2.82	2.82	3.08	2.50	.	2.80
Unincorporated							
No Need	28	5	1	6	75	3	118
Low Need	54	15	1	16	92	5	183
Medium Need	121	65	3	39	91	1	320
High Need	234	144	2	80	126	5	591
No Opinion	34	15	.	8	18	30	105
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.28	3.52	2.86	3.37	2.70	2.57	3.14
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.12	3.37	2.82	3.21	2.63	2.57	2.99

Homeless Prevention Services

Table V.11, below, shows the average need rating for homeless prevention services. The Urban County average rating for this service was 2.99, also just below the medium need rating of 3. This average was also higher in the unincorporated areas, at 3.12 versus 2.82 in the participating cities. The largest number of respondents indicating high need came from unincorporated areas of District 1, with 226 respondents indicating this. Among all areas, the lowest needs rating was reported by respondents of the unincorporated areas of District 3.

Table V.11
Needs Ratings: Homeless Prevention Services
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	31	5	37	13	42	.	128
Low Need	62	15	44	34	56	.	211
Medium Need	79	21	82	52	67	.	301
High Need	83	21	76	73	42	.	295
No Opinion	13	1	6	18	16	.	54
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.84	2.94	2.82	3.08	2.53	.	2.82
Unincorporated							
No Need	27	4	1	6	68	4	110
Low Need	60	19	3	18	92	3	195
Medium Need	125	62	1	43	105	3	339
High Need	226	144	1	70	117	4	562
No Opinion	33	15	1	12	20	30	111
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.26	3.51	2.33	3.29	2.71	2.50	3.12
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.10	3.39	2.81	3.17	2.65	2.50	2.99

Emergency Homeless Shelters

When asked about the need for emergency homeless shelters, on average, Urban County respondents indicated a rating of 2.95 out of 4, as shown in Table V.12. However, this average was far higher in the unincorporated areas, at 3.11 versus 2.73 in the participating cities. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 226 respondents noted such a need. Among all areas, the lowest needs rating was reported by respondents of the participating cities of District 5.

Table V.12
Needs Ratings: Emergency Homeless Shelters
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	35	6	37	18	42	.	138
Low Need	68	19	66	34	68	.	255
Medium Need	68	13	66	46	58	.	251
High Need	80	22	72	70	36	.	280
No Opinion	17	3	4	22	19	.	65
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.77	2.85	2.72	3.00	2.43	.	2.73
Unincorporated							
No Need	23	6	1	6	72	2	110
Low Need	63	17	2	19	94	5	200
Medium Need	129	69	1	45	102	4	350
High Need	226	140	2	70	119	3	560
No Opinion	30	12	1	9	15	30	97
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.27	3.48	2.67	3.28	2.69	2.57	3.11
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.09	3.35	2.72	3.13	2.60	2.57	2.95

Transitional Homeless Shelters

As shown below in Table V.13, the Urban County average need rating for transitional homeless shelters 2.88. However, this average was higher in the unincorporated areas, where the area-wide average was 3.02 and was as high as 3.43 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 219 respondents noted such a need. Among all areas, the lowest need rating was reported by respondents of the unincorporated areas of District 3, where the average was 2.17.

Table V.13
Needs Ratings: Transitional Homeless Shelters
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	39	8	41	17	44	.	149
Low Need	66	18	59	38	71	.	252
Medium Need	71	17	65	48	57	.	258
High Need	79	19	70	70	35	.	273
No Opinion	13	1	10	17	16	.	57
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.75	2.76	2.70	2.99	2.40	.	2.70
Unincorporated							
No Need	31	8	1	7	89	3	139
Low Need	73	21	3	24	102	5	228
Medium Need	115	65	2	36	86	3	307
High Need	219	135	.	69	106	3	532
No Opinion	33	15	1	13	19	30	111
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.19	3.43	2.17	3.23	2.55	2.43	3.02
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.03	3.29	2.68	3.09	2.49	2.43	2.88

Other Housing Services for the Homeless

The 2012 Resident Survey addressed other housing services for the homeless as well. As shown below in Table V.14, the Urban County average need rating for other services was 2.84 out of 4, with 4 representing high need. However, this average was far higher in the unincorporated areas, at 3.01 versus 2.63 in the participating cities. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 210 respondents noted such a need. Among all areas, the lowest need rating was reported by respondents of the unincorporated areas of District 3, where the average was 2.00.

Table V.14
Needs Ratings: Other Housing Services for the Homeless
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	42	8	52	18	49	.	169
Low Need	68	24	66	44	70	.	272
Medium Need	67	15	57	42	48	.	229
High Need	81	15	56	70	41	.	263
No Opinion	10	1	14	16	15	.	56
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.72	2.60	2.51	2.94	2.39	.	2.63
Unincorporated							
No Need	33	11	1	5	86	4	140
Low Need	66	19	3	18	110	4	220
Medium Need	125	74	1	39	86	2	327
High Need	210	125	.	74	95	4	508
No Opinion	37	15	2	13	25	30	122
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.18	3.37	2.00	3.34	2.50	2.43	3.01
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.01	3.20	2.50	3.12	2.46	2.43	2.84

ESG COORDINATION FOCUS GROUP

On July 11, 2012, representatives of several organizations in Los Angeles County participated in a focus group to discuss barriers to the coordination of Emergency Solutions Grants (ESG) program funding in the Urban County. Convened by the CDC, focus group participants represented the public, private, and nonprofit sectors, all stakeholders in the process of administering ESG funds to homeless services programs in the Urban County.

The following summary presents the ideas of the focus group participants and reports recommendations for the CDC to consider as it develops the Consolidated Plan. Using this evaluation, the CDC can better understand how it can facilitate a cooperative approach to address priority housing and community development needs outlined in this Plan.

Los Angeles County continues to experience a growing demand homeless support services, including shelters and more permanent housing. After reviewing the current socio-economic context, including the population growth and employment and poverty levels, participants in the focus group were asked to present their thoughts on what they considered to be their primary needs of homeless services. These questions led to a discussion of needs and barriers as well as suggestions that could enhance the delivery system and the production of homeless services using ESG and other funding in the Urban County. The primary effort was to uncover new or alternative ways to overcome these homeless services barriers.

Three (3) common themes emerged from the discussions related to barriers to homeless services. These were identifying need, systemic barriers in the homeless services system, and suggestions to overcome barriers. Please note that these themes are not in priority order and represent the opinions of multiple individuals in attendance at the focus group.

Identifying need

There was a consensus among the focus group that identifying the need for homeless services and which type of service is a major barrier, and creates issues throughout the process of providing those services. The group identified several ways that make the actual homeless need difficult to pinpoint, including different and often constrictive definitions of "homelessness" across agencies; ways in which the homeless count could have been thrown off.

Systemic Barriers

The focus group cited many ways in which inefficiencies in the system cause barriers to effectively administering homeless services:

- Lack of communication and coordination between agencies,
- Lack of flow from shelters to transitional housing to permanent housing,
- Inflexible requirements from federal departments/programs,
- Large delays in receiving benefits in vouchers,
- Lack of funding for permanent housing services,

- Lack of service dollars to pay for administrative staff,
- Lack of shelters, and
- Lack of proper education and training in emergency shelters.

Suggestions for Overcoming Barriers

Several suggestions to overcome barriers were addressed, as follows:

- Targeting specific groups to ensure success,
- Working with other community support systems not funded by federal programs,
- LASHA working on standardized process, and
- Meet face-to-face with other agencies to foster stronger relationships.

E. HOMELESSNESS STRATEGY

LAHSA's strategy to address homelessness includes several key goals, programs, and activities.

OUTREACH AND NEEDS ASSESSMENTS FOR HOMELESS PERSONS

LAHSA's utilizes its Homeless Services Department's Emergency Response Team (ERT) as one strategy to outreach and asses the needs of homeless population including unsheltered persons. The ERT comprises six outreach workers who perform street outreach throughout the County and respond to requests for assistance from citizens, local businesses, neighborhood groups, and legislative offices to homeless persons residing on the streets. ERT team members work to build trusting relationships with homeless persons living on the streets and in encampments, perform assessments for homeless person in the field, and link them to shelter and supportive services that are appropriate to meet their needs.

Additionally, each year since 1994 LAHSA has operated the Winter Shelter Program (WSP). The program is funded by the City and County of Los Angeles with the support of the California National Guard providing shelter sites at armories. The 2011–2012 WSP provided emergency shelter and services to 9,000 homeless individuals; 387 were placed into emergency, temporary, or permanent housing. The WSP offers emergency shelter, two (2) meals daily, case management, and other supportive services to persons experiencing homelessness in the cold and wet weather months. In light of funding constraints, programs had three choices for start dates to provide maximum coverage countywide, while mitigating the decrease in program funding. The 2012–2013 WSP operated over 91 days from November 2012 to March 2013.

The main goal of the WSP is to provide life-saving shelter from severe and cold weather; therefore WSP maintains a commitment to low-barrier shelter and supportive services. Because of this commitment, WSP tends to serve chronically homeless and service resistant persons seeking shelter.

EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

LAHSA currently funds the operation of 38 emergency shelters and 54 transitional housing programs in the County serving individuals and families, including transition-aged youth (TAY). Some emergency shelters and transitional housing programs are designed to focus their services to the needs of specific populations such as chronically homeless persons, families, TAY, veterans, persons with severe mental health disorders or substance abuse histories, or those suffering from dual or multiple co-occurring disorders.

In response to the HEARTH Act and ESG guidelines, LAHSA, in collaboration with the City and County of Los Angeles, is building regional systems of care that provide coordinated assessments for receipt of homeless services, prevents homelessness by helping families remain within their communities and retain their current non-shelter housing, or diverts people to housing options other than homeless shelters. The first step in this process was the Family Transitions Project (FTP), which streamlined intake of homeless families seeking motel vouchers during the winter months. The improved coordination through the pilot FTP project resulted in more families being diverted away from homelessness and more families exiting homelessness and being rapidly rehoused in permanent housing.

Family Solutions Centers

Building on the success of the FTP, LAHSA, in partnership with the City and County of Los Angeles, is pooling resources to fund the Family Solutions Centers (FSC), of Los Angeles County. In collaboration with mainstream resources and targeted homeless resources, this new integrated countywide system will provide the appropriate level of services and housing to each family in need. The ultimate goals of this coordinated system will be to divert families from becoming homeless and to end families' homelessness as rapidly as possible. As part of this process LAHSA is also developing a systematic approach to address the specific needs of single adults and youth.

In the FSC program, housing is offered first without the expectation that the family complete any type of treatment or agree to services, although supportive services are regularly encouraged and made very flexible and accessible. 211 LA County will perform eligibility screenings of homeless families calling for shelter assistance and will schedule appointments for them at the appropriate FSC as soon as possible. A comprehensive array of services provided through the FSC by collaborative community partners will enable the families to remain housed if at risk of imminent homelessness, be diverted to available housing alternatives if they are seeking shelter, or become rapidly re-housed if they are homeless. The FSC will provide coordinated housing and services interventions to stabilize the family's income situation and effectively address the issues causing their housing crisis.

A coordinated system is essential to effectively end homelessness. Homeless systems are often fragmented and uncoordinated. Homeless individuals and families are forced to navigate different eligibility criteria and are often on multiple waiting lists for shelter beds and housing programs.

Multiple service providers are often carrying out assessment and referral efforts on behalf of the same individuals/families. A more coordinated system will afford a standardized and uniform process to enable service providers to avoid duplication of efforts. A standardized and uniform assessment process will also lend itself to a more transparent system that targets the most appropriate housing and services resources to each individual or family. Over the 2013–2018 period, LAHSA will implement a similar coordinated assessment and intake system for individuals and youth. Lessons learned from the FSC program implementation will work to design the new intake system for individuals.

REHOUSING

The CoC is focusing on designing and implementing significant changes to the homeless delivery system. The FSC program will consist of six regionally located centers providing homeless families with a standardized assessment, development of a housing and services plan, and coordinated access into the system of care. The regional approach ensures that families can remain in their communities while each FCS can carry out standardized services in a manner which best meets the needs identified in its community.

Each FSC will have a minimum of one (1) Master's in Social Work-level clinician and two (2) Housing Stability Specialists to ensure family safety and consistent assessment of needs as well as housing location and the building of an inventory of landlords in the community who are willing to rent to formerly homeless persons at affordable rates. Additionally, the FSCs will provide follow-up to families placed in housing to ensure they remain stably housed. This follow-up may take the form of monthly check-ins with their Housing Stability Specialist either in person or by phone, or by home visits. The program will be expanded as quickly as possible to single adults and youth.

DISCHARGE

Diversion to housing and services outside of the traditional homeless services system is an integral part of the new Family Solutions System (FSS). One of the first interventions will be to determine if there are other housing options available to the household rather than accessing shelter through the homeless system. Additionally, for those households with low to moderate barriers to housing, rapid rehousing assistance in the form of move-in assistance and short-term rental subsidies may be all that the household needs to regain and maintain their permanent housing. By using a standardized assessment that identifies the level of barriers to housing and targets the type of service intervention that best addresses those barriers, the program will reduce the amount of time that an individual or family is homeless and increase their ability to maintain their permanent housing.

As described previously, LAHSA works closely with the Los Angeles County departments of Children & Family Services, Health Services, Mental Health, and the Sherriff, all of which are required by State law or County regulations requiring effective discharge planning and specific transition plans to ensure that individuals and families are not discharged into homelessness.

VI. NON-HOMELESS SPECIAL NEEDS AND SERVICES

A. INTRODUCTION

Persons with special needs may have a variety of mental and physical disabilities or circumstances that require a wide range of supportive service needs. These special needs populations can also include persons with substance abuse issues, the elderly, and the frail elderly. Non-homeless needs addressed in this section fall into two (2) primary categories:

- Special needs population and programs, and
- HIV/AIDS populations and programs.

While these people may not have a disability in the classic sense, they share a common trait: the need for supportive services to achieve or maintain a stable living environment. Activities that provide housing, housing-related services, and additional services to the non-homeless special needs population are addressed in the following section, following the estimation or identification of each population's size and needs. Public involvement about services for special needs populations are discussed alongside each group.

B. SPECIAL NEEDS POPULATIONS AND PROGRAMS

For the purpose of this assessment, special needs populations include those in the following seven (7) categories:

1. **Elderly and the frail elderly**
2. **Neglected or abused children**
3. **Persons with physical or sensory disabilities (including mobility impaired, blind, deaf, or chemically/environmentally sensitive)**
4. **Victims of domestic violence**
5. **Persons suffering from mental illness**
6. **Persons with disabilities related to substance abuse and chemical dependency**
7. **Emancipated foster youth**

These categories are ordered based on their relative needs as ranked in the 2012 Resident Survey, with the exception of emancipated foster youth, who are not addressed in the survey. The five-year strategy and objectives for addressing the needs of these special needs populations are discussed following the end of this subsection.

1. ELDERLY AND FRAIL ELDERLY

The elderly population is defined by the Census Bureau as comprising any person aged 65 or older; those aged 75 and older are referred to as the frail elderly. As identified previously in **Section III.B Demographic and Economic Profile** of this report, 11.9 percent of the Urban County's population was 65 and older in 2010 and 5.5 percent of the total population was 75 and older. The Urban County's elderly population was made up most prominently of persons aged 70 to 74, representing 23.3 percent. There were 135,561 persons over the age of 75 (frail elderly), making up nearly half, 45.9 percent, of the total Urban County elderly population. As show in Appendix C, the shares of elderly persons varied by community; for example, in West Hollywood, Claremont, Beverly Hills, and La Mirada, more than half of the elderly population was 75 or older. In general, the unincorporated areas of the county averaged slightly lower frail elderly populations than did the participating cities.

This population is expected to grow as the baby boom generation ages, and elderly needs may become more difficult and complex to serve in future years. According to the AARP's *Across the States 2012: Profiles of Long-Term Services and Supports*, the elderly and frail elderly populations in California are expected to increase by up to 250 percent by 2050.[65] As shown in Table VI.1, at right, by 2023 the elderly population is expected to increase by 90 percent, with the majority of this growth in the 75 to 84 age group. In comparison, the overall population growth rate for the state is expected to be 20 percent over that period. By 2050, the 65 and older population is expected to grow by 138 percent, reaching 10,866,000. While growth is expected to be extremely strong for all groups, particularly as compared to the total population growth rate of 39 percent, the most growth is projected for the 85 and older population, increasing by 270 percent.

Table VI.1
Elderly and Extra-Elderly Population Change
State of California
2012 AARP Data

Population	Population	% Change from 2012
2032		
All Ages	45,655,000	20%
50–64	7,635,000	11%
65 and Older	8,662,000	90%
65–74	4,514,000	83%
75–84	2,912,000	94%
85 and Older	1,236,000	69%
2050		
All Ages	53,159,000	39%
50–64	8,148,000	18%
65 and Older	10,866,000	138%
65–74	4,756,000	92%
75–84	3,545,000	155%
85 and Older	2,564,000	270%

The needs of the elderly and extra-elderly group are considered separately from those of senior services, discussed in **Section VII.E Senior Programs.** The needs of the elderly and frail elderly can be separated by population and type of need. Particular issues include the following:

The low- and moderate-income elderly, including more than those who are defined as poor by the federal poverty thresholds which does not vary by place. As the standard cost of living in Los Angeles County is much higher than the national average and the portions of income spent on typical expenses have changed since the poverty definition was created, as discussed in **Section III Demographic and Economic Profile**, the Elder Index (Elder Economic Security Standard Index),

[65] AARP, *Across the States 2012: Profiles of Long-Term Services and Supports*, 2012, http://www.aarp.org/content/dam/aarp/research/public_policy_institute/ltc/2012/across-the-states-2012-california-AARP-ppi-ltc.pdf

determined by county, is a more accurate measure for the Los Angeles County elderly population. According to this measure, about 47 percent of California's seniors, or 1.76 million, fell below the 2007 Elder Index. However, only 8 percent (299,574 persons) were considered to be in poverty as defined by the federal poverty thresholds; thus, 39 percent of California seniors, or 1.45 million people statewide, were low- or moderate-income but did not have access to many support programs serving the poor population. In 2009, the Elder Index suggested an income more than twice as high as the federal poverty threshold income was necessary for economic security.[66]

The disabled elderly, representing 399,652 persons in Los Angeles County in the 2010 three-year ACS. As shown in Table VI.2, below, the disability rates among elderly and frail elderly persons were significantly higher than the averages for all persons: 26.8 percent of elderly persons were disabled and 54.0 percent of frail elderly persons were disabled, as compared to 9.4 percent of all persons. Disability rates were higher for elderly females, as high as 56.7 percent for frail elderly women in Los Angeles County as a whole. Women also have longer life expectancy than men, although may have fewer financial resources; this group is also of particular focus. While the disabilities included in the below table include both physical and mental disabilities, seniors with mental illness are another particularly sensitive group, and may not have been included in the three-year ACS depending on the stability of their living situations.

Table VI.2
Elderly Disability Status by Gender by Age
Los Angeles County
2010 Three-Year ACS Data

Age	Male		Female		Total	
	Disabled	Disability Rate	Disabled	Disability Rate	Disabled	Disability Rate
Available Participating Cities						
65–74	7,004	18.2%	10,164	23.7%	17,168	21.1%
Over 75	13,874	48.1%	22,800	52.9%	36,674	51.0%
Total (All Ages)	**48,468**	**7.9%**	**57,721**	**9.2%**	**106,189**	**8.6%**
Los Angeles County						
65–74	59,397	24.0%	87,512	29.0%	146,909	26.8%
Over 75	92,895	49.9%	159,848	56.7%	252,743	54.0%
Total (All Ages)	**409,127**	**8.6%**	**500,921**	**10.2%**	**910,048**	**9.4%**

Elderly Veterans, who may have fewer resources or be more sensitive to health and finance problems, make up a large portion of the elderly population in Los Angeles County. The U.S. Department of Veterans Affairs's (VA's) VetPop2007 (Veteran Population Model) estimates the Veteran population and its characteristics from FY 2000 through FY 2006, and forecasts the population for FY 2007 through FY 2036, using data from the VA, Department of Defense, and Census Bureau. In 2006, there were 175,068 elderly veterans living in Los Angeles County; by 2018 this number is estimated to be 129,978.[67] The VA Greater Los Angeles Healthcare System experienced

[66] Insight Center for Community Economic Development, *Economics of Aging: The California Economic Security Standard Index*, October 5, 2010, http://publichealth.lacounty.gov/owh/docs/Healthy%20Aging%20Conference/KarlaLaguna.pdf

[67] VA, National Center for Veterans Analysis and Statistics, Veteran Population Model, http://www.va.gov/vetdata/Veteran_Population.asp

1,212,246 outpatient visits in 2010 and served more than 9,000 homeless Veterans;[68] a significant portion of these visits were by elderly Veterans including mentally ill Veterans.

Elder abuse and neglect constitute a large portion of the Los Angeles County Adult Protective Services (APS) caseloads, commonly involving older adults and considered self-neglect cases when frail, elderly clients live alone or in unsafe or unsanitary conditions. However, elder abuse is significantly under-reported in the County, though cases of abuse have risen in recent years.[69]

Services

The Los Angeles County Department of Community and Senior Services (CSS) coordinates a range of senior services programs including the Area Agency on Aging (AAA) through its Aging and Adult Services Branch. The AAA is responsible for identifying unmet senior needs as well as planning, coordinating, and implementing programs that promote the health, dignity, and well-being of the County's elderly residents. The AAA contracts with 49 community agencies to provide services including home-delivered meals, nutrition programs, care management, and in-home care. These programs include:

- Dietary Administrative Support System,
- Family Caregiver Support Program,
- Health Insurance Counseling and Advocacy Program,
- Legal Assistance,
- Linkages Program, which provides long-term services in order to prevent premature or inappropriate institutionalization of seniors,
- Long Term Care Ombudsman Program, which provides advocacy services for residents in nursing and care facilities who experience abuse or mistreatment,
- Home Delivered Meals program,
- Dietary Administrative Support Services, and
- Effective Nutritional Health Assessment and Networks of Care for the Elderly.

Also within the CSS is Adult Protective Services (APS), a State-mandated service program that investigates cases of neglect of the elderly and dependent adults, including physical, sexual, or financial abuse; abandonment; isolation; abduction; neglect; or self-neglect. APS offers a 24-hour service program and elder abuse hotline, which can be reached at (877) 4-R-Seniors. To encourage services and protection for seniors, the Los Angeles County Board of Supervisors declared June 15, 2011 as Elder Abuse Awareness Day in the County, aligned with World Elder Abuse Awareness Day.

Other services for seniors in the county include Geriatric Evaluation Networks Encompassing Services, Information, and Support (GENESIS), which provides mobile health and mental health to

[68] VA, Veterans Affairs Greater Los Angeles Healthcare System, 2011 Annual Report, http://www.losangeles.va.gov/mediaroom/Annual_Report_2011.pdf

[69] CSS news release, "World Elder Abuse Awareness Day – June 15, 2011," http://css.lacounty.gov/Data/Sites/1/FolderGalleries/Press/june14,2011pressrelease-elderabuseawarenessday.pdf

frail homebound disabled adults and older adults to support their dignity, maximize options, and enhance their independence. GENESIS participates in many community partnerships and provides services such as telephone consultation to professionals and agencies, information and referral, education, and training to professionals on health and mental health issues, and health and mental health screenings and comprehensive assessments.

For Veteran seniors, the VA Greater Los Angles Health Care System provides a full range of health care and preventative services in the County. The VA System also partners with numerous Veteran service organization providers, participates in the U.S. Department of Defense TRICARE health care program, and conducts research affiliated with University of California, University of Southern California, and California State University programs.

Public Involvement

As discussed previously, the 2012 Resident Survey was conducted from August to December of 2012 as part of the Consolidated Planning process. The survey included questions about needs of special needs populations, discussed in the following pages. Subcategories of these populations are presented in an order based on their relative needs as ranked in the survey, followed by the needs of emancipated foster youth, who are not addressed in the survey.

The 2012 Resident Survey addressed services for the elderly and frail elderly in particular. As shown in Table VI.3, the Urban County average need rating was 3.23 out of 4, with 4 representing high need. However, this average was far higher in the unincorporated areas, at 3.34. The highest rankings came from respondents of the unincorporated areas of districts 2, 3, and 4, and the largest number of respondents indicating high need came from unincorporated areas of District 1, where 251 respondents noted such a need. Compared to the unincorporated areas, the participating cities showed a total average need of 3.09, with a high of 3.33 in District 4.

Table VI.3
Needs Ratings: Services for the Elderly and Frail Elderly
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	18	4	17	11	17	.	67
Low Need	46	12	44	18	43	.	163
Medium Need	95	17	89	50	82	.	333
High Need	100	27	86	99	71	.	383
No Opinion	9	3	9	12	10	.	43
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.07	3.12	3.03	3.33	2.97	.	3.09
Unincorporated							
No Need	16	4	1	5	30	.	56
Low Need	38	19	.	10	59	2	128
Medium Need	134	64	5	40	125	6	374
High Need	251	144	.	84	170	6	655
No Opinion	32	13	1	10	18	30	104
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.41	3.51	2.67	3.46	3.13	3.29	3.34
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.29	3.43	3.02	3.39	3.08	3.29	3.23

2. NEGLECTED OR ABUSED CHILDREN

Child abuse is defined as the repeated mistreatment or neglect of a child by parent(s) or other guardian, resulting in injury or harm. Abuse is characterized by its orientation toward satisfying needs or expressing the negative feelings of parents or other caregivers. Persistent, violent abuse can be fatal.

The Inter-Agency Council on Child Abuse and Neglect (ICAN), is the County agency that coordinates services to prevent, identify, and treat child abuse and neglect and compiles data on reported child abuse in its annual reports. As shown in Table VI.4, at right, in 2010 170,471 children were referred to DCFS, a 7.9 percent increase from 2009. These represented an average of 14,206 children per month referred to the agency, which collected more referrals than any other agency in the State in 2010.[70] Due to the nature of child abuse reporting, these data are likely to underrepresent the problem of child abuse in the County.

Table VI.4
Children Referred
Los Angeles County
2000–2010 DCFS Data

Year	Referrals	Annual % Change
2000	151,108	.
2001	147,352	-2.5%
2002	161,638	9.7%
2003	162,361	0.4%
2004	154,993	-4.5%
2005	156,831	1.2%
2006	162,711	3.7%
2007	167,325	2.8%
2008	166,745	-0.3%
2009	157,960	-5.3%
2010	170,471	7.9%
Total	**1,759,495**	.

Table VI.5 separates the referrals by type of abuse reported. As shown, the most common allegation was for general neglect, with 49,399 such cases, followed by at risk for sibling abuse, with 41,596 cases, and physical abuse, with 37,474 cases.

Table VI.5
Referrals by Allegation Type
Los Angeles County
2010 DCFS Data

Allegation Type	Referrals	% of Total
General Neglect	49,399	29.0%
At Risk, Sibling Abuse	41,596	24.4%
Physical Abuse	37,474	22.0%
Emotional Abuse	18,772	11.0%
Sexual Abuse	17,371	10.2%
Severe Neglect	2,837	1.7%
Caretaker Absence/Incapacity	2,922	1.7%
Exploitation	100	0.1%
Total	**170,471**	**100.0%**

Services

Programs aimed at reducing child abuse not only address the immediate issue of mistreatment but also act to prevent long-term consequences. The Los Angeles County Board of Supervisors established the Inter-Agency Council on Child Abuse and Neglect (ICAN) in 1977 as the official

[70] ICAN, *The State of Child Abuse in Los Angeles County*, 2011, http://ican.co.la.ca.us/PDF/ICAN2011FINAL.pdf

County agency to coordinate services to prevent, identify, and treat child abuse and neglect. ICAN also compiles data on reported child abuse in the County in its annual reports. The DCFS provides emergency response, family maintenance, family reunification, permanent placement, and adoptions services to children and families across Los Angeles County.

To ensure citizens can report child abuse, the DCFS operates its Child Protection Hotline seven (7) days per week, 24 hours per day. The hotline can be reached toll-free within California at (800) 540-4000. The hotline not only accepts calls regarding possible abuse or neglect, but also can serve to assess the level of danger; gather information on specific incidents and initiate investigation, if appropriate; document and transmit referrals to the appropriate offices; and ensure child safety and protection.

Outside regular business hours, staff at the Child Protection Hotline forward referrals to the DCFS Emergency Response Command Post, which provides protective services to children in life-threatening situations through its Children's Social Workers who are on duty 24 hours a day and can immediately investigate calls of abuse and neglect.

Additional services provided by the DCFS for abused and neglected children include:

Image VI.1
Child
(Source: ICAN, *The State of Child Abuse in Los Angeles County*, 2011, http://ican.co.la.ca.us/PDF/ICAN2011FINAL.pdf)

- American Indian Child Welfare Unit, which provides culturally appropriate case management services to American Indian children and families under the legal mandate of the Federal Indian Child Welfare Act (Public Law 95-608).
- Asian Pacific Program, which serves Asian and Pacific Islander communities and is capable of handling approximately 12 common languages and dialects.
- Sexual Abuse Treatment Program, which provides clinical services to families that are involved with sexual abuse.
- Deaf Services Unit, which provides a full range of public child welfare services for abused/at risk deaf children, their hearing siblings, and their deaf or hearing parents, through sign language interpreters and other specific services.
- Family Assessment Services Team, which serves families with children at risk of gang violence though a multidisciplinary assessment, involving representatives from DCFS, Mental Health, Probation, Law Enforcement, and the Board of Supervisors.
- START - Start Taking Action Responsibly Today, which serves abuse or neglected youth who are delinquent or at risk of delinquency, aimed at reducing juvenile crime and promoting academic success.

Public Involvement

Table VI.6, below, shows the average need rating for services for abused children from the 2012 Resident Survey. The Urban County average need rating for these services was 3.11. However, this average was higher in the unincorporated areas, at 3.26 versus 2.91 in the participating cities. The highest need ranking came from respondents of the unincorporated area of District 2, with an average of 3.53. Among the participating cities, District 4 showed the highest need, with an average rating of 3.20.

Table VI.6
Needs Ratings: Services for Abused Children
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	23	4	33	14	26	.	100
Low Need	70	14	55	28	62	.	229
Medium Need	69	20	73	43	60	.	265
High Need	95	23	73	91	61	.	343
No Opinion	11	2	11	14	14	.	52
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.92	3.02	2.79	3.20	2.75	.	2.91
Unincorporated							
No Need	13	1	1	5	51	1	72
Low Need	61	20	2	14	80	5	182
Medium Need	112	64	2	36	92	4	310
High Need	247	143	1	83	159	4	637
No Opinion	38	16	1	11	20	30	116
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.37	3.53	2.50	3.43	2.94	2.79	3.26
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.20	3.42	2.79	3.30	2.87	2.79	3.11

3. PHYSICAL OR SENSORY DISABILITIES

Disabilities affect people of all ages, races, ethnicities, and social and economic backgrounds. While significant progress has been made since the passage of the Americans with Disabilities Act in 1990, significant health and well-being disparities and barriers still exist. According to the 2010 three-year ACS, 443,570 people, or 7.1 percent of all County residents, had a disability, as shown in Table VI.6, presented previously. The most common disability type was ambulatory; 3.5 percent of County residents or 221,217 had such a disability, followed by cognitive and independent living difficulties, with 2.9 and 2.7 percent, respectively.

However, the DPH reports a much higher rate of disability from its 2007 LACHS. Persons were considered disabled if they responded positively to any of the survey's disability questions, inquiring if they had physical, mental, or emotional limitations; had any health problem that requires the use of special equipment such as a cane, wheelchair, special bed, or special telephone; or considered themselves disabled. Across the County, 19.6 percent of residents had a disability in the 2007 survey.

In addition, 17.0 percent of respondents had provided care or assistance in the previous month to another adult with a long-term illness or disability.[71] According to DPH data from the 2007 LACHS, more than one (1) million residents of Los Angeles County are disabled.

The Los Angeles County DPH also reports that the likelihood of having a disability increased with age, with only 7.0 percent of adults 18 to 24 reporting a disability and but more than one-third of those 65 or older having a disability. Furthermore, African American persons were more likely to have a disability than white, Hispanic, or Asian persons: 31.0 percent versus 22.0, 18.0, or 12.0 percent, respectively.[72]

Services

Supportive services for the disabled can be accessed through Living Independently in Los Angeles/LILA,[73] a consumer-directed and regionally focused online project to benefit people with disabilities living in Los Angeles County. LILA uses a map-based, interactive information resource database, created by local residents with disabilities using their personal "expert knowledge" to identify and map local independent living resources. Through collaborations with local governments and private non-profit community service agencies, the LILA information system will also incorporate public and agency databases relevant to the Los Angeles disabled and senior communities. These may include the locations of services and programs benefiting people with disabilities, local businesses serving the community, the ADA accessibility features of public buildings, accessible routes of travel to bus stops, inclusive recreation programs, independent living resource information, etc.

Additionally, the State of California Department of Developmental Services runs seven (7) regional centers in Los Angeles County that provide services for the disabled population, including referrals, assessment and diagnosis, counseling, case management, genetic counseling, and community education about developmental disabilities.

In the Urban County as well as elsewhere in the U.S., the Americans with Disabilities Act (ADA) protects the civil rights of people with disabilities. Agencies must ensure that the facilities they build or alter are accessible to people with disabilities, meeting the ADA Standards for Accessible Design. In addition, existing facilities and programs of a jurisdiction must meet ADA program accessibility requirements of the ADA and DOJ Title II regulations.[74]

[71] DPH, *Key Indicators of Health by Service Planning* Area, June 2009, http://publichealth.lacounty.gov/ha/docs/2007%20LACHS/Key_Indicator_2007/KIHReport.2009.FINAL.pdf

[72] DPH. *L.A. Health Adult Disability in Los Angeles County*, http://lapublichealth.org/wwwfiles/ph/hae/ha/Disability02.pdf, September 2006.

[73] Available at http://lila.ucla.edu

[74] DOJ, Americans with Disabilities Act, *2010 ADA Standards for Accessible Design*, September 2010, http://www.ada.gov/regs2010/2010ADAStandards/2010ADAstandards.htm

Public Involvement

When asked about the need for programs for disabled persons, respondents indicated an average rating of 3.02 out of 4 as shown in Table VI.7. However, this average was higher in the unincorporated areas, at 3.18 overall and as high as 3.50 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 215 respondents noted such a need. Among all areas, the lowest notable average need was reported by respondents in the participating cities of District 3.

Table VI.7
Needs Ratings: Programs for Disabled Persons
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	24	5	41	12	20	.	102
Low Need	53	18	88	24	55	.	238
Medium Need	104	20	71	53	84	.	332
High Need	74	18	36	85	52	.	265
No Opinion	13	2	9	16	12	.	52
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.89	2.84	2.43	3.21	2.80	.	2.81
Unincorporated							
No Need	16	3	1	3	51	1	75
Low Need	56	20	2	9	96	4	187
Medium Need	152	66	3	48	118	7	394
High Need	215	140	.	76	118	2	551
No Opinion	32	15	1	13	19	30	110
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.29	3.50	2.33	3.45	2.79	2.71	3.18
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.14	3.36	2.43	3.32	2.79	2.71	3.02

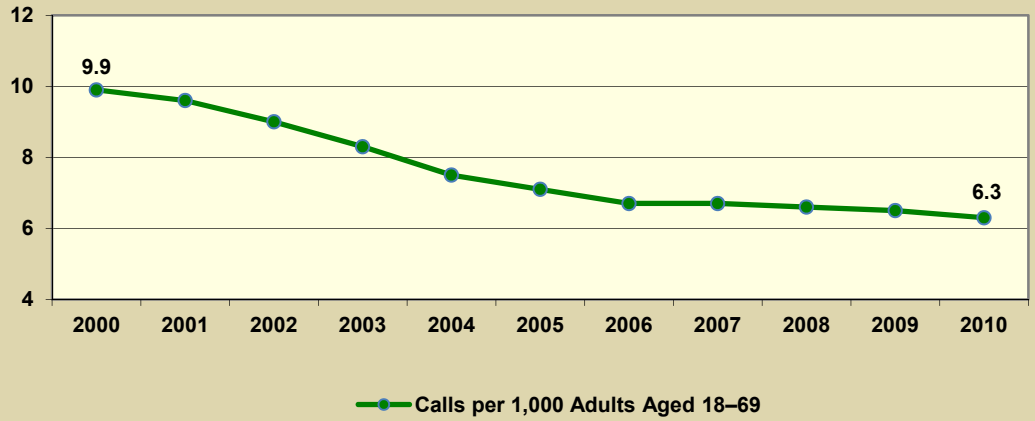
4. VICTIMS OF DOMESTIC VIOLENCE

Domestic violence is defined as abuse committed against a spouse, former spouse, cohabitant, former cohabitant, a person with whom the batterer has had a dating or engagement relationship or a person with whom the batterer has had a child. Domestic violence may begin with angry words, a shove, or a slap and may escalate into a pattern of abusive, controlling behaviors including physical, sexual, and psychological attacks against the victim, children, pets, or property.

The California Department of Justice (DOJ), Office of the Attorney General, Criminal Justice Statistics Center (CJSC) reports statistical data which aid in the evaluation of crime and the criminal justice process in the State. Included in these data are counts of phone calls received related to domestic violence, collected in the Domestic Violence-Related Calls for Assistance (DV) database. It reports the total number of domestic violence-related calls received by law enforcement, the number of cases involving weapons, and the type of weapon used during the incident. As shown in Diagram

VI.1, below, the rate of domestic violence-related calls per 1,000 adults reached a low of 6.3 in 2010, down from 9.9 in 2000. From 2006 to 2010, this figure was relatively stable and declined only slightly.

Diagram VI.1
Domestic Violence-Related Calls per 1,000 Adults
Los Angeles County
2000–2010 DV Data



DV data are also available for 47 of the 49 participating cities in the Urban County, as shown in Table VI.8, for 2010. In those cities combined, 3,321 calls were received in that year, compared to 3,508 in unincorporated areas of the County. Of the available participating cities, the most calls were received from Monrovia, West Hollywood, Torrance, Covina, Beverly Hills, and Azusa.

Table VI.8
Domestic Violence-Related Calls
Los Angeles County
2010 DV Data

Place	Total	Place	Total	Place	Total
Agoura Hills	49	El Segundo	35	San Gabriel	61
Arcadia	65	Hawaiian Gardens	85	San Marino	14
Artesia	31	Hermosa Beach	30	Sierra Madre	19
Avalon	16	Irwindale	4	Signal Hill	48
Azusa	152	La Cañada Flintridge	26	South El Monte	75
Bell	101	La Habra Heights	9	South Pasadena	6
Bell Gardens	93	La Mirada	70	Temple City	54
Beverly Hills	159	La Puente	118	Torrance	212
Bradbury	1	La Verne	61	Walnut	56
Calabasas	35	Lawndale	115	West Hollywood	226
Cerritos	64	Lomita	60	Westlake Village	9
Claremont	69	Malibu	27		
Commerce	51	Manhattan Beach	54	Available Participating Cities	3,321
Covina	168	Maywood	91	Unincorporated Areas	3,508
Cudahy	85	Monrovia	301	**Urban County**	6,829
Culver City	10	Rancho Palos Verdes	40	**Available Areas**	
Diamond Bar	76	San Dimas	35	Remainder of County	35,223
Duarte	64	San Fernando	32	Los Angeles County	42,052

Services

In Los Angeles County, the Domestic Violence Council (DVC) "provides leadership in the creation and support of a victim/survivor-centered, coordinated countywide, approach to addressing intimate partner violence."[75] The council is made up of members from shelter agencies and other community groups; legal and law enforcement agencies; and other County agencies, and all members are endorsed by domestic violence-related organizations.

The DVC performs a number of activities to address domestic violence in the County, including:

- Facilitates interdepartmental coordination of services;
- Reviews legislation;
- Conducts public awareness campaigns;
- Offers domestic violence trainings for professionals in the field;
- Develops strategies with members of the public and private sectors;
- Makes recommendations for public information, training, legislation, education, and other program development; and
- Identifies funding to strengthen existing programs and bring services into communities that lack them.[76]

The Los Angeles County domestic violence hotline is available 24 hours a day at (800) 978-3600, and services are available in 13 languages (English, Spanish, Korean, Vietnamese, Mandarin, Cantonese, Tagalog, Khmer, Japanese, Thai, Armenian, Arabic, and Farsi).

The Los Angeles County District Attorney's Office operates the Family Violence Division, which prosecutes family violence crimes and provides assistance to victims by partnering with many agencies, focusing on Downtown Los Angeles and the surrounding areas and handles the most egregious cases. The Victim Impact Program (VIP) expands the Office's ability to handle cases of elder abuse, child abuse, hate crimes, sex crimes, stalking, and family violence across the County. Through the VIP, specially trained deputy district attorneys at branch and area offices vertically prosecute these types of cases, where only that one (1) deputy district attorney handles each case from beginning to end; this is done to put victims at ease and more effectively prosecute highly sensitive cases. The establishment of the VIP doubled the number of specially trained prosecutors to handle abuse cases and ensures that victims across the County receive expert attention.

Specific shelter hotlines in the Urban County and participating cities are:

- Su Casa Family Crisis & Support Center in Artesia: (562) 402-4888
- House of Ruth in Claremont: (909) 988-5559
- Haven Hills in San Fernando Valley: (818) 887-6589

[75] DVC, http://dvcouncil.lacounty.gov/
[76] Ibid.

- Women's Children's Crisis Center in Whittier: (562) 945-3939

Public Involvement

Table VI.9 shows the average need rating for services for victims of domestic violence from the 2012 Resident Survey. The average rating for these services was 3.00. However, this average was higher in the unincorporated areas, at 3.18 versus 2.77 in the participating cities. The highest need ranking came from respondents of the unincorporated area of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, noted by 234 respondents.

Table VI.9
Needs Ratings: Services for Victims of Domestic Violence
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	25	2	33	11	30	.	101
Low Need	76	14	73	34	74	.	271
Medium Need	82	26	85	50	67	.	310
High Need	75	17	44	80	41	.	257
No Opinion	10	4	10	15	11	.	50
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.80	2.98	2.60	3.14	2.56	.	2.77
Unincorporated							
No Need	22	3	1	6	61	2	95
Low Need	53	20	4	11	86	6	180
Medium Need	131	64	.	36	116	2	349
High Need	234	142	2	87	119	4	588
No Opinion	31	15	.	9	20	30	105
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.31	3.51	2.43	3.46	2.77	2.57	3.18
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.12	3.40	2.59	3.28	2.69	2.57	3.00

5. MENTAL ILLNESS

While mental illness can manifest itself in a number of different disorders, such as depression, bi-polar disorder, paranoid schizophrenia, the one (1) common denominator for many who suffer from mental illness is loss of full functioning capacity and overall productivity. Mental illness can vary in severity, and many cases may go unreported. However, the Census Bureau's 2010 three-year American Community Survey (ACS) reported data on disabilities, and for persons aged 5 and older, included persons with cognitive difficulties in the disabled population. Persons were considered to have cognitive difficulties if they responded positively to a question which asked if, due to physical, mental, or emotional condition, they had "serious difficulty concentrating, remembering, or making decisions." Persons aged 15 years and older were considered disabled if they had cognitive difficulties or independent living difficulties, asking respondents if, due to a physical, mental, or emotional

condition, they had difficulty "doing errands alone such as visiting a doctor's office or shopping." [77] However, data from the three-year ACS may not fully represent the mentally ill population due to data collection methods; while the ACS was expended in 2006 to include the population in group quarters, many persons with mental illness may be homeless or otherwise not available by mailing address. Three-year ACS data are available at the city and county levels, for some cities including 33 of the participating cities, as presented in **Section III Demographic and Economic Profile** of this report.

Table VI.10 shows the population in Los Angeles County by presence and type of disability; persons may report more than one (1) disability, so the sum of persons with each disability is greater than the total disabled population. As shown, countywide there were 179,576 persons with cognitive disabilities, representing 2.9 percent of the total population of the County. Some persons with mental illness may report this as independent living difficulty; 170,063 persons had such difficulty, making up 2.7 percent of the population. Because more than one (1) disability can be reported per person, there may be overlap between these groups.

Table VI.10
Disability Status by Type
Los Angeles County
2010 Three-Year ACS Data

Disability Status	Available Participating Cities	Los Angeles County	% of Total (County)
With a disability:	45,117	442,570	7.1%
With a hearing difficulty	9,294	82,252	1.3%
With a vision difficulty	8,194	88,631	1.4%
With a cognitive difficulty	16,677	179,576	2.9%
With an ambulatory difficulty	22,278	221,217	3.5%
With a self-care difficulty	9,339	95,238	1.5%
With an independent living difficulty	18,026	170,063	2.7%
No disability	743,897	5,823,744	92.9%
Total	**789,014**	**6,266,314**	**100.0%**

Additional data about the adult mentally disabled population come from the Los Angeles County DPH based on the 2007 LACHS, which asked respondents aged 18 and over about mental health. As shown in Table VI.11, 9.3 percent of County residents experienced frequent mental distress, defined as stress, depression, or emotional problems for 14 days or more in the previous month. The average number of poor mental health days per month was 3.1. This number was highest for persons earning less than the poverty thresholds, African American respondents, and American Indian respondents. The Alzheimer's disease death rate, age-adjusted per 100,000 persons, was 17.6. All three (3) of these figures were lower than comparable national numbers.

[77] U.S. Census Bureau; ACS 2008–2010 Summary File: Technical Documentation

Table VI.11
Mental Health Among Adults
Los Angeles County
2007 LACHS Data

Adults	Figure
Frequent mental distress	9.3%
Poor mental health days/ month	3.1
Alzheimer's disease death rate	17.6
Ever diagnosed with depression	13.6%

The January 2011 *LA Health* bulletin by the DPH, "Trends in Depression: Shedding Light on the Darkness," reported the percentage of adults in Los Angeles County ever diagnosed with depressive disorder from 1999 to 2007, and showed a steady increase from 8.8 percent in 1999 to 13.6 percent in 2007. Rates were higher for females, white persons, African American persons, and persons aged 50 to 64, though self-reporting may affect some of these figures. In total, 1,009,000 adults in Los Angeles County had been diagnosed with depression at some point in 2007. Depression and other depressive disorders are the leading cause of disability in the U.S., and are also associated with increased risk of engaging in other behaviors such as alcohol abuse or smoking, and can lead to chronic conditions such as heart disease and diabetes. In severe cases, depression can lead to suicide, which in 2007 was the sixth leading cause of premature death in the County. Depressive disorders also cost billions of dollars nationally for treatment, suicide-related costs, and workplace losses due to decreased productivity and absenteeism.[78]

Services

The Los Angeles County Department of Mental Health (DMH) develops and coordinates mental health services to address the needs of those suffering from mental illness through a community-based process. Primary services include case management, inpatient care, outpatient services (including crisis intervention/emergency response), and day treatment programs provided through a network of contracted and County-operated mental health clinics and hospitals. Using standards established by law and regulation, DMH reviews and monitors the clinical and fiscal performance of all service providers. DMH services include programs tailored to children, youth (aged 16 to 25), adults, and older adults (60 years and older), as well as countywide services, disaster services, and public guardian conservatorship.

Mental health services are also provided through Mental Health America of Los Angeles County (MHA), a private, nonprofit organization with the goal of ensuring that all people with mental illness can find their place as participating, productive members of the community. MHA advocates for quality care for adults with mental illness and children with emotional disturbances, educates about mental illness to increase public awareness and improve access to care, and demonstrates service models that help individuals achieve self-reliant lives. MHA services include homeless assistance programs, transition age youth programs, low-income veterans, wellness centers, a Latino

[78] DPH, *LA Health*, "Trends in Depression: Shedding Light on the Darkness," January 2011, http://publichealth.lacounty.gov/ha/reports/habriefs/2007/Depression/Depression_2011S.pdf

community program, and affordable housing options. MHA serves Los Angeles County with offices in downtown Los Angeles, Long Beach and the Antelope Valley and through a countywide network of self-help clubs.

At the state level, the California Department of Mental Health was eliminated in 2012, leaving some question as to the availability of mental health services and treatment in future years. However, in Los Angeles County local programs provide services despite the lack of statewide funding. The DMH Innovations program, funded through Proposition 63's 1.0 percent tax on Californians with incomes above $1 million, provides a holistic approach to mental health services by coordinating medical, mental illness, and addiction support services. Innovations have been in development since 2009 but, once it is fully implemented, will use four (4) models to deliver services: integrated clinic model, integrated mobile health team model, community-designed integrated service management model, and per-run model. The program is expected to be far more effective that separate service provision through multiple programs.[79]

Public Involvement

As shown below in Table VI.12, the Urban County average need rating for mental health services was 2.99 out of 4, close to a medium ranking. However, this average was higher in the unincorporated areas, where the area-wide average was 3.10 and ranged as high as 3.44 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, with 200 respondents. Among all areas, the lowest average need was reported by respondents in the participating cities of District 5 with an average of 2.65.

Table VI.12
Needs Ratings: Mental Health Services
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	26	5	24	14	27	.	96
Low Need	64	18	50	33	66	.	231
Medium Need	92	21	88	54	68	.	323
High Need	74	18	72	74	47	.	285
No Opinion	12	1	11	15	15	.	54
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.84	2.84	2.89	3.07	2.65	.	2.85
Unincorporated							
No Need	21	4	1	6	61	3	96
Low Need	64	24	2	17	94	7	208
Medium Need	145	66	1	42	109	2	365
High Need	200	130	2	71	112	2	517
No Opinion	41	20	1	13	26	30	131
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.22	3.44	2.67	3.31	2.72	2.21	3.10
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.08	3.31	2.88	3.18	2.70	2.21	2.99

[79] Stephens, Stephanie. *New Plan's Holistic Approach to Mental Illness in Los Angeles*, California Healthline, October 29, 2012. http://www.californiahealthline.org/features/2012/new-plans-holistic-approach-to-mental-illness-in-los-angeles.aspx

6. SUBSTANCE ABUSE AND CHEMICAL DEPENDENCY

Drug and alcohol abuse problems affect an estimated 23 million people across the U.S., tragically contributing significantly to the national death toll and costing approximately $143 billion and $185 billion annually, respectively. In Los Angeles County as well, the economic and social impacts of substance abuse are substantial. Drug overdoses are the fourth leading cause of premature death in the County, and the 17th leading cause of all deaths, and drug offenses account for the largest share of all felony arrests.[80] The local annual cost associated with alcohol abuse alone is $10.8 billion.[81] Substance abuse also imposes other costs on society in the form of inflated health care costs, lost productivity, and the overall waste of human potential. [82] Identifying those who need assistance with substance abuse and dependency issues and providing them with appropriate treatment is essential to raising responsible citizens and preventing premature deaths.

The Substance Abuse Prevention and Control (SAPC), a division of the Los Angeles County Department of Public Health (DPH), is the primary agency in the County responsible for reducing the community and individual effects of alcohol and other drug abuse. The SAPC also collects and analyzes data on substance abuse treatment program participation, suggesting the size of the drug and alcohol abuse problems in Los Angeles County. Within the SAPC, the Los Angeles County Participant Reporting System (LACPRS) builds the database of drug abuse program use, collected from a form completed by participants.[83] In FY 2009–2010, 60,629 persons were admitted to SAPC programs. As shown in Table VI.13, more than half of these persons were male (37,308), 23,307 were female, and 14 identified as another gender.

Image VI.2
School zone sign
(Source: DPH, *Prescription Drug Abuse in Los Angeles County*, 2013, http://publichealth.lacounty.gov/sapc/resources/PrescriptionWEB3.pdf)

The primary drug problem reported by participants was marijuana, with 27.2 percent of all participants having this problem; this drug was far more prevalent among male participants. More than a quarter of participants had alcohol problems, close behind marijuana. Next most common was methamphetamine, with 18.1 percent of participants. Cocaine or crack and heroin followed, and other drugs made up a small percentage (4.5 percent) and included a range of other substances.

[80] DPH SAPC *Strategic Plan 2011–2016*, June 2011, http://publichealth.lacounty.gov/sapc/Plan/SAPCStrategicPlanFinal062011.pdf
[81] DPH SAPC Office of Health Assessment and Epidemiology. *Reducing Alcohol-Related Harms in Los Angeles County: A Cities and Communities Health Report.* December 2011. http://publichealth.lacounty.gov/epi/docs/AOD%20final%20revised%20web%20ed.pdf
[82] U.S. Department of Health & Human Services Substance Abuse & Mental Health Services Administration, Partners for Recovery, *Briefing on Substance Use Treatment and Recovery in the United States*, http://pfr.samhsa.gov/docs/Briefing_Substance_Use_Treatment.pdf
[83] DPH SAPC Los Angeles County Participant Reporting System form, http://publichealth.lacounty.gov/sapc/prop36/lacprs/BlankForm7907025.pdf

Table VI.13
SAPC Participants by Primary Drug Problem
Los Angeles County
FY 2009–2010 LACPRS Data

Drug	Male	Female	Other	Total	% of Total
Marijuana	11,174	5,313	3	16,490	27.2%
Alcohol	9,193	6,304	4	15,501	25.6%
Methamphetamine	5,761	5,183	3	10,947	18.1%
Cocaine/Crack	4,817	3,036	1	7,854	13.0%
Heroin	4,898	2,186	1	7,085	11.7%
Other	1,465	1,285	2	2,752	4.5%
Any Drug	**37,308**	**23,307**	**14**	**60,629**	**100.0%**

However, these data include only those drug users who entered into SAPC programs. The Los Angeles County DPH conducts the Los Angeles County Health Survey (LACHS), a population-based telephone survey of County residents covering a variety of health topics and including a large sample size.

The 2007 LACHS reported the percentage of adults who consumed alcohol (at least one (1) drink a month), as well as those who participated in binge drinking (five (5) or more drinks in one (1) sitting for males and four (4) or more drinks in one (1) sitting for females) and heavy drinking (more than 60 drinks in one (1) month for males and more than 30 drinks in one (1) month for females).[84] The LACHS included adults aged 18 to 24, and found, as shown in Table VI.14, below, that 52.0 percent of persons consumed alcohol, and 16.2 percent engaged in binge drinking. The highest rate of binge drinking was seen among 18- to 24-year-olds, with 23.6 percent. Heavy drinking, reported by 3.3 percent of adults, was most commonly seen among persons aged 50 to 59, followed by persons aged 25 to 29.

Table VI.14
Alcohol Use by Age
Los Angeles County
2007 LACHS Data

Use	Total County	18–24	25–29	30–39	40–49	50–59	60–64	65 and Over
Alcohol Consumption	52.0%	45.2%	54.8%	59.2%	54.3%	52.6%	46.3%	43.0%
Binge Drinking	16.2%	23.6%	22.2%	21.9%	16.1%	11.0%	7.8%	5.5%
Heavy Drinking	3.3%	3.2%*	4.0%*	3.2%*	3.2%	4.3%	2.5%*	2.7%

*The estimate is statistically unstable and may not be appropriate to use for planning or policy purposes.

For the young, there are many serious physical health, mental health, behavioral and social consequences of underage alcohol use and abuse. The Census Bureau reported that between 1999 and 2009, 16.9 percent of 16- to 20-year-olds involved in motor vehicle crashes had a Blood Alcohol Level of 0.8 percent or higher.[85] According to the SAPC's Office of Health Assessment and Epidemiology, the 2000 to 2007 alcohol-related death rate in Los Angeles County was 8.9 per 100,0000. Among the

[84] DPH, Health Assessment. "2007 LA County Health Survey – Topics & Data: Alcohol Consumption, Binge Drinking, and Heavy Drinking." http://www.publichealth.lacounty.gov/ha/LACHSDataTopics2007_rev.htm

[85] U.S. Census Bureau. "Crashes by Crash Severity." *Transportation: Motor Vehicle Accidents and Fatalities.* http://www.census.gov/compendia/statab/2012/tables/12s1112.pdf

participating cities and unincorporated communities of the Urban County, this figure was higher than 15 in San Fernando, Commerce, East Los Angles, South El Monte, West Carson, and East La Mirada. Rates of 12 to 13 were seen in Santa Fe Springs, Hawaiian Gardens, and South Whittier, in descending order.[86]

LACHS data are also available by gender and race or ethnicity, as shown in Table VI.15, below. While 16.2 percent of residents had participated in chronic drinking and 3.3 percent heavy drinking, males reported these issues more than or almost twice as often as did females. About 23.3 percent of males were binge drinkers and 4.0 percent were heavy drinkers, compared to 9.4 percent and 2.7 percent for females, respectively. Furthermore, while a larger share of white persons reported consuming alcohol, with 65.3 percent, American Indian persons were the next highest with 60.9 percent. Latino persons had the highest rate of binge drinking, with 18.7 percent, and African American persons had the highest rate of heavy drinking, with 5.9 percent, though this latter figure had a higher standard error.

Table VI.15
Alcohol Use by Gender and Race/Ethnicity
Los Angeles County
2007 LACHS Data

Use	Total County	Gender		Race/Ethnicity				
		Male	Female	Latino	White	African American	Asian/Pacific Islander	American Indian
Alcohol Consumption	52.0%	62.0%	42.6%	46.5%	65.3%	35.4%	35.4%	60.9%
Binge Drinking	16.2%	23.3%	9.4%	18.7%	16.0%	15.5%	9.4%	14.8%*
Heavy Drinking	3.3%	4.0%	2.7%	2.1%	5.1%	5.9%*	0.8%*	6.6%*

*The estimate is statistically unstable and may not be appropriate to use for planning or policy purposes.

The 2007 LACHS also addressed methamphetamine, or meth, use, and indicated that 1.0 percent of all adults 18 years and older, or about 77,000 persons, reported using meth at least once in the past year. As shown in Table VI.16, below, 1.7 percent of all adult males and 0.4 percent of all adult females had used meth in the past year. Meth use was highest among those 18 to 24 years of age, with 2.4 percent, though the age groups of 25 to 29 and 40 to 49 followed with 1.3 and 1.2 percent, respectively. In addition, the LACHS asked respondents if they thought methamphetamine use was a serious health issue, or if they did not know its impact on health in their community. More than 57 percent of respondents indicated that meth use was a very/somewhat serious issue.

Table VI.16
Rate of Methamphetamine Use in Adults by Gender and Age
Los Angeles County
2007 LACHS Data

Use	Total County	Gender		Age						
		Male	Female	18–24	25–29	30–39	40–49	50–59	60–64	65 or Older
Meth Use in the Past Year	1.0%	1.7%	0.4%*	2.4%*	1.3%*	0.9%*	1.2%*	0.6%*	--	0.7%*

*The estimate is statistically unstable and may not be appropriate to use for planning or policy purposes.

[86] DPH SAPC Assessment and Epidemiology. *Reducing Alcohol-Related Harms in Los Angeles County: A Cities and Communities Health Report.* December 2011. http://publichealth.lacounty.gov/epi/docs/AOD%20final%20revised%20web%20ed.pdf

Services

The SAPC is the primary agency charged with drug and alcohol abuse prevention services. Previously called the Alcohol and Drug Program Administration, the agency changed its name in 2010 to reflect its new public health responsibilities in the changing institutional and financial environments in which it operates. SAPC contracts with more than 150 community-based organizations to provide alcohol and drug prevention, treatment, and recovery programs and services, supported by its annual budget of more than $200 million and nearly 200 employees. County residents, particularly those who are uninsured or underinsured, benefit from these publicly funded and operated services.

SAPC is organized into ten operational divisions, including the Antelope Valley Rehabilitation Center. It also creates service networks through the multiple partnerships it participates in with more than 150 local agencies and organizations, allowing efforts to better focus on the specific needs of particular subgroup populations. The ten divisions of the SAPC are:

- **Antelope Valley Rehabilitation Centers,** including the residential program at the Acton Rehabilitation Center, and the low-cost, comprehensive, outpatient High Desert Recovery Center in Lancaster;
- **Community Planning and Program Evaluation,** which coordinates planning, policy development, and special projects, in partnership with the University of California Los Angeles Integrated Substance Abuse Programs;
- **Community Program Services,** which oversees management and program coordination with other public agencies and courts;
- **Contract Development and Processing,** which administers the contract program and manages competitive selection processes;
- **Executive Office**, which oversees the work of the directors of SAPC departments;
- **Financial and Administrative Services;**
- **Information Services;**
- **Personnel Services;**
- **Program Compliance and Quality Assurance;**
- **Research and Epidemiology,** which collaborates on data, research, and epidemiology projects and monitors and analyzes drug abuse data for use in local efforts.

In the 2009–2010 FY, more than 60,000 County residents were admitted to SAPC program-funded alcohol and other drug treatment programs.[87] These serve a variety of populations with prevention, treatment, and recovery services, including assessment, intervention, in-patient and outpatient counseling and treatment, and case management. Services are divided into these four (4) categories:

- **Adult Substance Abuse:**
  - Community Assessment Service Centers

[87] DPH SAPC, *Strategic Plan 2011–2016*, June 2011, http://publichealth.lacounty.gov/sapc/Plan/SAPCStrategicPlanFinal062011.pdf

- **Youth and Family Programs:**
  - Youth System of Services
  - Dependent Youth Substance Abuse Treatment Protocol
  - Providing Safe and Stable Families—Time Limited Family Reunification Program
  - Prevention Services
  - California Work Opportunity and Responsibility to Kids (CalWORKs) Program
  - General Relief
- **Youth and Family Criminal Justice Programs:**
  - Juvenile Justice Crime Prevention Act
  - Dependency Drug Court Program
- **Adult Criminal Justice and Probation Programs:**
  - Parolee Services Network Program
  - Co-Occurring Disorders Court Program
  - Sentenced Offender Drug Court Program
  - Substance Abuse Offender Treatment Program (previously known as Proposition 36)
  - Screening, Brief Intervention, Referral, and Treatment

Public Involvement

As shown below in Table VI.17, the Urban County average need rating for was 2.94. However, this average was higher in the unincorporated areas, at 3.11, ranging as high as 3.45 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 220 respondents noted such a need. Among the participating cities, District 4 showed the highest need with an average of 3.04.

Table VI.17
Needs Ratings: Substance Abuse Services
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	25	3	29	19	30	.	106
Low Need	78	18	57	28	75	.	256
Medium Need	91	28	104	55	76	.	354
High Need	62	13	46	73	28	.	222
No Opinion	12	1	9	15	14	.	51
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.74	2.82	2.71	3.04	2.49	.	2.74
Unincorporated							
No Need	23	4	1	7	66	3	104
Low Need	69	23	3	16	100	5	216
Medium Need	124	69	1	33	102	3	332
High Need	220	135	1	84	108	3	551
No Opinion	35	13	1	9	26	30	114
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.24	3.45	2.33	3.39	2.67	2.43	3.11
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.06	3.32	2.70	3.19	2.61	2.43	2.94

7. EMANCIPATED FOSTER YOUTH

Without the appropriate resources, education and job training to start their adult lives, thousands of young people are emancipated throughout the State each year. Although many are legal adults under California law, emancipated minors are also part of this population. Emancipated minors are children under 18 who have been released from the control of their parents; they are legally allowed to make many decisions for themselves without parental consent, such as consent to medical treatment and enroll in school.[88] These youth may require special services to develop the wide range of skills necessary for adulthood. Among other issues, emancipated youth may experience disproportionate rates of homelessness, incarceration, dependence on public assistance, substance abuse and other high-risk behaviors, and lower educational attainment as compared to youth among the general population.

In FY 2010–2011, there were more than 24,000 emancipated foster youth aged between 16 and 21 in Los Angeles County, as shown in Table VI.18; below, these youth were eligible for services provided by the Los Angeles County Department of Child and Family Services (DCFS) through the Independent Living Program (ILP). The DCFS estimates that at least 15,000 of these youth receive County services through one (1) or more programs or projects every year. Of all eligible youth, 4,558 or 18.7 percent participated in services funded by federal Chaffee program grants and received help such as graduation assistance, housing assistance, and life coaching. At least 10,000 more received other services. While the counts of ILP-eligible youth and participants decreased from FY 2009–2010, this is expected to be due to change in reporting; after this point, DCFS Information Department data sources were reviewed and duplicates were removed, so numbers are not directly comparable. In general, the ILP has shrunk in size in recent years, despite some increases in enrollment due to the inclusion of additional groups of youth, such as youth on probation.[89]

Table VI.18
Emancipated Foster Youth
Los Angeles County
2012 DCFS Data

Fiscal Year	ILP-Eligible	Receiving Chaffee Services	Percent Served by Chafee	Receiving Other Services
2009–2010	27,926	4,815	17.2%	10,000+
2010–2011	24,349	4,558	18.7%	10,000+

Services

The DCFS coordinates emancipation services for the County's emancipated youth aged 14 to 21. These youth have no families to return to and few resources. On December 14, 1999, the John H. Chafee Foster Care Independence Program amended part of Title IV-E of the Social Security Act to

[88] DCFS, Glossary, E, http://www.lacdcfs.org/aboutus/dcfsglossary/pagee.htm
[89] DCFS, December 11, 2012.

provide states with more funding and greater flexibility in carrying out programs designed to help youth make the transition from foster care to self-sufficiency.

With funding provided through the Chafee program, the DCFS's ILP was created to assist young adults who are leaving foster care. ILP works with these youths to become self-confident and productive members of the community. It teaches life skills, sponsors self-esteem workshops and employment training sessions, and provides a range of other supportive services, to transitioning youth. Notable programs include a five (5)-week after-hours life skills classroom workshop that offers participants a financial benefit upon completion and serves at least 1,200 youth per year. For 16- to 18-year-old youth, graduation expenses, standardized testing fees, and other college-related needs are served. For youth aged 18 to 21 who attend college, Chaffee funds can help with financial aid, textbooks, laptops, and even out-of-state transportation. Los Angeles County provides a wider variety of services through Chaffee than do many other counties, and offers assistance such as:

- High school graduation expenses and standardized test fees;
- College-related costs, including tuition, books, supplies, clothing, transportation, fees (including parking), computers, tutoring, and scholarships;
- Work-related costs, including clothing, tools, professional/union dues, and job interview costs;
- Driving lessons and car insurance premiums;
- Training and information courses related to independent living; and
- Physical and/or mental health services costs that are not funded by Medi-Cal.

As presented previously, more than 10,000 youth receive services supported by other funding sources. Other programs provided by the DCFS and tailored to emancipate and at-risk transitioning foster youth include:

- **Medi-Cal** services;
- The **Runaway Adolescent Program,** which provides protective services for homeless youth and coordinates closely with shelters in various communities;
- The **START—Start Taking Action Responsibly Today program,** a preventative program that serves abused and neglected youth who are delinquent or at risk of delinquency and aims to reduce juvenile crime and promote academic success through a multidisciplinary, interagency case management approach;
- Other housing assistance, shelter beds, transitional housing, job referrals, and other services.

In addition, the Los Angeles County Office of Education's homeless and foster youth programs provide services that support these children and youth in academics. The Homeless Children and Youth services coordinate with the McKinney-Vento Homeless Assistance Act, and Foster Youth Services provides tutoring and advocacy services for foster children and youth.

At the state level, the California Department of Social Services offers programs including Kin-GAP, which provides financial assistance for children who are dependents of the court when their dependency is terminated and they are placed in out-of-home care with relative caregivers who are granted legal guardianship. Caregivers also may receive Aid to Families with Dependent Children-Foster Care (AFDC-FC Youakim) or California Work Opportunity and Responsibility to Kids (CalWORKs) benefits.

C. HIV/AIDS POPULATIONS AND PROGRAMS

A special needs population with particular needs is that of persons affected with HIV and/or AIDS. Assessing the needs of Los Angeles County residents in relation to HIV and AIDS is an ongoing and complex process. The dominant definition of HIV/AIDS has been developed by the Centers for Disease Control (CDC) in the United States. The CDC offers the following non-technical summary:

"AIDS stands for acquired immunodeficiency syndrome. A human immunodeficiency virus (HIV) infected person receives a diagnosis of AIDS after developing one (1) of the CDC-defined AIDS indicator illnesses. An HIV-positive person who has not had any serious illnesses also can receive an AIDS diagnosis on the basis of certain blood tests (CD4+ counts)."[90]

A positive HIV test result does not mean that a person has AIDS. A diagnosis of AIDS is made by a physician using certain clinical criteria (e.g., AIDS indicator illnesses). AIDS is a specific group of diseases or conditions which are indicative of severe immunosuppression related to infection with the HIV. There may be many different factors causing or contributing to the severe immunosuppression.

HISTORY OF HIV COMMUNITY PLANNING IN LOS ANGELES COUNTY

Los Angeles County has been a pioneer in community planning since the beginning of the HIV/AIDS epidemic. Through the community engagement of HIV/AIDS service providers, persons living with HIV/AIDS, government agencies, faith communities, and others, Los Angeles County has created a responsive system of HIV prevention and care services for its reported 43,936 persons living with HIV/AIDS[91] and estimated 61,700 total, including undiagnosed and unreported cases.[92]

The Los Angeles County Department of Health Services Office of AIDS Programs and Policy (OAPP) was established in 1985. It coordinates and directs the Countywide response to the AIDS epidemic in cooperation with 95 community-based organizations, public agencies including eight (8) County departments, advocates, and people living with HIV/AIDS, and

Image VI.3
Official Los Angeles Condom
(Source: DPH, http://ph.lacounty.gov/aids/docs/WinnersPressRelease.pdf)

[90] CDC, www.cdc.gov
[91] DPH, *2011 Annual HIV Surveillance Report*, February 17, 2012, http://publichealth.lacounty.gov/wwwfiles/ph/hae/hiv/2011_Annual%20HIV%20Surveillance%20Report.pdf
[92] DPH, *Program Brief: HIV Prevention through Care and Treatment*, April 2012, http://ph.lacounty.gov/aids/reports/TLCBrief4-12.pdf

sets standards of care for HIV/AIDS services in Los Angeles County. It is funded by the Health Resources and Services Administration, the U.S. Centers for Disease Control and Prevention, the State, and the County.

The first Los Angeles County HIV Strategic Plan was created in 1990, and guided care and services for a three-year period. In every plan created since, public and community stakeholder involvement has been more in-depth and involved, with each previous plan and epidemiological background guiding the robust data analysis. The community planning process now involves participation through public hearings, focus groups, various subcommittees and task forces of the Planning Council, and the Department of Health Services HIV Epidemiology Program. The County also completed a full needs assessment regarding HIV education, counseling and testing, and the continuum of care services.

The Los Angeles County Board of Supervisors created the Los Angeles County Commission on HIV Health Services (the HIV Commission) in 1995; the HIV Commission replaced the former Commission on AIDS and HIV/AIDS Advisory Board and remains the primary HIV/AIDS Care community planning group to date. The HIV Prevention Planning Committee (PPC) was established as a select subcommittee of the HIV Commission.

The U.S. Centers for Disease Control and Prevention requires all jurisdictions awarded prevention funding to develop a comprehensive HIV prevention plan and to periodically review, revise, and refine the plan to reflect any new or enhanced surveillance data, intervention research, needs assessment, resource inventory, program policies, or technologies. The PPC's *HIV Prevention Plan 2000* guided HIV prevention planning, services, and resource allocation based on an extremely involved community planning process. Hundreds of community members and consumers participated in community forums, focus groups, surveys, and subcommittees. This highly participatory process inspired future PPC community planning processes. The plan also marked an end to the use of population-based target groups in Los Angeles County and instead targeted those most in need of services, using behavior as the primary indicator of risk for infection. It also raised awareness among HIV service providers of the importance of and need for designing HIV programs and interventions based on behavioral science and strong quantitative and qualitative data.

The next comprehensive prevention plan, the *HIV Prevention Plan 2004–2008*, defined the still emphasized seven (7) behavioral risk groups to which resources should be directed, including both adults and youth:

- Men who have sex with men,
- Men who have sex with men and women,
- Men who have sex with men and use injection drugs,
- Heterosexual male injection drug users,
- Female injection drug users,
- Women at sexual risk and their partners, and

- Transgendered persons at sexual risk/transgender injection drug users and their partners.

The PPC and the OAPP were jointly responsible for the development of the Los Angeles County *HIV Prevention Plan 2009–2013*, the long-range prevention plan for the County that overlaps with the planning period for this Consolidated Plan. The PPC examined HIV epidemiological data, conducted surveys, and inspected sources of behavioral data to begin to assess the scope of HIV prevention needs for the 2009 to 2013 plan.

HIV/AIDS POPULATIONS

The Los Angeles County Department of Public Health (DPH), Division of HIV and STD Programs and HIV Epidemiology Program (HEP) collect and publicize data on HIV cases reported in the County. The *2011 Annual HIV Surveillance Report* included epidemiological characteristics such as the race and gender of persons with HIV/AIDS in the County, among other factors. From 1982 through 2011, the DPH reported a cumulative 77,886 diagnoses of HIV or AIDS, with 33,950 related deaths. Diagram VI.1, below, shows the diagnoses over this period separated by the race or ethnicity of persons diagnosed. However, perhaps most notable in this diagram is the difference between HIV/AIDS diagnoses for men and women: as shown, cumulatively from 1982 to 2011 where were 70,301 diagnoses for men, making up more than 90 percent of the total, and 7,576 for women. Additional DPH data from the HEP show that more than 75 percent of all diagnoses (for persons aged 13 and older) were due to transmission from male to male sexual conduct. Among men, this rate was 85.0 percent, and among women, 70.0 percent of cases were due to contact with men.[93]

As for the race or ethnicity of persons diagnosed, Diagram VI.2 shows that HIV/AIDS was most common among white persons, with 31,718 or 40.7 percent of the total, followed by 26,728 Hispanic persons of any race. Another 16,072 diagnoses were for black persons, making up 20.6 percent of all diagnoses, and a few thousand were made up of persons of other races. These proportions are notable because the overall racial makeup of Los Angeles County was 49.6 percent white and 9.8 percent black in the 2010 Census; combined, these data suggest that HIV/AIDS disproportionately affected black persons.[94] Also notable is that largest share of affected persons in Los Angeles County lived in the city limits of Los Angeles, not in the Urban County, although the highest AIDS case rate was in West Hollywood.[95]

[93] DPH, *2011 Annual HIV Surveillance Report*, February 2012,
http://publichealth.lacounty.gov/wwwfiles/ph/hae/hiv/2011_Annual%20HIV%20Surveillance%20Report.pdf
[94] Because Hispanic ethnicity is reported separately from race by the Census Bureau, direct comparison cannot be made in these data.
[95] DPH, *HIV Prevention Plan 2009–2013*, Chapter 3, 2007,
http://publichealth.lacounty.gov/aids/hivplanning/Prevention%20Plan%2009/Chapter%203%20-%20San%20Gabriel%20Valley.pdf

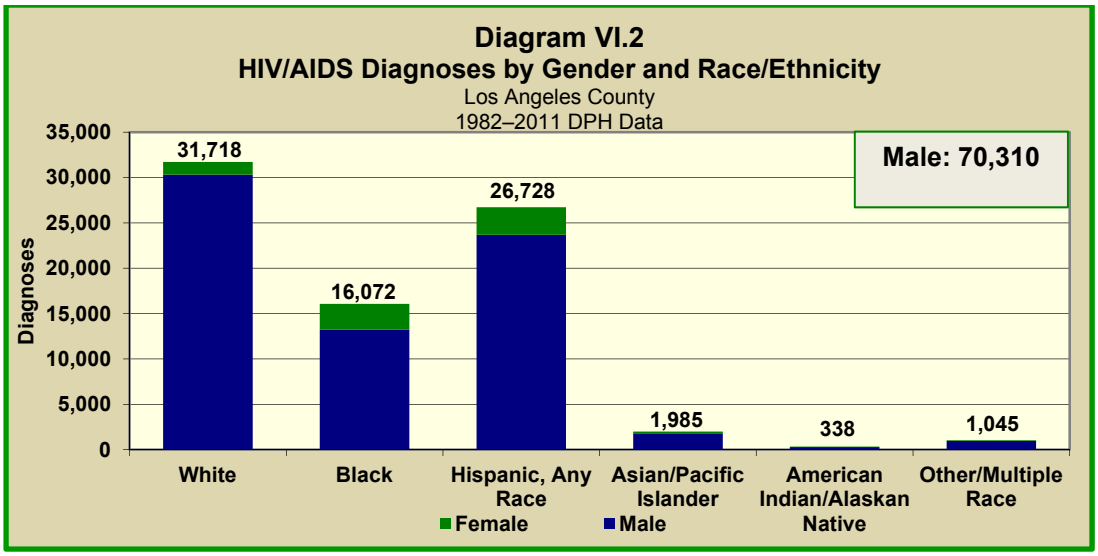
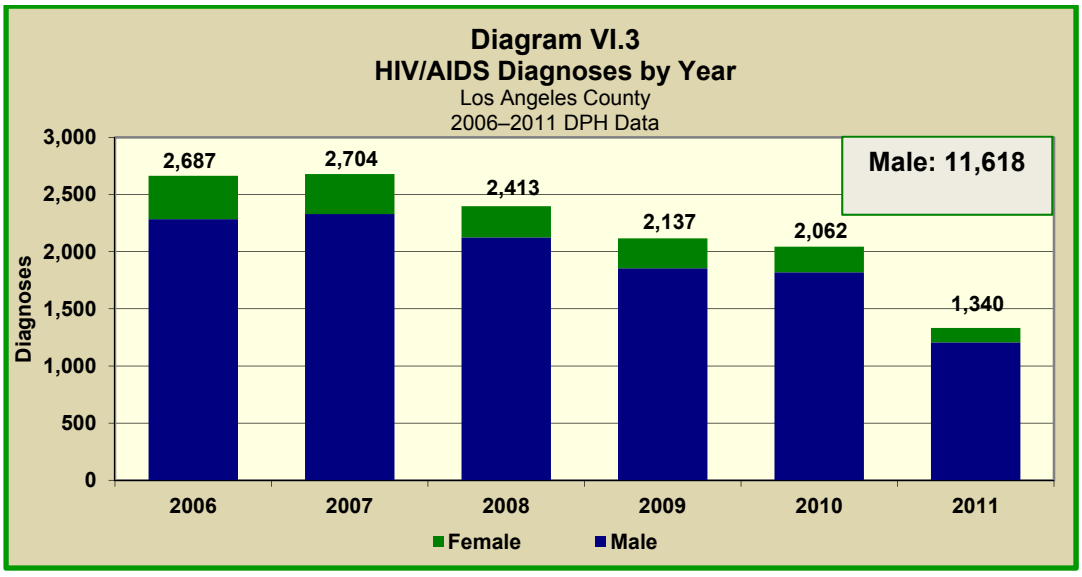


Diagram VI.3, below, also shows the large difference between males and females diagnosed with HIV/AIDS, for diagnoses made between 2006 and 2011. As shown, the number of diagnoses declined after 2007, with a sharp decline after 2010. However, while the 1982 to 2011 data show that 10.7 percent of diagnoses were for women and the remaining 89.3 were for men, when only the more recent 2006 to 2011 data are investigated, the 1,614 women diagnosed over those years were 13.9 percent of the total, as compared to the 11,618 or 86.1 percent of men. This suggests that the HIV/AIDS epidemic grew among women over the almost 30-year period, raising the risks to persons who have sex with women.



SERVICES (HIV/AIDS PREVENTION AND PROGRAM ACTIVITIES)

As mentioned previously, the HIV Prevention Planning Committee (PPC), within the OAPP of the DPH, carries out its mission of developing and updating comprehensive HIV prevention plans for

the diverse populations of Los Angeles County through a range of activities. The PPC also makes recommendations regarding targeted HIV risk groups and the full complement of prevention intervention.

The *HIV Prevention Plan 2009–2013* is the most recent comprehensive HIV prevention plan for Los Angeles County, intended to guide decision-makers, health care planners, and community services providers in the development and delivery of HIV prevention activities throughout the County. It provides the current framework for HIV prevention activities in Los Angeles County.

The OAPP is largely funded by the U.S. Centers for Disease Control and Prevention (U.S. CDC), and is guided by the three (3) goals outlined in its *2003–2008 HIV Prevention Community Planning Guidance*:

"Goal 1: Community planning supports broad-based community participation in HIV prevention planning.

- *Objective A:* Implement an open recruitment process (outreach, nominations, and selection) for Community Planning Group (CPG) membership.
- *Objective B:* Ensure that the CPG(s) membership is representative of the diversity of populations most at risk for HIV infection and community characteristics in the jurisdiction, and includes key professional expertise and representation from key governmental and non-governmental agencies.
- *Objective C:* Foster a community planning process that encourages inclusion and parity among community planning members.

"Goal 2: Community planning identifies priority HIV prevention needs (a set of priority target populations and interventions for each identified target population) in each jurisdiction.

- *Objective D:* Carry out a logical, evidence-based process to determine the highest priority, population-specific prevention needs in the jurisdiction.
- *Objective E:* Ensure that prioritized target populations are based on an epidemiologic profile and a community services assessment.
- *Objective F:* Ensure that prevention activities/interventions for identified priority target populations are based on behavioral and social science, outcome effectiveness, and/or have been adequately tested with intended target populations for cultural appropriateness, relevance, and acceptability.

"Goal 3: Community planning ensures that HIV prevention resources target priority populations and interventions set forth in the comprehensive HIV prevention plan.

- *Objective G:* Demonstrate a direct relationship between the Comprehensive HIV Prevention Plan and the Health Department application for federal HIV prevention funding.

- *Objective H:* Demonstrate a direct relationship between the Comprehensive HIV Prevention Plan and funded interventions."[96]

U.S. CDC funds support the cost of providing a broad spectrum of services along the HIV prevention continuum. OAPP also receives funding through the State of California Office of AIDS and numerous other local sources. Its community HIV prevention and other activities generally fall into one (1) of the following seven (7) categories:

a) AIDS Education and Training
b) Capacity Building and Technical Assistance
c) Community & Coalition Building
d) HIV Prevention and Related Resources
e) Early Intervention Services
f) Research and Academic Partners
g) Syringe Exchange / Harm Reduction

Short descriptions of the programs and agencies in each of these categories are presented in the following pages.

AIDS Education and Training

HIV/AIDS education and training help meet the needs of health providers and other professional and paraprofessional staff of community-based organizations.

The Pacific AIDS Education and Training Center, an affiliate of the University of California, San Francisco AIDS Research Institute, provides HIV/AIDS-related training, education, and information services to health care providers and operates three (3) sites in Los Angeles County.

Capacity Building and Technical Assistance

Capacity building is a key strategy for the promotion and effectiveness of prevention programs. A number of agencies and programs provide capacity building to further HIV/AIDS prevention efforts in Los Angeles County.

The Capacity Building Branch (CBB) of the U.S. CDC Division of HIV/AIDS Prevention provides and coordinates capacity building assistance and related resources and focuses on improving the performance of the HIV prevention workforce, increasing their knowledge, skills, technology, and infrastructure. Part of the CBB, the Capacity Building Assistance (CBA) program assists in implementing and sustaining science-based and culturally proficient HIV prevention behavioral interventions and HIV prevention strategies. In 2005, CBB funded 31 CBA providers through

[96] DPH, *HIV Prevention Plan 2009–2013*, Chapter 3, 2007, http://publichealth.lacounty.gov/aids/hivplanning/Prevention%20Plan%2009/Chapter%203%20-%20San%20Gabriel%20Valley.pdf

cooperative agreements, including two (2) Los Angeles County agencies: Acción Mutua, a division of AIDS Project Los Angeles, which assists organizations and health departments target at-risk Latinos through behavioral interventions; and Black AIDS Institute, which helps organizations working with at-risk African American communities to increase knowledge and access such as to HIV testing and other services.

OAPP supports and enhances the capacity of governmental and non-governmental providers of HIV prevention and care services, with its capacity building assistance delivered through individualized provider-specific technical assistance including curriculum development and other design and implementation needs; trainings, seminars and workshops for front-line service providers and program managers; and OAPP's HIV/AIDS Resource Center, which provides access to a wide range of tools which can be adapted and used by HIV prevention service providers. OAPP capacity building efforts have particular focus on:

- Evidence-based prevention interventions: based on lessons learned from effective interventions, these interventions are trainings for community-based providers to enhance their knowledge and skills. OAPP's Provider Support Services and Prevention Services Divisions collaborate to provide these services with a focus on providers funded under the Health Education/Risk Reduction program.
- Increasing the number of individuals who know their HIV status and are connected to care services, in partnership with the California Office of AIDS: OAPP provides a wide range of ongoing trainings and seminars for HIV counselors.
- HIV prevention needs in African American and Latino communities.
- Sustainable HIV prevention efforts. Quality and sustainability of programs are evaluated through a robust quality assurance program to ensure adherence to contractual obligations as well as management and programmatic practices. OAPP's Prevention Services Division conducts regular reviews of HIV prevention contracts to monitor progress, identify potential problems, and provide technical assistance as needed. The Provider Support Services Division also provides capacity building assistance to providers who need additional or specialized assistance.

The U.S. Office of Minority Health (OMH) operates the OMH Resource Center (OMHRC), which serves as a free information and referral service on minority health issues for community groups, consumers, professionals, and students. The OMHRC Capacity Building Division provides technical assistance and capacity building activities to health care agencies and programs. Specifically, the goals of the program are to provide administrative and programmatic technical assistance to minority-serving CBOs; and assist those CBOs, through an ongoing mentoring relationship, in their development as fiscally viable and programmatically effective organizations that can successfully compete for federal and other resources. As of 2007, two (2) programs in Los Angeles County received funds from this OMH initiative: Bienestar Human Services, Inc. (2005–2008 grantee) and Guam Communications Network. (2006–2009 grantee).

Center for HIV Identification, Prevention, and Treatment Services (CHIPTS) is a collaboration of researchers from UCLA, Charles Drew University of Medicine and Science; Friends Research Institute; and the RAND Corporation and is funded by the National Institute of Mental Health. CHIPTS's goals are to enhance the community's collective understanding of HIV research and to promote early detection, effective prevention, and treatment programs for HIV. CHIPTS connects researchers, government, service providers, and people living with HIV to respond to the HIV epidemic and shape public policy. It offers a range of services including consultation on new research project development; technical assistance in HIV program development and evaluation; an annual conference where developing researchers present their work; an annual policy forum for researchers, government officials, and the HIV community to discuss emerging HIV policy issues; and a research colloquia series.

Community and Coalition Building

Community and coalition building efforts are delivered across the County through many organizations focused in particular communities.

The OAPP of Los Angeles County organizes health care services through community collaboration and infrastructure building in eight (8) geographic Service Planning Areas (SPAs). To facilitate and improve the coordination of HIV prevention and services in each geographic area OAPP and a lead agency in each SPA created Service Provider Networks (SPNs), organized and regularly meeting groups of providers, consumers, and community representatives. The SPNs create a linked, client-centered system of care to expedite service delivery across all SPAs and reduce duplication of efforts through formal, ongoing, and mutual relationships that manage service delivery. The lead agencies with whom OAPP contracts in each area are:

- SPA 1: Antelope Valley Hope Foundation
- SPA 2: El Proyecto del Barrio
- SPA 3: AIDS Service Center
- SPA 4: JWCH Institute, Inc.
- SPA 5: Common Ground
- SPA 6: Watts Healthcare Corporation
- SPA 7: AltaMed Health Services
- SPA 8: City of Long Beach Department of Health & Human Services

HIV Prevention and Related Resources

Efforts directly focused on HIV prevention are funded through national and local agencies, with widely ranging scope.

U.S. CDC HIV Prevention for Community-Based Organizations directly fund a number of Los Angeles area organizations through two (2) program announcements, PA 04064 and PA PS06-618.

Community organizations in greater Los Angeles County funded under these program announcements include:

- AIDS Healthcare Foundation, through the Men's Wellness Center: testing and treatment services to the targeted male client population.
- AltaMed Health Services Corporation: youth arts program for Latino gay and questioning youth designed to educate and empower participants and reduce HIV infection.
- Bienestar Human Service, Inc.: two (2) programs, one (1) targeting HIV positive Latinos and their sexual and/or needle sharing partners in SPAS 2, 4, and 7, and one (1) for Latino Empowerment "Sabores" (targeted youth population) with rapid testing.
- Children's Hospital Los Angeles: HIV prevention program for middle school youth, particularly for transgender youth of color.
- Friends Research Institute, Inc.: developing a high tech communication intervention to reduce methamphetamine use and high-risk sexual behaviors among out of treatment high-risk males.
- Tarzana Treatment Centers, Inc.: two (2) programs, one (1) educating active injection drug users and crack cocaine smokers and their sex partners; and one (1) targeting young Latino men who have sex with men.

U.S. CDC HIV Prevention Demonstration Projects for Health Departments funded OAPP for three (3) special projects under three (3) separate program announcements (PS06-002, PS07-768, and PS09-801, respectively):

- Rapid Testing Algorithm, a two (2)-year project that evaluated the feasibility, performance, and cost-effectiveness of a possible rapid HIV testing algorithm in publicly funded HIV counseling and testing sites in Los Angeles County. The OAPP is partnered with AIDS Healthcare Foundation, AltaMed Health Services, and Tarzana Treatment Center to implement a rapid HIV testing algorithm at three (3) testing sites across the County.
- HIV Rapid Testing Program in the Los Angeles County Sheriff's Department, expanding integrated HIV testing for disproportionately affected populations, primarily African Americans. The OAPP collaborated with the Sexually Transmitted Disease Program and the County Sheriff's Department to routinely offer rapid HIV testing to inmates who may have an elevated risk for HIV, in addition to provide counseling services and linkage to care upon release for newly diagnosed inmates.
- The Adult Viral Hepatitis Prevention Coordinator, as part of an HIV disease management model that integrates HIV prevention and care services, community planning, and viral hepatitis services. The coordinator works with key DPH programs to investigate viral hepatitis including chronic cases; increase viral hepatitis screening, prevention, and education activities; and refer more viral hepatitis cases for care and treatment.

City of Los Angeles, AIDS Coordinator's Office (ACO), focuses primarily on the City of Los Angeles and its underserved populations, and funds prevention services with generally half of funds for syringe exchange programs. Organizations funded for the 2008 to 2011 period included:

- AIDS Healthcare Foundation,
- AIDS Project Los Angeles,
- Asian Pacific AIDS Intervention Team,
- Asian American Drug Abuse Program, Inc.,
- Bienestar Human Services, Inc.,
- Children's Hospital Los Angeles,
- Clean Needles Now,
- Common Ground,
- East Los Angeles Women's Center,
- Homeless Health Care Los Angeles,
- Los Angeles Gay & Lesbian Center,
- Reach LA,
- Tarzana Treatment Centers, and
- Women Alive Coalition.

The ACO also dedicates funds for special needs studies on relevant HIV/AIDS issues. Previously funded studies addressed issues such as risk behaviors among gay and bisexual men and drug users; the effectiveness of post-exposure preventative measures; the effectiveness of prevention messages aimed at women; and HIV risk and service needs of gang-affiliated youth. The ACO also develops social marketing tools and uses a technical assistance mini-grant program to fund awareness and educational events.

The City of West Hollywood, which continually has the highest AIDS case rate of any city in Los Angeles County,[97] also funds HIV prevention programs, with the support of the gay and lesbian community. The City funds prevention projects, such as at UCLA, the AIDS Healthcare Foundation, the Los Angeles Gay and Lesbian Center, Van Ness Recovery House, AIDS Project Los Angeles, and Being Alive LA.

The Los Angeles Unified School District (LAUSD) is funded by the U.S. CDC's Division of Adolescent and School Health for its asthma prevention program, HIV prevention education, and Youth Risk Behavior Survey. LAUSD's HIV/AIDS Prevention Program provides information and resources to students, parents, and employees.

Substance Abuse and Mental Health Services Administration (SAMHSA) HIV/AIDS & Hepatitis Programs provide mental health and substance abuse prevention and treatment services to prevent HIV and hepatitis transmission among high-risk populations. SAMHSA programs aim to serve these

[97] Los Angeles County Department of Public Health, *HIV Prevention Plan 2009–2013*, Chapter 3, 2007, http://publichealth.lacounty.gov/aids/hivplanning/Prevention%20Plan%2009/Chapter%203%20-%20San%20Gabriel%20Valley.pdf

persons living with HIV, one (1) of three (3) of whom statistically will become infected with viral hepatitis per year due to the behaviors that exposed them to HIV.

Early Intervention Services (EIS)

Numerous community-based primary care clinics offer HIV early intervention services in the County, funded through the Ryan White CARE Act Part C and the California Office of AIDS. The EIS aims to identify high-risk individuals of unknown HIV status, test them for HIV, and link those who test positive into the HIV continuum of care and prevention services.

Ryan White Program Part C: Early Intervention Services funds comprehensive primary health care for persons with HIV through services including risk-reduction counseling on prevention, antibody testing, medical evaluation, and clinical car3. The Health Resources and Services Administration (HRSA) is responsible for administering Ryan White Program funds. HRSA funds 12 EIS programs in Los Angeles County.

California Office of AIDS Early Intervention Program (EIP) funds are used to improve the health and productivity of persons with HIV and prevent the transmission of HIV. EIP clients receive medical treatment, transmission risk reduction counseling, case management, psychosocial assessment, and health education in a team-based setting.

Research and Academic Partners

Combining community outreach with empirical research helps focus future efforts on proven methods for HIV prevention and other goals. These efforts include:

California State University at Long Beach's Center for Behavioral Research and Services conducts nationally recognized innovative research for all races/ethnicities, multiple priority risk groups including MSM and IDUs, and multiple interventions.

Center for HIV Identification, Prevention, and Treatment Services is involved in a number of research activities, which have strong implications for HIV prevention and related services locally.

The DPH HIV Epidemiology Program (HEP) ensures that accurate, timely, and complete surveillance and epidemiologic information on the HIV epidemic in Los Angeles County is readily available and used effectively to reduce the spread and impact of HIV throughout the County. To support this vision, the mission of the HIV Epidemiology Program (HEP) is to collect, analyze, and disseminate HIV/AIDS surveillance and epidemiologic study data essential for the planning, implementation, and evaluation of programs and policies involving HIV and AIDS care, prevention, education, and research in Los Angeles County.

OAPP also conducts original epidemiologic studies, research projects, and program evaluation.

The DPH STD Program also conducts research projects to advise the design of programs and policies and evaluate their effectiveness in the County.

The RAND Corporation provides cutting-edge objective analysis and effective solutions for public and private sector decision-makers, and has conducted far-reaching HIV prevention and related research locally and nationally.

Syringe Exchange/Harm Reduction

In California, sharing of contaminated syringes and other injection equipment is linked to 19.0 percent of all reported AIDS cases and at least 60.0 percent of hepatitis C cases. Increased access to sterile syringes among injection drug users (IDUs) reduces viral transmission among IDUs, their sex partners and children.

Los Angeles County Health Department Needle Exchange funds agencies to offer syringe exchange programs across the County; agencies include Clean Needles Now, Asian American Drug Abuse Program, Tarzana Treatment Centers, Common Ground, and Bienestar Human Services.

State Office of AIDS Satellite Syringe Exchange (SSE) Program is a peer-based HIV prevention intervention initiated by the California Department of Health Services (CDHS) Office of AIDS. The program recruits and surveys satellite syringe exchangers (SSEs) to allow project staff to learn about SSE risk behaviors and prevention efforts, and trains them to educate their peers who also use intravenous drugs. In Los Angeles County, Common Ground's (SPA 5) Needle Exchange Program does this outreach.

PUBLIC INVOLVEMENT: HIV/AIDS PROGRAMS

The 2012 Resident Survey addressed services for persons with HIV/AIDS as well. As shown in the table below, the Urban County average need rating for HIV/AIDS programs was 2.80 out of 4, with 4 representing high need. However, this average was higher in the unincorporated areas, at 2.93 versus 2.63 in the participating cities. The highest ranking came from respondents of the unincorporated areas of District 2, at 3.38, although the largest number of respondents indicating high need came from unincorporated areas of District 1, where 184 respondents noted such a need. Among all areas, the lowest average need was reported by respondents in District 5.

Table VI.19
Needs Ratings: Services for Persons with HIV/AIDS
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	45	3	26	17	44	.	135
Low Need	88	20	61	47	89	.	305
Medium Need	76	18	78	44	56	.	272
High Need	50	19	71	68	22	.	230
No Opinion	9	3	9	14	12	.	47
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.51	2.88	2.82	2.93	2.27	.	2.63
Unincorporated							
No Need	30	7	2	6	88	5	138
Low Need	85	28	3	23	117	6	262
Medium Need	137	64	.	49	105	2	357
High Need	184	130	2	61	71	1	449
No Opinion	35	15	.	10	21	30	111
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.09	3.38	2.29	3.19	2.42	1.93	2.93
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	2.87	3.28	2.81	3.04	2.36	1.93	2.80

VII. NON-HOUSING COMMUNITY DEVELOPMENT NEEDS AND SERVICES

A. INTRODUCTION

While the previous sections, the Homeless Needs Assessment (**Section VI Non-Homeless Special Needs and Services**) and the Non-Homeless Special Needs Assessment (**Section VII Non-Housing Community Development Needs and Services**) are devoted to those issues, this section of the Consolidated Plan is designed to address a family of eligible activities that are non-housing related but focus more broadly on community development. Consequently, there are eight (8) areas to be addressed in this portion of the Consolidated Plan: **Anti-Crime Programs, Public Services, Public Facilities, Senior Programs, Infrastructure, Youth and Childcare Programs, and Economic Development.** These topics are presented and discussed in an order based on the average need rankings collected from respondents to the 2012 Resident Survey, with the highest-ranked need (anti-crime programs) presented first. In each of these areas, results of the survey are also presented and discussed. Also presented in this section are needs and public involvement feedback about **Planning and Administration** activities of the CDC. In the areas of economic development and planning and administration, unique focus groups were held in July of 2012; these are presented in corresponding sections.

B. ANTI-CRIME PROGRAMS

Crime against persons or property is of significant concern in the Los Angeles Urban County. Even the perception of the risk of crime can lead to a decline in the livability of residential neighborhoods, and suppress economic viability in commercial areas. Consequently, crime prevention, awareness, and intervention efforts are important steps toward building a strong community and assisting in arresting slum and blight. The following narrative provides a brief overview of the types and incidences of violent and non-violent crimes as well as felony and misdemeanor arrests in Los Angeles County.

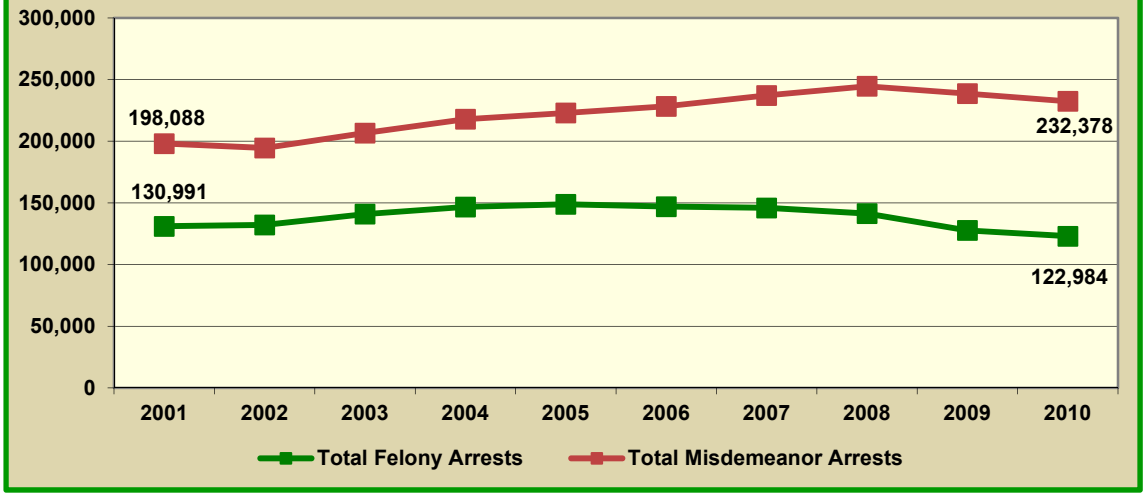
A review of crime data from the California Department of Justice (DOJ) Office of the Attorney General (OAG) addressed data from 2001 to 2010, as presented in the 2010 Criminal Justice Profiles. Three (3) major categories of offense were identified in the Profiles: violent crimes, including homicide, forcible rape, robbery, and aggravated assault; property crimes, including burglary, motor vehicle theft, and larceny; and arson. As shown in Table VII.1, on the following page, the most common type of violent crime in 2010 was aggravated assault, with 25,645 cases, followed by robbery, with 21,891. Among property crimes excluding larceny, burglary was most common, with 49,176 such crimes in 2010. In every category, crime decreased over the decade, and double-digit decreases were seen in most categories, as high as 54.0 percent. The number of violent crimes in the County decreased by 44.1 percent from 2001 to 2010, and property crimes, by far the most common category in all years, decreased by 19.7 percent.

Table VII.1
Crimes by Category
Los Angeles County
2001–2010 CA DOJ OAG Data

Category/Crime	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% Change 01–10
Violent Crimes	89,810	89,058	84,670	76,652	66,350	65,047	63,397	59,788	54,747	50,223	-44.1%
Homicide	1,070	1,162	1,053	1,038	1,068	1,012	863	806	699	617	-42.3%
Forcible Rape	2,791	2,894	2,586	2,483	2,384	2,342	2,285	2,173	2,114	2,070	-25.8%
Robbery	30,254	29,994	28,962	26,565	26,694	27,726	27,680	26,731	24,528	21,891	-27.6%
Aggravated Assault	55,695	55,008	52,069	46,566	36,204	33,967	32,569	30,078	27,406	25,645	-54.0%
Property Crimes	186,726	194,491	196,884	191,036	188,763	179,574	177,823	173,846	155,583	149,868	-19.7%
Burglary	61,526	62,055	60,277	59,425	58,861	55,499	55,014	54,532	50,558	49,176	-20.1%
Motor Vehicle Theft	67,909	71,967	75,236	72,125	70,621	64,698	59,684	56,571	46,710	43,403	-36.1%
Larceny-Theft over $400	57,291	60,469	61,371	59,486	59,281	59,377	63,125	62,743	58,315	57,289	0.0%
Larceny-Theft under $400	114,494	111,041	110,410	106,485	97,400	89,761	88,300	85,836	86,274	83,263	-27.3%
Arson	4,411	4,167	3,999	3,682	3,783	3,801	3,753	3,371	2,815	2,251	-49.0%

These crime trends show a dramatic improvement in crimes committed across the County; however, they do not reflect arrests for offenses. The DOJ's OAG also includes data in its Criminal Justice Profiles on felony and misdemeanor arrests. Felonies are serious crimes punishable by death or imprisonment in a state prison, whereas misdemeanors are crimes punishable by imprisonment in Los Angeles County jail facilities for up to one (1) year.[98] Felony offenses include violent, property, drug, sex, and other offenses, whereas misdemeanor arrests were made for less serious offenses such as driving under the influence and violation of city or County ordinances. As shown in Diagram VII.1, below, the number of misdemeanor arrests increased from 2001 to 2010, with a low in 2002 and a high in 2008. Felony arrests reached a low in 2010 after peaking in 2005.

Diagram VII.1
Felony and Misdemeanor Arrests
Los Angeles County
2001–2010 CA DOJ OAG Data



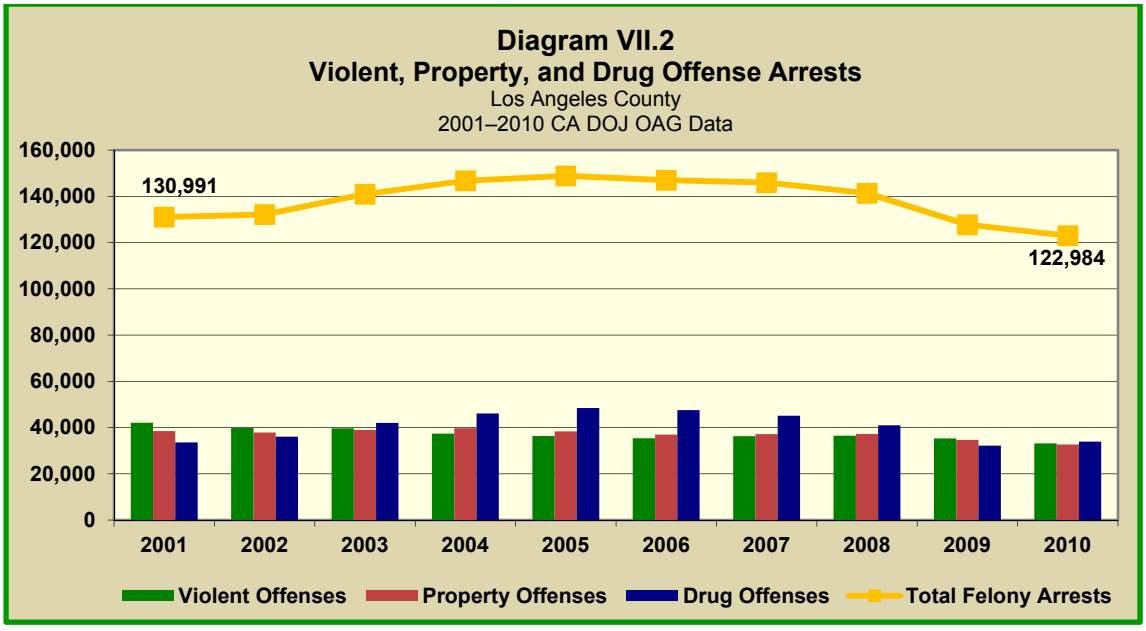
[98] California DOJ OAG Criminal Justice Profiles Glossary, http://oag.ca.gov/sites/all/files/pdfs/cjsc/prof10/glossary.pdf?

As shown again in Table VII.2, in 2010 there were 122,984 felony arrests, a 6.1 percent decrease from 2001. Violent offenses decreased by 21.3 percent over the period, indicating an increase in safety in Los Angeles County, and property offenses increase by 15.1 percent. However, there was a 45.5 percent increase in other offenses, including weapons and other offenses, as detailed in Appendix G where categories are divided by type of offense and shown for all ten years. In addition, there was a 1.0 percent increase in drug offenses; included in this category were large increases in marijuana and dangerous drug offenses and decreases in narcotics and other offenses.

Table VII.2
Summary of Felony Arrests by Offense
Los Angeles County
2001–2010 CA DOJ OAG Data

Category	2001	2005	2010	% Change 01–10
Violent Offenses	42,095	36,322	33,147	-21.3%
Property Offenses	38,439	38,343	32,638	-15.1%
Drug Offenses	33,570	48,411	33,920	1.0%
Sex Offenses	2,215	1,908	1,932	-12.8%
Other Offenses	14,672	23,840	21,347	45.5%
Total Felony Arrests	**130,991**	**148,824**	**122,984**	**-6.1%**

Diagram VII.2, below, shows this trend visually and further demonstrates a downward trend in felony arrests, particularly after 2005. As shown, violent and property offenses decreased very gradually by the late 2010s, and drug offenses increased over the middle of the decade and then decreased by 2009. These data are presented in tabular form in Appendix G.



Misdemeanor crimes saw an overall increase of 17.3 percent over the period, with the most common offenses in 2010 being related to driving under the influence, violation of city or County ordinances, petty theft, marijuana, or other drugs. As shown in Table VII.3, on the following page, more than 35 percent increases were seen in city or County ordinance offenses and all other offenses, and an 8.3

percent increase was seen for driving under the influence. Marijuana offenses increased by 12.9 percent, but other drug offenses decreased by 19.9 percent. Details on all misdemeanor crimes from 2001 to 2010 are shown in Appendix G.

Table VII.3
Misdemeanor Arrests by Common Offense
Los Angeles County
2001–2010 CA DOJ OAG Data

Offense	2001	2005	2010	% Change 01–10
Assault and battery	15,664	14,982	15,194	-3.0%
Petty theft	17,698	15,296	15,980	-9.7%
Marijuana	13,309	13,911	15,023	12.9%
Other drugs	15,354	17,881	12,291	-19.9%
Driving under the influence	37,973	37,901	41,138	8.3%
City/county ordinance	27,955	39,600	37,755	35.1%
Other offenses	70,135	83,357	94,997	35.4%
Total Misdemeanor Arrests	**198,088**	**222,928**	**232,378**	**17.3%**

In addition, the County District Attorney (DA) estimates that more than 1,400 criminal street gangs exist in the County, perpetrating crimes from graffiti and destruction of public and private property to murder and extortion.[99]

One area of particular concern for the Los Angeles Urban County is graffiti, often a misdemeanor offense considered vandalism or malicious mischief, sometimes involving trespassing. Graffiti is a common problem throughout Los Angeles County, and leads to property damage, unsightly conditions, and often neighborhood blight. Often, gangs use graffiti to mark a neighborhood for territorial dominance, making the neighborhood inhabitants potential targets for violence and other gang-related crimes. Common types of graffiti in the Los Angeles area include existential, tagging, piecing/bombing, political, and gang graffiti, each associated with a different culture and purpose.[100]

California Penal Code 594.6 defines vandalism and graffiti law, prohibiting defacing, damaging, or destroying another's property. That code also explains punishment based on the value of the damage inflicted; a vandalism conviction can result in serious penalties such as jail, probation, large fines, and even prison. [101] Under Penal Code 594.2, possession of graffiti tools such as a felt tip marker of a certain width, spray paint, drill bits, glasscutters, grinding stones, awls, chisels, or other marking substances with the "intent to commit vandalism or graffiti" can also be considered a misdemeanor.

Some trends of the incidence of graffiti can be suggested in the misdemeanor arrest data from the California DOJ OAG. As shown in Table VII.4, on the following page, the number of vandalism arrests decreased by 47.2 percent from 2001 to 2010, indicating that graffiti damage decreased

[99] DA, *Gang Crimes*, http://da.co.la.ca.us/gangs.htm
[100] Alonso, Alex. *Urban Graffiti on the City Landscape.* (University of Southern California, 1998). http://www.streetgangs.com/academic/alonsograffiti.pdf and StreetGangs.com, http://www.streetgangs.com/graffiti/
[101] California Assembly Bill No. 1386, amending California Penal Code 594.6. http://www.leginfo.ca.gov/pub/97-98/bill/asm/ab_1351-1400/ab_1386_bill_19980925_chaptered.pdf

considerably. Decreases were also seen in malicious mischief and trespassing arrests, by 22.7 and 12.4 percent, respectively.

Table VII.4
Graffiti-Related Misdemeanor Arrests
Los Angeles County
2001–2010 CA DOJ OAG Data

Offense	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% Change 01–10
Vandalism	4,530	3,963	3,426	3,293	3,675	4,493	4,013	3,576	3,040	2,391	-47.2%
Malicious Mischief	132	154	129	126	106	83	115	102	84	102	-22.7%
Trespassing	3,890	3,918	3,892	3,728	4,258	3,941	3,677	3,301	3,223	3,406	-12.4%

Services

A number of programs operated by the County DA's Office provide assistance to victims of crimes of violence and work to reduce crime in the County. Crime prevention programs include:

- **ACT (Abolish Chronic Truancy),** which places prosecutors in schools;
- **Bad Check Program,** which pursues writers of bad checks and returns the money to victims;
- **Courageous Citizen Awards Program,** which recognizes citizens who have endured personal risk to help victims of crime;
- **Project LEAD (Legal Enrichment and Decision-Making),** a law-related education program for fifth grade students;
- **Public information pamphlets and newsletters** that inform residents of the DA's functions; and
- **SAGE (Strategy Against Gang Environment),** which aims to improve neighborhoods by placing experienced deputy district attorneys in the area to establish agencies and programs.

In addition, the DA operates a number of gang crime programs to prevent and prosecute gang criminals. Additional special programs such as the Victim-Witness Assistance Program provide essential services to County communities in addressing crime and needs.

A number of agencies in the Urban County provide graffiti removal services, including many of the participating cities. In the unincorporated areas, the Los Angeles County Department of Public Works's (DPW's) Graffiti Hotline is available 24 hours a day and seven (7) days a week, and aims to respond to calls within 48 hours.[102] Complaints can also be submitted online.[103] The hotline also refers concerned citizens to other agencies providing removal services: Los Angeles County Parks and Recreation, Caltrans, the Metropolitan Transit Authority, Metrolink, and the U.S. Post Office, Southern California Edison.

The County developed the Graffiti Abatement Referral System (GARS), an internet-based geographic information system that allows dispatchers to enter graffiti reports from the public and automatically

[102] DPW, Graffiti Removal, http://dpw.lacounty.gov/general/graffiti.cfm
[103] DPW, Graffiti Reporting, http://dpw.lacounty.gov/itd/dispatch/publicgraffiti/index.cfm?action=report

assigns reports to contractors who clean up the graffiti. Cities and other agencies are also automatically notified if the graffiti is in their jurisdiction. The GARS was recognized as one of the best applications serving the public in the Center for Digital Government's Best of California awards in 2009,[104] saving the County DPW an estimated $534,000 annually in labor and other associated cost. In 2009 alone, the GARS processed 40,000 complaints, the majority of which were addressed in 48 hours or less.[105]

Public Involvement

When asked about the need for anti-crime programs, respondents indicated an average rating of 3.35 out of 4, as shown below in Table VII.5. However, this average was higher in the unincorporated areas, at 3.50; in the participating cities the average was 3.16. The highest need ranking came from respondents of the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, where 310 respondents noted such a need.

Table VII.5
Needs Ratings: Anti-Crime Programs
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	23	4	13	18	14	.	72
Low Need	39	8	35	20	45	.	147
Medium Need	88	14	60	34	84	.	280
High Need	106	36	130	105	68	.	445
No Opinion	12	1	7	13	12	.	45
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.08	3.32	3.29	3.28	2.98	.	3.16
Unincorporated							
No Need	16	5	1	6	18	3	49
Low Need	40	5	1	17	42	4	109
Medium Need	90	33	3	32	101	2	261
High Need	310	195	1	90	228	7	831
No Opinion	15	6	1	4	13	28	67
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.52	3.76	2.67	3.42	3.39	2.81	3.50
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.36	3.67	3.27	3.34	3.24	2.81	3.35

As shown on the following page in Table VII.6, the Urban County average need rating for graffiti removal was 3.24. However, this average was far higher in the unincorporated areas, at 3.43, as high as 3.69 in these areas of District 2. The largest number of respondents indicating high need came

[104] Center for Digital Government, Best of California Awards, 2009, http://www.centerdigitalgov.com/survey/2581/2009

[105] Opsahl, Andy, *2009 Best of California Award Winners Announced*, Government Technology's Digital Communities, December 2009. http://www.digitalcommunities.com/articles/2009-Best-of-California-Award-Winners.html

from unincorporated areas of District 1, with 293. Among all areas, the most notable lowest average need was reported by respondents in the participating cities of District 5.

Table VII.6
Needs Ratings: Graffiti Removal
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	12	3	26	15	22	.	78
Low Need	53	16	61	25	57	.	212
Medium Need	71	19	69	51	65	.	275
High Need	117	25	82	86	62	.	372
No Opinion	15	.	7	13	17	.	52
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.16	3.05	2.87	3.18	2.81	.	3.00
Unincorporated							
No Need	7	2	1	2	36	3	51
Low Need	40	12	2	13	59	4	130
Medium Need	101	40	3	43	91	2	280
High Need	293	173	.	82	196	5	749
No Opinion	30	17	1	9	20	30	107
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.54	3.69	2.33	3.46	3.17	2.64	3.43
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.40	3.55	2.86	3.30	3.04	2.64	3.24

C. PUBLIC SERVICES

Public service activities include many activities that provide services to individuals and households throughout the Los Angeles Urban County. Public services focus on serving a variety of needs in the community, through activities ranging from food banks to neighborhood clean-up and health and wellness programs. The activities discussed specifically herein are:

1. **Educational services,**
2. **Health services, and**
3. **Trash and debris removal services.**

These are presented and discussed in an order based on need rankings from the 2012 Resident Survey.

1. EDUCATIONAL SERVICES

Access to education is essential for communities to grow and thrive, and the ability of all children to attend school has a significant effect on their development and participation in their communities as adults.

The total population of persons aged 3 and older in Los Angeles County was more than 6.5 million in the 2010 five-year American Community Survey (ACS) conducted by the Census Bureau, and more than a third of these persons were enrolled in some kind of educational program. As shown in Table VII.7, 2,816,868 persons were enrolled in a school, including preschool and college and graduate school. About 1.9 million students were enrolled in elementary through high school grades in the County, with the majority of these at the high school level (638,883). As presented in **Section III.B Demographic and Economic Profile**, in the Urban County in particular almost 30 percent of the population were aged 19 or younger in the 2010 Census, with 695,986 children and teens.

Image VII.1
Student Support Services
(Source: Los Angeles County Office of Education, http://www.lacoe.edu/)

Table VII.7
School Enrollment by Level
Los Angeles County
2010 Five-Year ACS Data

Level	Students 3 and Older
Nursery school or preschool	158,156
Kindergarten	132,167
Grade 1 to grade 4	522,528
Grade 5 to grade 8	558,724
Grade 9 to grade 12	638,883
College, undergraduate years	670,107
Graduate or professional school	136,303
Total Enrolled in School	**2,816,868**

With close to 2,000,000 kindergarten-through-12th grade students participating in educational programs, the ability of Los Angeles County to provide public school facilities is essential. The Los Angeles County Office of Education (LACOE) is the largest regional education agency in the U.S., serving 80 school districts and 2 million preschool and school-aged children across the County. The LACOE meets the needs of disabled children with special needs classes on 150 public school campuses, provides more than 155,000 monthly payroll warrants for school employees, and reviews annual school district budgets that total $22.6 billion. In the 2010–2011 school year, there were 1,589,390 children enrolled in kindergarten through 12th grade classes in Los Angeles County as reported to the LACOE.

Public Involvement

The 2012 Resident Survey addressed the need for educational services. As shown on the following page in Table VII.8, the Urban County average need rating for was 3.32 out of 4, with 4 representing

high need. However, this average was far higher in the unincorporated areas, at 3.46 versus 3.14 in the participating cities. The highest need ranking came from respondents of the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, with 307 respondents. Among all areas, the lowest average need was reported by respondents in District 5, at 2.97.

Table VII.8
Needs Ratings: Educational Services
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	21	3	26	13	20	.	83
Low Need	30	6	44	16	37	.	133
Medium Need	68	19	83	56	73	.	299
High Need	140	35	86	92	83	.	436
No Opinion	9	.	6	13	10	.	38
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.26	3.37	2.96	3.28	3.03	.	3.14
Unincorporated							
No Need	14	6	.	3	36	2	61
Low Need	33	4	1	13	45	5	101
Medium Need	94	54	3	28	98	4	281
High Need	307	167	3	99	212	5	793
No Opinion	23	13	.	6	11	28	81
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.55	3.65	3.29	3.56	3.24	2.75	3.46
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.44	3.59	2.97	3.41	3.17	2.75	3.32

2. HEALTH SERVICES

Image VII.2
Los Angeles County Health Services
(Source: Los Angeles County Health Services, http://www.ladhs.org/wps/portal/)

The availability of health services for all residents is an essential element for Los Angeles communities. The Los Angeles County Health Survey (LACHS), a large telephone survey conducted every several years, reports a number of health issues for residents. In the 2007 LACHS, 27.3 percent of adults aged 18 to 64 in Los Angeles County reported having difficulty accessing medical care, and 14.7 percent of children younger than 18 had difficulty accessing care. However, 40.0 percent of adults in the County required daily doses of prescribed medications; while some of these persons had difficulty accessing care, 12.1 percent of adults had not obtained their needed prescription medications in the previous year because they could not afford it. The majority of Los Angeles County residents had medical insurance in 2007, but 22.0 percent of the County's adults were uninsured, as compared to 19.4 percent nationally. However, perhaps more concerning is the 19.2 percent figure representing adults

in the County who had no regular source of health care in the County (compared to only 15.1 percent nationally).[106]

The problem of lack of access to care affected some groups more than others. Cost was most commonly a barrier to accessing a medical doctor for persons earning less than 100 percent of the federal poverty threshold for their family size and makeup (in 2011, an annual income of $22,811 for a family of two (2) adults and two (2) dependents),[107] persons with less than a high school education, and African American and Latino persons. Women experienced this barrier more frequently than did men (13.4 percent of women versus 10.1 percent of men).[108]

Adding to the problem is the issue that not all families who are eligible for state assistance receive it: the Public Policy Institute of California found that in 2009, 47.3 percent of the Los Angeles County population earning less than 200 percent of the federal poverty thresholds was uninsured.[109] Thousands of these individuals and families are eligible for coverage under low-income health care programs Medi-Cal or Healthy Families but were not enrolled, placing an undue burden on County health facilities as the sole provider of public health care.

Services

A number of County and community departments and facilities provide essential health services to residents throughout Los Angeles County. These include:

- Department of Health Services, Public Health
- Department of Mental Health
- Los Angeles County Mental Health Association
- Department of Public and Social Services
- Department of Community and Senior Services
- Neighborhood and Community Public Health Centers

These departments work to protect and promote public health through disease prevention, house calls for the housebound, immunizations, emergency medical services, and counseling for victims of trauma or mental illness. In addition, County departments ensure the safety of the County's food and water supplies, counsel and advocate Medicare recipients about their health insurance choices, and operate injury and violence prevention programs.

Medical services programs available for low-income County residents include:

[106] DPH, *Key Indicators of Health by Service Planning* Area, June 2009, http://publichealth.lacounty.gov/ha/docs/2007%20LACHS/Key_Indicator_2007/KIHReport.2009.FINAL.pdf

[107] Census Bureau Poverty Thresholds for 2011 by Size of Family and Number of Related Children Under 18 Years, *How the Census Bureau Measures Poverty*, http://www.Census.gov/hhes/www/poverty/about/overview/measure.html

[108] DPH, *LA Health* Data Snapshot, "Cost as a Barrier to Accessing Medical Care Among Adults Ages 18–64 in Los Angeles County," December 2011, http://www.publichealth.lacounty.gov/ha/Data_Snapshots/Vol_2/Medical_Care_snapshot.pdf

[109] Public Policy Institute of California, *Expanding Medi-Cal: Profiles of Potential New Users, Technical Appendix A*, August 2011. http://www.ppic.org/content/pubs/other/811HLR_appendix.pdf

- **Medi-Cal,** which provides medical insurance to eligible residents such as families with dependent children, pregnant women, children under 21, seniors age 65 and older, or individuals determined blind or permanently disabled.
- **Medicare** for persons over 65
- **Medicare Savings Programs,** which help Medicare recipients pay their premiums, copays, and deductibles
- **Healthy Families,** which offers free or low-cost health coverage for uninsured children 18 years old or younger
- **Healthy Kids,** which provides free or low-cost insurance for children aged 0 to 19
- **Healthy Way LA,** a no-cost healthcare program that allows residents to choose a permanent medical clinic of more than 100 sites across the County and includes outpatient, inpatient, and mental health services to persons not eligible for Medi-Cal or Healthy Families
- **Child Health and Disability Prevention** offers free preventative scheduled health checkups to prevent and identify health problems
- **County health clinics,** which serve persons without insurance or full Medi-Cal coverage at County hospitals and clinics
- **Medi-Cal Presumptive Eligibility for Pregnant Women** provides immediate, temporary coverage for prenatal care and prescription drugs for pregnant women without insurance or Medi-Cal
- **California Children's Services,** a statewide program that helps children 20 and younger with serious medical conditions requiring special care or rehabilitative therapy
- The **Los Angeles County Office of Education** provides a range of services to students outside the classroom, including the **Health Outreach Program,** a school-based health insurance outreach and enrollment program.

Public Involvement

When asked about the need for health services, respondents indicated an average rating of 3.30 out of 4, as shown on the following page in Table VII.9. However, this need rating was higher in the unincorporated areas, where the average was 3.42 and as high as 3.67 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 287 respondents noted such a need. Among all areas, the lowest average need was reported by respondents in the participating cities of District 5.

Table VII.9
Needs Ratings: Health Services
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	21	3	15	11	19	.	69
Low Need	37	7	32	24	47	.	147
Medium Need	73	21	90	44	75	.	303
High Need	127	31	100	97	73	.	428
No Opinion	10	1	8	14	9	.	42
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.19	3.29	3.16	3.29	2.94	.	3.15
Unincorporated							
No Need	13	5	1	2	36	1	58
Low Need	30	2	.	13	47	7	99
Medium Need	113	58	3	36	121	4	335
High Need	287	168	3	87	177	4	726
No Opinion	28	11	.	11	21	28	99
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.52	3.67	3.14	3.51	3.15	2.69	3.42
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.40	3.59	3.16	3.39	3.08	2.69	3.30

3. TRASH AND DEBRIS REMOVAL SERVICES

Image VII.3
Illegal dumping
(Source: DPW Environmental Programs Division, Illegal Dumping, http://dpw.lacounty.gov/epd/illdump/LAC106AntiLitterBrochureCOMP3.pdf/)

In 2011, Los Angeles County residents disposed of 8,754,763 tons of solid waste at landfills and transformation facilities in and around the County. Among the jurisdictions that generated the most waste were the unincorporated County, with more than 890,000 tons and the city of Torrance, which generated more than 170,000 tons. The amount of waste generated is expected to increase steadily over time, reaching a cumulative capacity need of 161 million tons in 2026.[110] In 2011, Assembly Bill 341, established the statewide goal of reducing, recycling, or composting at least 75 percent of all solid waste generated by 2020. The County and its jurisdictions will work toward this goal with statewide and County agencies and programs.

Unfortunately, some of these nearly 8.8 million tons of solid waste in 2011 were first disposed of illegally, at various sites other than landfills or proper disposal locations across the Urban County. Illegal dumping is any unauthorized disposal of waste on any public or private property, and often occurs when residents try to avoid collection and disposal fees for large or inconvenient items. Illegal dumping can create public health and safety hazards, decrease property values, and lower quality of

[110] DPW, Environmental Programs Division, *2011 Annual Report: Los Angeles County Countywide Integrated Waste Management Plan*, August 2012, page 18, http://dpw.lacounty.gov/epd/swims/docs/pdf/CIWMP/2011.pdf

life. Illegally dumped materials can contaminate groundwater, pollute waterways, and create nesting areas for rodents and other vermin, and sharp or toxic materials can harm residents passing through.

Illegal dumping is a significant problem in many communities in the County, particularly in the northern unincorporated County's Antelope Valley area. When the Department of Public Works' Environmental Programs Division (EPD), teamed with the California Integrated Waste Management Board, cleaned up 13 major illegal dumpsites with a focus on this area, the cost was more than $1,000,000. More than 22 million pounds of solid waste were collected through this cleanup effort.[111]

In order to address this issue, the County's Trash Responsibility Ordinance was established in 2007, providing an additional tool for stopping illegal dumping. The Ordinance requires all Antelope Valley residents in the unincorporated areas north of and including Acton to properly dispose of their trash on a weekly basis, either through a contract with a permitted waste hauler or by hauling their waste to landfill with a self-hauling permit, issued annually at no cost.

Public Involvement

As shown in Table VII.10, the Urban County average need rating for trash and debris removal was 3.29. The average was higher in the unincorporated areas, at 3.39, compared 3.17 in the participating cities. The highest ranking was seen in the unincorporated areas of District 2, with 3.64. While District 3's participating cities had the highest average, with 3.38, districts 2 and 4 also had high averages, at 3.28. The lowest average ranking came from the participating cities of District 5.

Table VII.10
Needs Ratings: Trash and Debris Removal
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	19	5	10	10	14	.	58
Low Need	54	6	27	19	49	.	155
Medium Need	85	17	65	59	76	.	302
High Need	97	33	139	88	70	.	427
No Opinion	13	2	4	14	14	.	47
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.02	3.28	3.38	3.28	2.97	.	3.17
Unincorporated							
No Need	9	1	1	4	37	2	54
Low Need	48	15	1	19	52	2	137
Medium Need	109	48	2	37	99	4	299
High Need	273	161	3	79	193	6	715
No Opinion	32	19	.	10	21	30	112
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.47	3.64	3.00	3.37	3.18	3.00	3.39
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.31	3.56	3.37	3.32	3.10	3.00	3.29

[111] DPW, EPD, *Illegal Dumping Prevention and Groundwater Protection: The Trash Responsibility Ordinance,* http://dpw.lacounty.gov/epd/illdump/PDF/TROPowerPoint.pdf

D. PUBLIC FACILITIES

A principal goal of the Consolidated Plan is to develop viable urban communities by developing a suitable living environment. A suitable living environment also includes public facilities that add to the quality of life for a community's residents. Public facilities of many kinds are of ongoing concern for the Urban County. In this needs assessment, the public facility needs of the Urban County are separated into four (4) main areas:

1. **Parks and recreational facilities,**
2. **Libraries,**
3. **Health care facilities,**
4. **Community centers, and**
5. **Other neighborhood and community facilities.**

These needs are discussed in the order listed above, based on priorities determined from the responses received to the 2012 Resident Survey.

Many Urban County residents were considered low- and moderate-income at last estimate, with annual incomes between 50 and 80 percent of the area median income (in 2012, for a four-person family Los Angeles County, the median income was $64,800).[112] Communities and households with limited resources face great difficulty in meeting everyday needs and maintaining a safe, healthy community and suitable standard of living. The use of funds to construct, expand, and renovate public service facilities contributes a great deal to the quality of life for these households. By making it possible for communities to provide health, recreational, and safety services to their residents, the CDC's program activities are an important tool for enhancing the livability of the Urban County's poorer neighborhoods and communities. The provision of these services eases the burden of low- and moderate-income households that must struggle to meet the needs of their families.

By providing a place to administer programs at a local level convenient to residents, neighborhood public facilities play an important role in the County's overall effort to increase family self-sufficiency and improve the delivery of services. Parks and recreational facilities, healthcare facilities, community service centers, libraries, and parking facilities are all examples of neighborhood facilities. Funds can be used for the construction of new facilities and rehabilitation of existing facilities that serve predominantly low- and moderate-income populations.

1. PARKS AND RECREATIONAL FACILITIES

Parks and recreational facilities serve an important role in a community. They provide opportunities for resident interaction and improve the overall aesthetic of a neighborhood. Funds can be used to

[112] California Department of Housing and Community Development Division of Housing Policy Development, *State Income Limits for 2012: California Code of Regulations, Title 25, § 6932*, February 1, 2012, http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k12.pdf

acquire land, build or improve playgrounds or buildings used primarily for recreation, and develop open spaces that will serve low to moderate-income areas.

The Los Angeles County Department of Parks and Recreation maintains 177 parks, natural areas, golf courses, and other recreational facilities to serve the unincorporated communities and other regional areas of the County. Thousands of acres provide the public with social, cultural, and recreational activities. These facilities are additionally funded through state bond measures.

Image VII.4
Bassett Park
(Source: DPR, http://parks.lacounty.gov/wps/portal/dpr/Amenities/)

Additionally, all 49 participating cities operate parks and/or recreational facilities within their jurisdictions. While parks and recreational facilities provide communities with many benefits, the need for funding for new parks and park facilities, as well as the need to maintain those that already exist, competes with other municipal service priorities for limited financial resources.

The Los Angeles Section of the American Society of Civil Engineers's *2005 Report Card for Los Angeles County* gave the County's parks a grade of "C+" and estimated that more than $1.3 billion was needed to address unmet park infrastructure needs and to enhance efforts to maintain current and future park infrastructure.[113]

Public Involvement

The highest need rated in the 2012 Resident Survey was that for park and recreational facilities, suggesting that Urban County citizens find this area most lacking and of highest importance for improvement. When asked in the about the need for these facilities, respondents indicated an average rating of 3.38 out of 4, as shown on the following page in Table VII.11. The averages for both the participating cities and the unincorporated areas were very similar and both notably high, at 3.36 in the participating cities and 3.40 in the unincorporated areas. The highest ranking came from respondents of the unincorporated areas of District 2, with an average of 3.62, although the largest number of respondents indicating high need came from the unincorporated areas of District 1, with 254 respondents. Among all areas, the lowest average need was reported by respondents in the unincorporated areas of District 5, though this rating was still considered above medium at 3.20.

[113] American Society of Civil Engineers Los Angeles Section, *2005 Report Card for Los Angeles County Infrastructure: A Citizen's Guide*, 2005, http://www.ascecareportcard.org/Citizen_Guides/2005_Los_Angeles_Citizen_Guide.pdf

Table VII.11
Needs Ratings: Park and Recreational Facilities
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	6	1	8	7	8	.	30
Low Need	18	8	22	16	25	.	89
Medium Need	99	20	78	58	80	.	335
High Need	131	30	132	92	98	.	483
No Opinion	14	4	5	17	12	.	52
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.40	3.34	3.39	3.36	3.27	.	3.36
Unincorporated							
No Need	11	4	.	5	24	1	45
Low Need	38	8	1	10	49	.	106
Medium Need	135	59	3	35	144	5	381
High Need	254	158	2	90	160	8	672
No Opinion	33	15	1	9	25	30	113
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.44	3.62	3.17	3.50	3.17	3.43	3.40
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.43	3.56	3.39	3.42	3.20	3.43	3.38

2. LIBRARIES

The County of Los Angeles Public Library is a vast network of community-focused facilities that are needed to meet the informational, educational, and recreational needs of a highly diverse public. The County operates more than 100 public libraries, providing service to nearly 3.5 million residents in the unincorporated areas and 51 cities. With more than 7.5 million books available, the Library also has newspapers, magazines, government publications, and specialized resources such as online databases.[114] Some of the services they provide to meet the information needs of specific target audiences include:

- Bookmobiles,
- Books-by-mail for residents of rural areas and to the homebound,
- Audio books on tape or download,
- Homework help for children,
- Public access to internet information resources, and
- Adult, young adult, and children's programs.

Public Involvement

When asked about the need for libraries, respondents indicated an average rating of 3.32 out of 4, as shown below in Table VII.12. However, this average was slightly higher in the unincorporated areas, with an average of 3.35 compared to the average of 3.28 in participating cities. The highest need

[114] County of Los Angeles Public Library, About Us, http://www.colapublib.org/aboutus/index.html

ranking came from the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, where 240 respondents noted such a need. Among the participating cities, District 1 averaged the highest, with as rating of 3.44, with 150 respondents indicating a high need.

Table VII.12
Needs Ratings: Libraries
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	9	4	23	11	8	.	55
Low Need	20	9	37	20	28	.	114
Medium Need	78	20	76	44	77	.	295
High Need	150	29	105	100	101	.	485
No Opinion	11	1	4	15	9	.	40
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.44	3.19	3.09	3.33	3.27	.	3.28
Unincorporated							
No Need	8	1	1	1	26	1	38
Low Need	59	17	.	25	48	2	151
Medium Need	139	67	2	46	121	2	377
High Need	240	148	3	71	189	8	659
No Opinion	25	11	1	6	18	31	92
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.37	3.55	3.17	3.31	3.23	3.31	3.35
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.39	3.48	3.09	3.32	3.24	3.31	3.32

3. HEALTHCARE FACILITIES

The availability of public healthcare facilities is a necessity in jurisdictions of any size. Such agencies regulate health care standards throughout the jurisdiction, monitor trends in health indicators such as rates of infectious disease and injury, and provide needed medical care to households who may not otherwise have access.

The County Department of Health Services (DHS) was the primary provider of health care for residents living in the cities and unincorporated areas. Table VII.14 lists the County DHS Public Health facilities available in the Urban County:

Table VII.13
DHS Public Health Facilities
Los Angeles Urban County
DHS Data

Program Name	City
BAART– La Puente	La Puente
El Dorado Community Service Center	Lawndale
Bell Gardens Family Medical Center	Bell Gardens
Hawaiian Gardens Health Center	Hawaiian Gardens
La Puente Health Center	La Puente
Littlerock Community Clinic	Littlerock
Northeast Valley Health Corporation	San Fernando
Venice Family Clinic	Culver City

Public Involvement

The 2012 Resident Survey addressed the need for healthcare facilities as well. As shown in Table VII.14, the Urban County average need rating for these facilities was 3.28 out of 4, with 4 representing high need. However, this average was higher in

the unincorporated areas, at 3.41, ranging as high as 3.65 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 291 respondents noted such a need. The average for the participating cities was 3.10; among them, the highest need ranking came from respondents in District 1.

Table VII.14
Needs Ratings: Healthcare Facilities
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	19	4	21	13	19	.	76
Low Need	41	6	42	17	55	.	161
Medium Need	80	20	76	49	69	.	294
High Need	114	32	100	98	68	.	412
No Opinion	14	1	6	13	12	.	46
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.14	3.29	3.07	3.31	2.88	.	3.10
Unincorporated							
No Need	6	3	1	1	43	2	56
Low Need	39	10	1	16	58	6	130
Medium Need	113	53	2	34	94	2	298
High Need	291	168	2	94	188	4	747
No Opinion	22	10	1	4	19	30	86
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.53	3.65	2.83	3.52	3.11	2.57	3.41
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.39	3.57	3.06	3.41	3.03	2.57	3.28

4. COMMUNITY CENTERS

Image VII.5
Potrero Heights Park Community and Senior Center (Source: CSS, http://css.lacounty.gov/potrero-heights-park-community-and-senior-center.aspx)

Community service centers may provide recreational space and activities, but also provide neighborhood services such as computer labs, adult education programs, family services, and general information about public services available throughout the community. Whether or not recreational opportunities are provided by a given community service center, all centers provide multiple public services to the neighborhood and community where they are located. More than 50 parks operated by the County Department of Parks and Recreation include community services across the County. Additional community and senior centers are operated by the County Department of Community and Senior Services (CSS), located in many of the participating cities and across the County.

Public Involvement

As shown in Table VII.15, the Urban County average need rating for community centers was 3.15. However, this average was higher in the unincorporated areas, where the area-wide average was 3.25 versus 3.04 in the participating cities. The highest need ranking came from respondents of the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, with 239 respondents. Among all areas, the lowest average need was reported by respondents in the unincorporated areas of District 3.

Table VII.15
Needs Ratings: Community Centers
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	14	3	26	9	13	.	65
Low Need	30	14	71	20	44	.	179
Medium Need	99	20	91	58	85	.	353
High Need	113	25	49	84	72	.	343
No Opinion	12	1	8	19	9	.	49
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.21	3.08	2.69	3.27	3.01	.	3.04
Unincorporated							
No Need	7	1	.	.	41	2	51
Low Need	77	21	2	22	85	2	209
Medium Need	117	53	3	28	137	5	343
High Need	239	156	1	86	121	5	608
No Opinion	31	13	1	13	18	30	106
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.34	3.58	2.83	3.47	2.88	2.93	3.25
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.29	3.47	2.69	3.36	2.93	2.93	3.15

5. OTHER NEIGHBORHOOD AND COMMUNITY FACILITIES

A number of other public service and facility needs concern the CDC, including historic preservation efforts, tree planting, and safety services including parking facilities. These are presented in the following pages in an order based on results of the 2012 Resident Survey, with the highest need area among them (historic preservation) presented first.

Historic Preservation

In February of 2012, the County Board of Supervisors unanimously adopted a motion directing the Department of Regional Planning and Chief Executive Office, in coordination with the Los Angeles County Historical Landmarks and Records Commission and the Assessor's Office, to provide

recommendations on the development of a historic preservation program.[115] The Department of Regional Planning conducted a thorough review of historic and cultural resources, identifying many such properties in the unincorporated County at risk of being lost without a preservation ordinance. The historic preservation program may provide for California state Mills Act Property Tax Abatement Program contracts, offering property owners of historic properties a significant and fundamental economic incentive to participate in appropriate rehabilitation, restoration, preservation, and maintenance. The adoption of the Mills Act Program is consistent with the policies explained in the County General Plan. Recommendations for the historic preservation program were to include potential survey methods, protection strategies, and the feasibility of enacting a Mills Act Program for the unincorporated areas of the County.

The County Office of the Assessor offers information for owners of historic properties about tax incentives for historic preservation.[116]

Public Involvement

When asked about the need for historic preservation, respondents indicated an average rating of 3.04, as shown in Table VII.16. However, this average was higher in the unincorporated areas, where the average was 3.12 and was as high as 3.44 in District 2. The highest need ranking by district across all Urban County areas was in District 2, although the largest number of respondents indicating high need came from participating cities of District 1, with 65 respondents. Among all areas, the lowest average need was reported by respondents in District 3, with an Urban County-wide average of 2.86.

Table VII.16
Needs Ratings: Historic Preservation
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	15	1	2	8	12	.	38
Low Need	38	3	11	11	38	.	101
Medium Need	66	2	13	28	63	.	172
High Need	65	10	12	33	48	.	168
No Opinion	84	47	207	110	62	.	510
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.98	3.31	2.92	3.08	2.91	.	2.98
Unincorporated							
No Need	10	3	1	4	9	2	29
Low Need	22	10	2	14	6	3	57
Medium Need	50	24	.	27	22	3	126
High Need	57	58	1	27	14	3	160
No Opinion	332	149	3	77	351	33	945
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.11	3.44	2.25	3.07	2.80	2.64	3.12
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.04	3.42	2.86	3.07	2.89	2.64	3.04

[115] Los Angeles County Board of Supervisors, Motion by Supervisor Mark Ridley-Thomas. *Implementation of the Mills Act and Development of a Historic Preservation for the Unincorporated areas of the County of Los Angeles*, September 2012. http://file.lacounty.gov/bos/supdocs/71398.pdf
[116] Los Angeles County Office of the Assessor, Mills Act Program, http://assessor.lacounty.gov/extranet/guides/millsact.aspx

Tree Planting

The addition of healthy and climate-appropriate trees in parts of the Urban County can offer a significant advantage for both environmental and community desirability reasons. The County Regional Park and Open Space District manages tree planting efforts across the Urban County and participating cities.

Image VII.6
Carrot wood tree
(Source: County of Los Angeles Department of Public Works, Tree Trimming Pictures, http://dpw.lacounty.gov/rmd/trees/Trimming/dsp_DisplayPictures.cfm?tree_id=21&PicOKList=0,1,0)

Tree planting grants were made available in 2012 in particular areas of the County, such as in the first[117] and fifth[118] Supervisorial Districts; these funds were prioritized for San Gabriel Valley communities that suffered unprecedented tree loss due to heavy windstorms in 2011, and to urban communities in need of more green landscaping. Funds were made available to eligible organizations for capital improvement tree planting and maintenance projects such as planting in parks, open space, and other public land. In September of 2012, additional tree planting grants were offered to 14 cities including 13 Urban County cities, as well as two (2) nonprofit organizations, the County Department of Parks and Recreation, and the County Department of Public Works. Funded by the Safe Neighborhood Parks Propositions, grants will pay for the planting of thousands of new trees in parks and residential and commercial parkways.[119]

In addition, the County Fire Department's Forestry Division operates an urban forestry program: the San Dimas Forestry Unit serves the Pomona Valley, San Gabriel Valley, and surrounding foothills, and has planted more than three (3) million trees over more than 80 years. Each year, the Division distributes 80,000 tree seedlings at no cost to the public for erosion control and windbreak use.[120]

Public Involvement

As shown in Table VII.17, the Urban County average need rating for tree planting was 3.02, slightly above a medium level. However, this average was higher in the unincorporated areas, where the area-wide average was 3.11 compared to the average in the participating cities, at 2.89. The highest need ranking came from respondents of the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, with 228

[117] Los Angeles County Regional Park and Open Space District, *Supervisor Gloria Molina Announces the 2012 Competitive Tree Planting Grant Program*, May 9, 2012. http://openspacedistrict.lacounty.info/cms1_178345.pdf
[118] Los Angeles County Regional Park and Open Space District, *Supervisor Michael D. Antonovich Announces the 2012 Competitive Tree Planting Grant Program*, February 1, 2012. http://openspacedistrict.lacounty.info/cms1_173922.pdf
[119] Supervisor Michael D. Antonovich, *Tree Planting Grants Awarded to San Gabriel Valley Cities*, September 18, 2012. http://antonovich.com/tree-planting-grants-awarded-to-san-gabriel-valley-cities/
[120] County of Los Angeles Fire Department, Forestry, *San Dimas*, http://fire.lacounty.gov/forestry/OpsSanDimas.asp

respondents. Among all areas, the lowest average rating was reported by respondents was in the participating cites of districts 1 and 4, with both averaging 2.74.

Table VII.17
Needs Ratings: Tree Planting
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	38	9	14	13	25	.	99
Low Need	63	18	46	40	58	.	225
Medium Need	79	13	84	50	72	.	298
High Need	74	23	98	74	54	.	323
No Opinion	14	.	3	13	14	.	44
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.74	2.79	3.10	3.05	2.74	.	2.89
Unincorporated							
No Need	34	13	1	6	79	2	135
Low Need	60	25	.	27	64	3	179
Medium Need	123	54	4	44	95	2	322
High Need	228	138	1	65	147	7	586
No Opinion	26	14	1	7	17	30	95
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.22	3.38	2.83	3.18	2.81	3.00	3.11
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.05	3.25	3.09	3.11	2.78	3.00	3.02

Parking

While improving the parking situation may not at first seem critical to community development, the provision of adequate parking options is an essential ingredient to any successful commercial area. This is especially true in the Los Angeles area.

Gauging the need for parking facilities is a complex and imperfect task, but studies have been done in recent years to assess the utilization and effectiveness of parking facilities across the County, such as the 2011 Parking Utilization Study at Metro Transit stations. This study was conducted by Office of the Inspector General of the Metropolitan Transportation Authority, and noted between 0 and 100 percent utilization of parking facilities by transit riders.[121] The study also found that most transit stations and park-and-ride facilities were safe, clean, and user-friendly, though the majority of park-and-rides were used at half- to full capacity.[122]

In 2010, the County Department of Regional Planning and Department of Beaches and Harbors commissioned a detailed parking study to assess the parking needs of the Marina del Rey area of the

[121] Los Angeles County Metropolitan Transportation Authority, Systems Safety and Operations Committee, *Park and Ride Lot Usage at Transit Stations*, June 21, 2012. http://www.metro.net/board/items/2012/06_june/20120620opitem64.pdf

[122] Los Angeles County Metropolitan Transportation Authority Office of the Inspector General, *Review of Transit Station and Park & Ride Maintenance and Parking Utilization*, February 3, 2012. http://www.metro.net/about_us/oig/images/12-AUD-04-Final_Rpt_Rail_Sta_Park%20_Ride_Maintenance_Parking_Utilization.pdf

Urban County. The study estimated current and future parking demand and supply utilization at each of the public parking lots within the Marina del Rey area. Five (5) major activity areas and peak parking within each were identified, along with the supply needed to accommodate the current and future needs. This and previous studies in the area found that many of the area's public parking lots are under-utilized throughout the year, filling only on some holiday and weekend days.[123]

Public Involvement

Table VII.18 shows the average need rating for parking facilities from the 2012 Resident Survey. The average rating for this service was 2.99, or just below the medium need rating of 3. However, this average was higher in the unincorporated areas, at 3.11 and as high as 3.27 in districts 1 and 2. Although, the largest number of respondents indicating high need came from the participating cities of District 1, noted by 78 respondents. Among all areas, the lowest average need was reported by respondents in District 3 across the Urban County, with an average of 2.71.

Table VII.18
Needs Ratings: Parking Facilities
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	13	3	10	5	18	.	49
Low Need	56	7	8	19	60	.	150
Medium Need	76	10	9	32	71	.	198
High Need	78	14	16	47	59	.	214
No Opinion	45	29	202	87	15	.	378
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.98	3.03	2.72	3.17	2.82	.	2.94
Unincorporated							
No Need	8	10	1	.	8	4	31
Low Need	12	9	1	2	6	3	33
Medium Need	21	18	2	2	5	3	51
High Need	53	54	1	5	7	2	122
No Opinion	377	153	2	140	376	32	1,080
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.27	3.27	2.60	3.33	2.42	2.25	3.11
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.07	3.21	2.71	3.19	2.78	2.25	2.99

E. SENIOR PROGRAMS

Senior citizens represent one of the fastest growing segments of American society due to a large aging population and advances in health technology that have made it possible for people to live longer and to enjoy independent lifestyles. These two (2) trends have also increased demand for the services that are necessary for seniors to maintain a suitable quality of life. Needs for senior programs are different

[123] Final Draft Right-Sizing Parking Study for the Public Parking Lots in Marina del Rey, California, June 2010. http://file.lacounty.gov/dbh/docs/cms1_149936.pdf

from supportive service needs of the elderly and extra-elderly, discussed in **Section VI Non-Homeless Special Needs and Services , Chapter VI.B, Part 1.**

As discussed in **Section III.B Demographic and Economic Profile**, in the 2010 Census 11.9 percent of the Urban County's population was 65 or older, representing 295,113 persons, with the largest portion of this group made up of persons aged 70 to 74. Also presented in that section, the size and share of the senior population varied widely by community; for example, Torrance had the largest population over 65, with 21,726. The next highest was Rancho Palos Verdes with 9,654 persons. In terms of proportion, Westlake Village, Rolling Hills Estates, and Rancho Palos Verdes were all composed of more than 20 percent persons 65 and older, whereas Cudahy and Bell Gardens had around 5 percent seniors. The 2010 Census also reported 7,146 persons in the Urban County lived in nursing home facilities.

In addition, 39.3 percent of persons aged 65 or older in Los Angeles County as a whole were disabled in the 2010 three-year ACS, representing 399,652 seniors. Also discussed previously in **Section VI.B.1 Non-Homeless Special Needs and Services** , the elderly population statewide is expected to increase by 90 percent by 2023, with the majority of this growth in the 75 to 84 age group. In comparison, the overall population growth rate for the state is expected to be 20 percent over that period. The needs of the Urban County will likely be severely affected by the growth of the over-65 population occurring faster than that of the total population, due in part to the aging of the baby boom generation and advances in medicine.

Language barriers, customs, religious views, attitudes toward aging and disabilities, family roles in care giving, and comfort with official institutions all affect people's expectations of and ability to access services throughout the County. Women (elderly or otherwise) constitute a significant majority of caregivers to another elderly family member or friend. Some estimates put this rate at 75 percent of all caregivers. This includes women who are caring for elderly spouses, parents, and peers, as well as children and grandchildren.

Services

The Los Angeles County Department of Community and Senior Services (CSS) coordinates a range of senior services programs including the Area Agency on Aging (AAA) through its Aging and Adult Services Branch. The AAA is responsible for identifying unmet senior needs as well as planning, coordinating, and implementing programs that promote the health, dignity, and well-being of the County's elderly residents. The AAA contracts with 49 community agencies to provide services including home-delivered meals, nutrition programs, care management, and in-home care, as described in **Section VI. B.7.** A small selection of programs is included on the following page:

- **Geriatric Evaluation Networks Encompassing Services, Information and Support** provides mobile health and mental health to frail homebound disabled adults and older adults such as telephone consultation to professionals and agencies, information and referral, education and training to professionals on health and mental health issues, and health and mental health screenings and comprehensive assessments.
- The **In-Home Supportive Services Program** helps low-income elderly, blind, or disabled residents who live in their own homes pay for services, offering an alternative to out-of-home care, such as nursing homes.
- The **Senior Community Service Employment Program** provides training opportunities in community service employment for older workers, and assists in the transition of program enrollees to private or other unsubsidized job placements. The program also provides services such as an annual physical examination, personal and job-related counseling, transportation, job training, and job referral.

Public Involvement

Results of the 2012 Resident Survey addressing senior programs are presented in an order based on the highest priorities identified by respondents. The 2012 Resident Survey addressed the issues of senior centers as well. As shown on the following page in Table VII.19, Urban County average need rating for was 3.17 out of 4, with 4 representing high need. However, this average was far higher in the unincorporated areas, at 3.28, ranging as high as 3.52 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 229 respondents noted such a need. Among all areas, the lowest average need was reported by respondents in the participating cities of District 3 with an average of 2.73.

Table VII.19
Needs Ratings: Senior Centers
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	15	4	27	10	17	.	73
Low Need	36	15	68	24	42	.	185
Medium Need	106	13	87	46	82	.	334
High Need	100	30	57	95	74	.	356
No Opinion	11	1	6	15	8	.	41
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.13	3.11	2.73	3.29	2.99	.	3.03
Unincorporated							
No Need	11	5	1	2	33	2	54
Low Need	57	15	.	22	74	.	168
Medium Need	146	67	3	42	119	6	383
High Need	229	145	2	77	157	6	616
No Opinion	28	12	1	6	19	30	96
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.34	3.52	2.57	3.36	3.04	3.14	3.28
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.26	3.43	2.73	3.32	3.03	3.14	3.17

Table VII.20 shows the average need rating for senior activities. The average rating for this service was 3.16, out of 4. However, this average was higher in the unincorporated areas, at 3.26 versus 3.01 in the participating cities. The highest need ranking came from respondents in the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, noted by 229 respondents. Among all areas, the lowest average need was reported by respondents in the participating cities of District 3.

Table VII.20
Needs Ratings: Senior Activities
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	18	4	26	13	12	.	73
Low Need	45	11	62	26	52	.	196
Medium Need	96	19	90	53	75	.	333
High Need	103	27	57	90	79	.	356
No Opinion	6	2	10	8	5	.	31
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.08	3.13	2.76	3.21	3.01	.	3.01
Unincorporated							
No Need	13	5	1	2	35	2	58
Low Need	50	13	.	18	78	3	162
Medium Need	160	72	3	46	130	4	415
High Need	229	145	3	75	147	7	606
No Opinion	19	9	.	8	12	28	76
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.34	3.52	3.14	3.38	3.00	3.00	3.26
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.25	3.44	2.77	3.28	3.00	3.00	3.16

F. INFRASTRUCTURE

The fundamental build environment systems that support community development are known as infrastructure. These include 1) neighborhood infrastructure services such as sidewalks and street lighting; and 2) major infrastructure, such as roads, pipes that deliver water, dams that generate electricity, reservoirs and pumps that treat wastewater, and systems that protect communities from storms and natural hazards. Many of these services are provided by the County of Los Angeles Department of Public Works, in addition to local public works departments in the County's jurisdictions. Within these two (2) primary categories, needs are discussed based on the order of ranking suggested by respondents to the 2012 Resident Survey:

1. **Neighborhood Infrastructure**
   - Street/Alley Improvements (general)
     - Street Lighting
     - Sidewalks
     - Accessibility Improvements

2. **Major Infrastructure**
   - Water/Sewer
   - Transportation
   - Drainage

1. NEIGHBORHOOD INFRASTRUCTURE

The County of Los Angeles Department of Public Works (DPW) also provides neighborhood infrastructure features that contribute to the safety and ease of use of the County's streets and blocks.

Street Lighting

Street lighting is essential for the safety and usability of the County's sidewalks and streets. The County DPW operates approximately 116,000 streetlights within 20 cities and unincorporated areas of the County. These are mapped on a street lighting geographic information system maintained by DPW and available to County staff, greatly improving management efficiency.[124] In future years, the DPW hopes to upgrade obsolete, energy-inefficient, and unreliable street lighting systems.

Sidewalks

Sidewalks are important infrastructure amenities in most residential areas and commercial corridors. Common problems with sidewalks include gaps, unevenness due to displacement by tree roots, deterioration, and the need for curb cuts for compliance with the Americans with Disabilities Act.

The County DPW operates many thousands of feet of sidewalks across the Urban County, and participating cities also have thousands of miles of sidewalks that provide pedestrian access throughout their jurisdictions. In FY 2010–2011, the County DPW made improvements to nearly 17,000 feet of pedestrian walkways, and aims to improve another 15,000 feet per year to sum to 73,000 improved feet by the end of FY 2013–2014 through its community pedestrian plans. The DPW created pedestrian plans for the West, South, and East Whittier and Azusa-Covina unincorporated areas, serving approximately 124,900 Urban County residents with sidewalks.[125]

Accessibility Improvements

The Americans with Disabilities Act (ADA) recognizes and protects the civil rights of people with disabilities. Local jurisdictions and other entities covered by the ADA must ensure that the infrastructure and facilities they build or alter are accessible to people with disabilities. The highest degree of accessibility is required in new work, at the time when it is most cost-effective to incorporate accessible design features.

[124] DPW, *2007-2009 Biennial Report*, http://dpw.lacounty.gov/general/BiennialReport2007_09.pdf
[125] DPW, Transportation, http://dpw.lacounty.gov/landing/transportation.cfm

In an existing right-of-way that is not otherwise being altered, the minimum requirement for achieving program accessibility is the installation of curb ramps at selected locations where existing pedestrian walkways cross curbs. The County DPW accounts for ADA compliance in its sidewalks, transit facilities, and other public use features.

Public Involvement: Neighborhood Infrastructure

Results of the 2012 Resident Survey addressing neighborhood infrastructure components are presented in an order based on the highest priorities identified by respondents.

As shown in Table VII.21, the Urban County average need rating for street/alley improvements was 3.21, where a rating of 4 represented a high need. However, this average was higher in the unincorporated areas, where the area-wide average was 3.24 and ranged as high as 3.61 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, with 236 respondents. Among the participating cities District 3 showed the highest need with an average of 3.25.

Table VII.21
Needs Ratings: Street/Alley Improvements
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	14	5	9	12	13	.	53
Low Need	42	12	34	22	38	.	148
Medium Need	84	20	83	51	73	.	311
High Need	114	25	111	86	82	.	418
No Opinion	14	1	8	19	17	.	59
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.17	3.05	3.25	3.23	3.09	.	3.18
Unincorporated							
No Need	10	4	2	3	66	1	86
Low Need	56	11	1	20	65	4	157
Medium Need	137	58	1	53	99	4	352
High Need	236	161	3	63	146	5	614
No Opinion	32	10	.	10	26	30	108
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.36	3.61	2.71	3.27	2.86	2.93	3.24
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.29	3.49	3.23	3.25	2.94	2.93	3.21

When asked about the need for street lighting, respondents indicated an average rating of 3.21 out of 4, as shown in Table VII.22. However, this average was slightly higher in the unincorporated areas, where the average was 3.28 versus 3.11 in the participating cities. District 2 and District 4 in the unincorporated cities ranked the highest in average need with 3.59 and 3.58. Among all areas, the lowest average need was reported by respondents in the participating cities of District 5.

Table VII.22
Needs Ratings: Street Lighting
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	9	5	14	14	11	.	53
Low Need	51	17	49	26	55	.	198
Medium Need	82	14	72	41	77	.	286
High Need	114	25	105	95	66	.	405
No Opinion	12	2	5	14	14	.	47
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.18	2.97	3.12	3.23	2.95	.	3.11
Unincorporated							
No Need	8	4	2	1	85	2	102
Low Need	46	15	1	10	62	3	137
Medium Need	109	53	2	34	82	3	283
High Need	275	161	1	92	149	6	684
No Opinion	33	11	1	12	24	30	111
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.49	3.59	2.33	3.58	2.78	2.93	3.28
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.37	3.46	3.10	3.39	2.84	2.93	3.21

Table VII.23, below, shows the average need rating for sidewalk improvements. The average rating for this need was 3.14. However, this average was slightly higher in the participating cities, at 3.16 versus 3.12 in the unincorporated areas. The highest need ranking came from respondents of the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, noted by 215 respondents. Among all areas, the lowest average need was reported by respondents in the participating cities of District 5.

Table VII.23
Needs Ratings: Sidewalk Improvements
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	11	4	16	9	9	.	49
Low Need	30	20	39	35	32	.	156
Medium Need	97	16	74	60	90	.	337
High Need	119	23	113	70	80	.	405
No Opinion	11	.	3	16	12	.	42
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.26	3.35	3.17	3.10	3.14	.	3.16
Unincorporated							
No Need	16	4	2	4	83	1	110
Low Need	60	20	1	20	80	6	187
Medium Need	132	64	1	43	82	3	325
High Need	215	142	2	59	130	4	552
No Opinion	48	14	1	23	27	30	143
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.29	3.50	2.50	3.25	2.69	2.71	3.12
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.28	3.37	3.16	3.16	2.85	2.71	3.14

As shown in Table VII.24, the Urban County average need rating for accessibility improvements was 2.88, or below the medium need rating of 3. However, this average was higher in the unincorporated areas, where the area-wide average was 3.01 and ranged as high as 3.36 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, with 186 respondents. Among the participating cities District 4 showed the highest need with an average of 3.00.

Table VII.24
Needs Ratings: Accessibility Improvements
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	28	3	35	14	26	.	106
Low Need	58	25	93	39	61	.	276
Medium Need	92	22	78	53	80	.	325
High Need	78	12	28	67	40	.	225
No Opinion	12	1	11	17	16	.	57
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.86	2.69	2.42	3.00	2.65	.	2.72
Unincorporated							
No Need	25	7	1	3	66	3	105
Low Need	77	26	3	20	110	5	241
Medium Need	145	73	2	49	111	4	384
High Need	186	122	.	67	89	2	466
No Opinion	**38**	**16**	**1**	**10**	**26**	**30**	**121**
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.14	3.36	2.17	3.29	2.59	2.36	3.01
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.03	3.22	2.42	3.13	2.61	2.36	2.88

2. MAJOR INFRASTRUCTURE

The American Society of Civil Engineers (ASCE), Metropolitan Los Angeles Branch (MLAB) provided a summary of the existing condition of public infrastructure in the County in its *2012 Report Card for Los Angeles County Infrastructure*, giving each type of feature a grade ranging from "A" to "D.". The *Report Card* found an investment need of tens of billions of dollars over the next five (5) years, as shown in Table VII.25. Also presented on the following pages are summaries of each report card grade.

Table VII.25
Infrastructure Grades and Needs
Los Angeles County
2012 ASCE MLAB Data

Category	Grade	Estimated Cost
Bridges	C	$11.9 billion
Dams	B-	$270 million
Drinking Water	C	$3.7 billion
Flood Control	B+	$48 million/year
Ports	B	$3.5 billion
Solid Waste	B+	$450 million/year
Streets and Highways	C-	$3.1 billion, billions more
Transit	C	$18 billion/year
Urban Run-Off	D	$4–30 billion
Wastewater	B+	$2.8 billion

Water/Sewer

Dams (B-): The County's 95 dams were evaluated based on facility condition, capacity to meet demands, and facility age versus useful life. Many of these dams are more than 50 years old, nearing the end of their useful lives, and many will require substantial maintenance, rehabilitation, or major upgrades to maintain or increase their flood control and water conservation capabilities.

Estimated Cost: More than $200 million

Recommendations: Support additional State and federal funding for required seismic rehabilitation and upgrades to major dams.

Drinking Water (C): Drinking water is filtered through many separate water systems in Los Angeles County. These systems received B grades for capacity and operations and a C- for condition, primarily due to age and need for replacement in the near future.

Estimated Cost: $3.7 billion

Recommendations: Replace or rehabilitate deteriorated systems, improve water system reliability, implement additional water conservation measures, increase use of recycled water, and increase in public and private investment in water supply and distribution systems.

Wastewater (B+): Los Angeles County wastewater agencies operate 5,920 miles of primary and secondary sewers, 204 sewage pump stations, and 16 wastewater treatment plants, in addition to the many more municipal facilities. These were evaluated individually based on condition and capacity, and averaged a grate of B+.

Image VII.7
Los Angeles County wastewater treatment facility (Source: ASCE MLAB, http://www.ascemlab.org/pdf/2012-ASCE-Report%20Card-Revised-10-2-2012-REVISED_FINAL_FOR%20THE%20WEBSITE.pdf)

Estimated Cost: $1.9 billion for operation and maintenance; $2.8 billion for necessary capital improvements

Recommendations: Support funding for an accelerated capital improvement program and a closed-circuit television inspection of the collection system's structural integrity

Solid Waste (B+): Approximately 28,000 tons of solid waste were created per day in Los Angeles County in 2011, though this followed a decline since 2006 due to the economy, recycling, and conversion technologies. In 2009, the average recycling/reuse diversion rate was 55 percent among

jurisdictions countywide. However, these changes reflect new needs for the operation and maintenance of County facilities, and the long-term population growth will add additional strain.

Estimated Cost: More than $450 million annually

Recommendations: Address diminishing local landfill capacities, increasing disposal demands, and public opposition towards establishing new facilities.

Transportation

Ports (B): Los Angeles County contains the fifth busiest shipping terminal complex in the world, made up of the Port of Long Beach and Port of Los Angeles. The Ports' infrastructure was evaluated based on wharves, railroads, roadways, utilities, channels and berths, container terminals, other marine terminals, and gantry cranes.

Estimated Cost: $3.5 billion

Recommendations: Continue major improvements; fund improvements for roadway, rail, bridge, environmental, and security projects.

Bridges (C): Los Angeles County contains 3,552 bridges, the majority of these (2,086) owned and maintained by Caltrans (8.0 percent, or 285, are owned by Los Angeles County). Every year, each bridge is inspected and graded in accordance with National Bridge Inspection Standards; for 2012, 1,581 or 44 percent received a grade of C or lower and were structurally deficient or functionally obsolete.

Estimated Cost: $11.9 billion

Recommendations: Support of increased funding for the Federal Highway Bridge Program and continued funding for the Bridge Preventative Maintenance Program.

Streets and Highways (C-): Streets and highways were evaluated based on pavement condition and traffic congestion. The 2.65 billion square feet of street and highway pavement in the County received a grade of C+, but traffic congestion (freeway and arterial level-of-service, a measure of actual traffic volume compared to roadway capacity) received a D. With existing funding levels, the County's streets and roads are expected to rapidly deteriorate over the next few years, increasing the cost of deferred maintenance.

Estimated Cost: More than $3 billion for pavement condition, billions more for traffic

Recommendations: Support State and County re-authorization of the Federal Transportation Equity Act for the 21st Century other federal programs; develop improvements to increase arterial and freeway capacity and efficiency; continue Los Angeles County Mobility-21 resolutions for additional revenue.

Transit (C): County residents take more than 536 million transit trips each year; 72.0 percent are on Metro systems, 26.0 percent are provided by municipal operators, and 2.0 percent are on local cities' services. Facilities and operations received high grades, but decreased funding for continued service is expected to lead to service cuts, fare increases, and decrease in current levels of service.

Estimated Cost: More than $18 billion annually, estimated by the Metro 2009 Long Range Plan, to fund regional Metro and Municipal Transit priority improvements

Recommendations: Support expanding transit funding at all levels of governance

Drainage

Flood Control (B+): The Los Angeles County Flood Control District (LACFCD) and Los Angeles County cities operate a comprehensive and effective flood control system to protect citizens and property from flood damage.

Estimated Cost: $48 million annually

Recommendations: Support funding to keep these systems in good condition, expand the view of flood control to include improving water quality and reducing pollution.

Urban Runoff (D): Untreated water flowing off rooftops, pavement, streets, and parking lots contribute primarily to water pollution when it flows directly into waterways, bays, and beaches. Runoff contains pollutants such as industrial solvents, paints, infectious bacteria, oxygen-choking pesticides and fertilizers, motor oil, trash, and even toxic heavy metals (lead, mercury, chromium, arsenic, and others). Water quality is measured based on the presence of four (4) pollutants: nutrients, bacteria, metals, and trash. The County Watershed received a D for runoff.

Estimated Cost: Estimates range from $4 billion to $17 billion

Recommendations: Continue efforts for research, education, and outreach, and jurisdictional collaborative efforts; seek stable, long-term funding.

Public Involvement: Major Infrastructure

Results of the 2012 Resident Survey addressing major infrastructure components are presented in an order based on the highest priorities identified by respondents.

The 2012 Resident Survey addressed water/sewer improvements as well. As shown in Table VII.26, the Urban County average need rating for was 3.17 out of 4, with 4 representing high need. However, this average was higher in the unincorporated areas, at 3.25, ranging as high as 3.49 in District 2. The participating cities showed a total average of 3.07, with the highest average of 3.22 in District 4. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 241 respondents noted such a need.

Table VII.26
Needs Ratings: Water/Sewer Improvements
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	16	4	13	11	12	.	56
Low Need	53	18	54	25	46	.	196
Medium Need	87	19	85	51	75	.	317
High Need	100	22	88	85	75	.	370
No Opinion	12	.	5	18	15	.	50
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.06	2.94	3.03	3.22	3.02	.	3.07
Unincorporated							
No Need	10	3	2	1	63	2	81
Low Need	50	21	1	11	64	1	148
Medium Need	137	69	2	57	90	7	362
High Need	241	142	1	70	157	4	615
No Opinion	33	9	1	10	28	30	111
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.39	3.49	2.33	3.41	2.91	2.93	3.25
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.27	3.37	3.02	3.31	2.95	2.93	3.17

As shown in Table VII.27, the Urban County average need rating for public transit improvements was 3.13, where a rating of 4 represented a high need. However, this average was higher in the unincorporated areas, where the area-wide average was 3.24 and ranged as high as 3.42 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, with 238 respondents.

Table VII.27
Needs Ratings: Public Transit Improvements
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	27	4	25	20	28	.	104
Low Need	54	13	44	26	53	.	190
Medium Need	71	13	57	42	59	.	242
High Need	104	30	109	89	70	.	402
No Opinion	12	3	10	13	13	.	51
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.98	3.15	3.06	3.13	2.81	.	3.00
Unincorporated							
No Need	17	4	1	3	60	3	88
Low Need	48	25	1	17	61	3	155
Medium Need	137	72	1	42	99	1	352
High Need	238	132	3	77	159	7	616
No Opinion	31	11	1	10	23	30	106
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.35	3.42	3.00	3.39	2.94	2.86	3.24
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.22	3.37	3.06	3.24	2.90	2.86	3.13

When asked about the need for drainage improvements, respondents indicated an average rating of 3.08 out of 4, as shown below in Table VII.28. However, this average was higher in the unincorporated areas, where the average was 3.20 versus 2.94 in participating cities. The highest need ranking came from respondents of the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, where 224 respondents noted such a need. Among all areas, the lowest average need was reported by respondents in the participating cities of District 3.

Table VII.28
Needs Ratings: Drainage Improvements
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	18	5	15	13	15	.	66
Low Need	67	18	67	28	66	.	246
Medium Need	81	17	74	58	77	.	307
High Need	90	22	81	78	47	.	318
No Opinion	12	1	8	13	18	.	52
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.95	2.90	2.93	3.14	2.76	.	2.94
Unincorporated							
No Need	18	7	2	5	51	1	84
Low Need	69	32	2	19	66	4	192
Medium Need	133	66	1	51	91	3	345
High Need	224	129	1	67	172	6	599
No Opinion	27	10	1	7	22	30	97
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.27	3.35	2.17	3.27	3.01	3.00	3.20
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.15	3.26	2.91	3.19	2.92	3.00	3.08

G. YOUTH AND CHILDCARE PROGRAMS

Almost 30 percent of the Urban County's population were aged 19 or younger in the 2010 Census, with 695,986 children and teens, as presented in **Section III.B Demographic and Economic Profile**. In the 2010 five-year ACS, more than 90,000 children under 18 were in poverty as defined for the U.S., representing more than 36 percent of the poverty population of the Urban County at that time. However, because the federal poverty threshold may not accurately measure the income necessary for essential living costs in Los Angeles County, the population of children considered poor by social standards is likely much larger. In addition to food, housing, and other essentials, the large number of children with few resources are likely to need youth services and facilities to help their development.

The 2007 Los Angeles County Health Survey (LACHS), conducted over the phone, reported several factors about children's health in the County. As shown in Table VII.29, as compared to children across the U.S., a higher share of Los Angeles County children were perceived by their parents to be in fair or poor health, were uninsured, or had no regular source of healthcare. As much as 22 percent

of children aged 17 and under were uninsured in 2007 in the County, and 15.7 percent of children had special healthcare needs. In addition, only 80.3 percent of children aged 19 to 35 months received the recommended vaccines, and only 84.2 percent of children aged 2 to 17 ate breakfast every day. The high school graduation rate in the County was only 58.1 percent. The percentage of live births to mothers who received late (starting in second trimester or later) prenatal care was nearly three (3) times as high in the County as in the U.S., with 9.3 percent compared to 3.5 percent.[126]

Table VII.29
Children's Health
Los Angeles County
2007 LACHS Data

Group	Los Angeles County	U.S.
Children Aged 0–17 Perceived to be in Fair or Poor Health	8.4%	1.8%*
Children Aged 0–17 with Special Health Care Needs	15.7%	N/A
Children Aged 3–17 Ever Diagnosed with ADD/ADHD	5.3%	7.8%*
Children Aged 0–17 Who Are Uninsured	22.0%	19.4%
Children Aged 0–17 with No Regular Source of Health Care	7.4%	5.5%*
Children Aged 2–17 Who Eat Breakfast Daily	84.2%	N/A
Children aged 19–35 Months Who Received Recommended Vaccines	80.3%	80.1%
High School Graduation Rate	58.1%	N/A
Live Births Wherein Mother Received Late or No Prenatal Care	9.3%	3.5%
Birth Rate to Teens Aged 15–19	40.0%	41.9%
Infant Death Rate	4.9%	6.9%

*The estimate is statistically unstable and may not be appropriate to use for planning or policy purposes.

Additional factors can be evaluated in the County over time. As shown in Table VII.30, the percentage of obese children in selected grade levels increased from 1999 to 2005 but decreased by 2007, though was still at 22.9 percent. The percent of children with asthma decreased from 8.8 percent in 2005 to 7.9 percent in 2007.

Table VII.30
Children's Health Changes
Los Angeles County
2007 LACHS Data

Group	1999	2002–2003	2005	2007
Obese Children (Grades 5, 7, & 9)	18.9%	21.9%	23.3%	22.9%
Children Aged 0–17 with Asthma	N/A	8.1%	8.8%	7.9%

In addition to services provided directly to young people, childcare is a necessary service for single parent families and in families where both parents work. An increasing number of families must have both adults working full time jobs in order to be self-sufficient. The *2011 Los Angeles County Child Care and Development Needs Assessment* prepared by the Los Angeles County Child Care Planning Committee identified several primary issues.

[126] DPH, *Key Indicators of Health by Service Planning* Area, June 2009, http://publichealth.lacounty.gov/ha/docs/2007%20LACHS/Key_Indicator_2007/KIHReport.2009.FINAL.pdf

1. **Cost of care continues to burden for most working families**. Low-income working families face serious challenges locating full-day care, particularly for infants and toddlers.
    - Eligible families earning less than $50,000 spent 21.0 percent of their gross income for full-time infant care in centers and 15.4 percent for family childcare.
    - Only 55.0 percent of the thousands of children of low-income working parents had access to subsidized childcare and development services (21.0 percent of infants and toddlers, 50.0 of preschool-aged children, and 79.0 of school-aged children).
2. **Increase in the supply of part-day preschool spaces for three- and four-year olds.** However, many of these services were located in communities with changing needs. Only 40 zip codes out of more than 300 had significant unmet need for part-day preschool for low-income children. About 70 percent of the children in low-income families with at least one (1) non-working parent were served, but an additional 31,000 spaces were needed to serve eligible children with a part-day preschool program.
3. **Shift in the type of care available to and used by preschool-aged children.** There was a gradual decrease in the use of center-based care by preschool-age children; this may be recession-driven, but will have long-term impacts if too many centers close and employment increases, causing more parents to seek care.
4. **Dramatic drop in the availability of licensed childcare homes.** Also likely due to the economic recession, this will cause a significant problem when the economy improves and more in-home centers are needed.
5. **License-exempt care continues to be used at high rate.** The rate varies by age of children, with the highest for school-aged children, at 73.0 percent. Jobs such as retail or health care often require childcare in odd-hour shifts or evenings, so the flexibility of license-exempt care may be necessary for some. However, major reasons for the high use of license-exempt care are a lack of licensed options or an inability to pay market rates for licensed childcare. Center-based infant and toddler care in the County averaged $10,494 per year, compared to only $7,721 for family childcare. For a family of four (4) at the State Median Income of $54,828 per year, infant care cost more than 19 or 14 percent of gross pay, respectively.
6. **Increase in availability of after-school care due to new programs.** There were approximately 115,000 spaces on school campuses for after school recreation and enrichment funded through the After School Education and Safety Programs and 21st Century Learning Centers. However, most of these programs, while free, do not commonly operate during school holidays or vacation periods.
7. **Particular areas of the County with higher unmet need for childcare, due to diverse needs of particular populations.** Various populations needing childcare and development services were analyzed geographically compared to the supply available to each population. Not all childcare and development supply is meant to serve all populations and needs, and the study identified specific areas where childcare and development problems were more complex.[127]

[127] Los Angeles County Child Care Planning Committee, *2011 Los Angeles County Child Care and Development Needs Assessment*, http://ceo.lacounty.gov/ccp/pdf/2011%20%20Needs%20Assessment_Website%20Version_21March12.pdf

Services

The County administers more than 175 programs through a collection of 22 county agencies to serve the needs of families and children. County departments working in partnership include the Departments of Child and Family Services, County Office of Education, Parks and Recreation, Child Support Services, Health Services, and Public and Social Services.

In addition to County programs and resources, all cities provide their own programs and services for young people, as do local community-based organizations. Furthermore, many communities have established youth commissions to advise city councils on youth-specific issues.

Public Involvement

When asked about the need for youth services, respondents indicated an average rating of 3.20 out of 4, as shown in Table VII.31. However, this average was higher in the unincorporated areas, where the average was 3.35 and was as high as 3.65 in District 2. District 1 in the unincorporated areas had the largest number of respondents indicating high need, with 258. Among all areas, the lowest average need in the Urban County was reported by respondents in District 3.

Table VII.31
Needs Ratings: Youth Services
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	18	1	30	12	14	.	75
Low Need	36	14	71	22	44	.	187
Medium Need	94	24	83	58	89	.	348
High Need	111	23	54	80	67	.	335
No Opinion	9	1	7	18	9	.	44
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.15	3.11	2.68	3.20	2.98	.	3.00
Unincorporated							
No Need	13	2	.	3	28	3	49
Low Need	45	8	1	15	76	2	147
Medium Need	122	59	5	31	122	3	342
High Need	258	160	.	89	153	8	668
No Opinion	33	15	1	11	23	28	111
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.43	3.65	2.83	3.49	3.06	3.00	3.35
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.32	3.53	2.68	3.33	3.03	3.00	3.20

The survey addressed the need for youth centers as well. As shown in Table VII.32, the average need rating for these was 3.18 out of 4. However, this average was far higher in the unincorporated areas, at 3.35, versus the participating city average of 2.96. The highest need ranking came from respondents of the unincorporated cities of District 2, at 3.69, although the largest number of respondents indicating high need came from the unincorporated areas of District 1, with 243. Across all areas, the lowest average rating was reported by respondents of District 3, with an average of 2.59.

Table VII.32
Needs Ratings: Youth Centers
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	15	2	36	13	19	.	85
Low Need	44	14	73	22	52	.	205
Medium Need	83	22	75	60	70	.	310
High Need	115	24	50	77	71	.	337
No Opinion	11	1	11	18	11	.	52
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.16	3.10	2.59	3.17	2.91	.	2.96
Unincorporated							
No Need	10	3	1	3	25	4	46
Low Need	38	7	1	10	82	1	139
Medium Need	138	48	4	43	119	4	356
High Need	243	168	.	82	151	5	649
No Opinion	42	18	1	11	25	30	127
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.43	3.69	2.50	3.48	3.05	2.71	3.35
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.33	3.56	2.59	3.31	3.00	2.71	3.18

Table VII.33, below, shows the average need rating for childcare services. The average rating for these services was 2.86 out of 4. However, this average was higher in the unincorporated areas, at 3.05 versus 2.62 in the participating cities. The highest need ranking came from respondents of the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1: 195 respondents. Among all areas, the lowest average need was reported by respondents in the participating cities of District 5, with an average of 2.25.

Table VII.33
Needs Ratings: Childcare Services
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	38	11	68	24	39	.	180
Low Need	56	15	80	41	61	.	253
Medium Need	72	15	50	47	69	.	253
High Need	91	21	38	59	44	.	253
No Opinion	11	1	9	19	10	.	50
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.84	2.74	2.25	2.82	2.55	.	2.62
Unincorporated							
No Need	32	8	.	7	71	4	122
Low Need	74	20	1	20	100	5	220
Medium Need	139	70	5	38	94	5	351
High Need	195	131	1	71	123	2	523
No Opinion	31	15	.	13	14	28	101
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.13	3.41	3.00	3.27	2.69	2.31	3.05
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.02	3.27	2.27	3.02	2.64	2.31	2.86

As shown in Table VII.34, the Urban County average need rating for childcare centers was 2.85, where a rating of 4 represented a high need. However, this average was far higher in the unincorporated areas, where the area-wide average was 3.03, than in the participating cities, where the average was 2.62. The highest ranking came from respondents of the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, with 198. Among all areas, the lowest average need was reported by respondents in the participating cities of District 3.

Table VII.34
Needs Ratings: Childcare Centers
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	33	11	83	29	42	.	198
Low Need	55	17	63	26	67	.	228
Medium Need	73	14	49	48	56	.	240
High Need	93	21	40	69	44	.	267
No Opinion	14	.	10	18	14	.	56
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.89	2.71	2.20	2.91	2.49	.	2.62
Unincorporated							
No Need	27	9	1	4	84	4	129
Low Need	85	24	3	23	96	4	235
Medium Need	129	60	2	40	80	2	313
High Need	198	137	1	74	116	4	530
No Opinion	32	14	.	8	26	30	110
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.13	3.41	2.43	3.30	2.61	2.43	3.03
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.04	3.26	2.20	3.09	2.56	2.43	2.85

H. ECONOMIC DEVELOPMENT

Los Angeles County is one of the nation's largest counties, covering more than 4,750 square miles, an area larger than the combined area of the states of Delaware and Rhode Island. It was also by far the nation's most populated county in 2011, with nearly twice as many residents as the second- and third-largest counties.[128] As such, the demands on the local economy to provide jobs, training, and other opportunities are great. While historically, Los Angeles County led the nation in farming, urban and industrial development and expansion in the second half of the 20th century overtook agriculture as a primary industry. In recent years, the County's economic base has become extremely diverse, featuring finance and business services, health services, tourism and entertainment, electronics and apparel manufacturing, retail and wholesale distribution, and international trade.

The CDC undertakes economic development responsibilities for the County of Los Angeles. Coordination by the CDC is of particular importance within the unincorporated areas of the County,

[128] U.S. Census Bureau, 2011 Intercensal Estimates, July 1, 2011. http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml

as it serves as the provider of resources and technical capacity to effectively identify local development needs and devise and implement appropriate strategies to address these needs. The County's economic development needs continue to focus on job creation and retention to build better communities, help low income persons achieve self-sufficiency, and keep the region's economy strong.

Activities or improvements designed to support, increase, or stabilize business development; create or retain jobs; and improve the provision of goods and services are an ongoing concern for the Urban County. For the purposes of this needs assessment, the economic development requirements of the Urban County are separated into three (3) areas:

1. **Job creation, retention, and training;**
2. **Financial and technical assistance to businesses; and**
3. **Redevelopment.**

These topics are presented and discussed in an order based on the average need rankings collected from respondents to the 2012 Resident Survey, with the highest-ranked need within each area presented first. In each of these areas, results of the survey are presented and discussed.

Among the funds used by the CDC to provide services are Community Development Block Grant (CDBG) dollars, though these and other funding sources were reduced in FY 2012–2013.

1. JOB CREATION, RETENTION, AND TRAINING

As discussed in **Section III.C Economic Conditions**, the County's labor force, a measure of people working or seeking work and reported by the Bureau of Labor Statistics, was 4,924,364 in 2011 after increasing steadily since 2006. However, also since that time the unemployment rate rose and was 11.7 percent by 2011, and the total number of jobs was only 4,318,870. Therefore, from 2006 to 2011 more than 300,000 persons in the County became unemployed.

The Bureau of Economic Analysis (BEA) reports on the jobs and incomes of residents in Los Angeles County, including the primary industries. Table VII.35 shows that there were 5,406,102 jobs in the County; BEA data measure jobs, not employed persons, so persons with more than one (1) job are counted more than once. As shown, the largest sector in 2010 was in government, with 605,486 jobs, although this marked a 3.6 percent decrease since 2001. However, the second-most prominent industry was in health care and social assistance, with 530,388 jobs, which increased by more than 20 percent over the period. Next most common, retail trade jobs represented 494,274 jobs in 2010 but had declined by 3.6 percent since 2001. For many industries that saw declines, the change was even more extreme in comparison to 2006, when the County had an all-time high number of jobs. The prominent industries that saw the greatest growth, in addition to health care, were real estate, rental, and leasing, with a 27.3 percent increase; educational services, with a 23.5 percent increase; and arts, entertainment, and recreation, with a 16.3 percent increase. On the other hand, an even greater loss

was seen in the manufacturing industry (33.3 percent) and the transportation and warehousing and information services industries also saw double-digit decreases. Complete data for all industries and years are presented in Appendix D.

Table VII.35
Employment by Industry, Selected Industries
Los Angeles County
2001, 2006, & 2010 BEA Data

NAICS Categories	2001	2006	2010	% Change 01–10
Government and government enterprises	628,054	609,652	605,486	-3.6%
Health care and social assistance	438,835	480,399	530,388	20.9%
Retail trade	512,544	544,647	494,274	-3.6%
Professional and technical services	416,397	444,201	441,689	6.1%
Manufacturing	610,413	489,780	406,878	-33.3%
Other services except public administration	363,221	381,255	371,412	2.3%
Administrative and waste services	380,617	388,851	354,421	-6.9%
Accommodation and food services	320,490	350,572	351,878	9.8%
Real estate and rental and leasing	222,518	306,388	283,243	27.3%
Finance and insurance	247,553	251,346	280,888	13.5%
Wholesale trade	259,648	274,383	250,441	-3.5%
Information	271,629	248,266	232,228	-14.5%
Arts, entertainment, and recreation	169,299	186,731	196,835	16.3%
Transportation and warehousing	211,110	204,710	190,220	-9.9%
Construction	214,228	242,363	181,183	-15.4%
Educational services	115,231	134,471	142,276	23.5%
Other	119,178	98,857	92,362	-22.5%
Total	**5,500,965**	**5,636,872**	**5,406,102**	**-1.7%**

As new job sectors replace manufacturing and other industries within the region's job base and large sectors struggle to maintain their employment, Los Angeles County faces a daunting task in developing a strategy to become and remain competitive in attracting and retaining desirable jobs. Attracting and retaining a diverse, well-educated labor force is a key objective for regional economies looking to remain competitive and prosperous. In addition, recent unemployment figures paint a stark picture for persons looking for work, particularly those without higher education degrees or recent job experience.

Services

Job creation and retention services are available across the Urban County for persons looking for work. The availability of qualified employees is a huge determinant factor for businesses looking to relocate their operations. Localities are assisted in their efforts to remain competitive by the Workforce Investment Act (WIA) of 1998, which replaced the Job Training Partnership Act. Both were designed as training-oriented programs targeting low-income and dislocated workers (such as former defense industry and manufacturing employees in Los Angeles County), and are administered by the Workforce Investment Board (WIB) (formerly known as the Private Industry Council). The goal of the WIB is to improve the quality of the workforce, encourage career mobility, and improve business competitiveness through increased workforce productivity.

The WIA funds employment, literacy, education, and self-sufficiency services. This legislation helps businesses save time and money through a variety of no cost employment, training and information services, including training and placement, tax credit certification and information services.

Existing Workforce Development Programs: The WIB, through the funding an oversight of the County's WorkSource Centers, provides a series of services and assistance to all points along the employment spectrum. Programs are designed to assist those seeking a job, those who have a job and are looking for opportunities to advance, and to employers who are looking to recruit and retain quality employees. The WorkSource Centers also provide Rapid Response teams to assist both employers and those employees affected by plant downsizing or closure, providing career counseling and job search assistance. Existing programs include:

- **Employer and Business Services:** The WorkSource Centers provide employers with a wide variety of services, including tax benefit information, customized training services, employee prescreening options, and ongoing guidance and counseling for placed employees.
- **General Relief Opportunities for Work (GROW):** GROW is a mandatory program for employable General Relief recipients and consists of three (3) components: Orientation, Job Skill Preparation Class, Job Skills Assessment including job placement assistance, and Vocational Assessment.
- **Job Club Skills Preparation Class:** Job skills preparation training is a three-week, four (4) hours per day activity. Participants who fail to get a job by the end of the Job Skills Preparation Class are referred back to their Department of Public Social Services case manager for Vocational Assessment.
- **Welfare to Work (WtW):** The following categorizes the general flow of services for WtW participants, which complies with both CalWORKs requirements and allowable activities under DOL WtW regulations: Primary Employment Activities, such as job placement, training, and job creation; Post-Employment Activities, such as adult basic education, English-as-a-Second Language (ESL), and peer/professional mentoring; Ancillary Services, such as job readiness, life skills, and job retention.

Public Involvement

Results of the 2012 Resident Survey addressing job creation, retention, and training are presented in an order based on the highest priorities identified by respondents.

When asked about the need for job creation/retention, respondents indicated an average rating of 3.24 out of 4, as shown below in Table VII.36. This average was higher in the unincorporated areas, at 3.38 and was as high as 3.66 in District 2. However, the largest number of respondents indicating high need came from unincorporated areas of District 1, where 277 respondents noted such a need. Among all areas, the lowest average need was reported by respondents in the participating cities of District 5, at 2.86.

Table VII.36
Needs Ratings: Job Creation/Retention
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	21	3	26	14	26	.	90
Low Need	38	8	40	26	43	.	155
Medium Need	70	25	88	45	75	.	303
High Need	125	23	77	90	65	.	380
No Opinion	14	4	14	15	14	.	61
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.18	3.15	2.94	3.21	2.86	.	3.05
Unincorporated							
No Need	14	4	2	5	44	1	70
Low Need	36	9	.	13	55	3	116
Medium Need	108	47	1	41	99	3	299
High Need	277	169	3	76	182	7	714
No Opinion	36	15	1	14	22	30	118
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.49	3.66	2.83	3.39	3.10	3.14	3.38
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.37	3.56	2.93	3.29	3.02	3.14	3.24

Table VII.37 shows the average need rating for employment training, average 3.21 out of 4. However, this average was far higher in the unincorporated areas, at 3.43 versus 2.93 in the participating cities. The highest ranking came from respondents in the unincorporated areas of District 2, where the average was 3.69. Although, the largest number of respondents indicating high need came from unincorporated areas of District 1, noted by 297 respondents. Among all areas, the lowest average need was reported by respondents in the District 3, where the average was 2.72.

Table VII.37
Needs Ratings: Employment Training
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	28	4	37	13	34	.	116
Low Need	45	12	55	28	56	.	196
Medium Need	66	18	75	43	64	.	266
High Need	117	28	65	95	57	.	362
No Opinion	12	1	13	11	12	.	49
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.06	3.13	2.72	3.23	2.68	.	2.93
Unincorporated							
No Need	15	4	2	3	44	1	69
Low Need	36	12	1	11	44	2	106
Medium Need	102	38	.	32	105	7	284
High Need	297	182	3	98	190	4	774
No Opinion	21	8	1	5	19	30	84
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.51	3.69	2.67	3.56	3.15	3.00	3.43
Total	739	307	252	339	625	44	2,306
Average	3.35	3.57	2.72	3.38	2.98	3.00	3.21

2. FINANCIAL AND TECHNICAL ASSISTANCE TO BUSINESSES

Direct assistance to businesses is an important element of any jurisdiction's economic development strategy. Providing a combination of technical assistance (business start-up, general business, marketing, procurement, workforce recruitment, governmental matters, import/export, etc.), capital access (loans and equity investments for working capital, inventory, fixed assets) and tax incentives (federal, state and local), are all essential ingredients in assisting new business start-ups and helping existing businesses to grow, expand and hire new employees.

The Census Bureau's County Business Patterns (CBP), an annual series that provides local-level economic data by industry, reported data on the number of employees, annual payroll, and number of establishments per industry in the County in March of 2010. As shown in Table VII.38, on the following page, in 2010 there were 145,832 establishments employing one (1) to four (4) staff, with another more than 67,000 establishments having between five (5) and 19 employees. These CBP data also show a growth in the number of establishments from 2001 to 2007, and then a decline between 2007 and 2010, with 244,447 in the latter year. Smaller businesses, establishments with fewer than 250 employees, accounted for 99.4 percent of all employers in Los Angeles County in 2010.

Table VII.38
Establishments by Size
Los Angeles County
2001–2010 CBP Data

Year	1–4	5–9	10–19	20–49	50–99	100–249	250–499	500–999	1,000 or More	Total
2001	127,308	39,567	26,979	20,714	7,626	4,113	1,036	371	227	227,941
2002	131,489	39,530	27,452	20,662	7,324	3,943	992	347	209	231,948
2003	133,029	40,369	27,563	20,950	7,599	4,017	1,015	335	208	235,085
2004	136,806	40,790	27,673	21,020	7,574	4,097	1,054	345	212	239,571
2005	142,766	40,865	27,485	20,585	7,460	4,099	1,032	353	214	244,859
2006	145,039	41,634	28,487	21,273	7,583	4,320	1,044	370	227	249,977
2007	146,936	42,625	28,782	21,323	7,534	4,195	1,019	362	228	253,004
2008	144,824	42,243	28,773	20,985	7,469	4,306	1,055	357	243	250,255
2009	144,145	40,625	28,018	20,218	7,000	4,040	920	335	222	245,523
2010	145,832	40,086	27,430	19,278	6,661	3,764	861	319	216	244,447

Services

The Los Angeles County Economic Development Corporation (LAEDC) is the County's primary provider of economic development services for businesses. The LAEDC's mission is to attract, retain, and grow businesses and jobs, accomplished through free business assistance and attraction programs, economic research, economic and policy analysis, and public policy leadership. The LAEDC's Business Assistance Program provides help with permitting, incentives, workforce development, financing assistance, project management, and networking connections to public and private resources. Through this program, the LAEDC has helped create or retain close to 180,000 jobs, producing an estimated $11 billion due to labor income and benefits. Together with other support and services of the LAEDC, an estimate 400,000 jobs annually have been supported, with an

income of more than $21 billion into the County and representing an estimated $850 million in property and sales tax revenues.[129]

The Business Assistance department's services are free and confidential, and providing new businesses with such assistance as:

- Referrals to service providers and economic development professionals offering free or low-cost information on technical assistance, financing, or workforce preparation;
- Identifying permit and licensing agencies;
- Recent economic, demographic, and industry statistics, including community profiles and tax structures; and
- Labor market, job training, and industry support resources.

For established businesses, the LAEDC provides the following assistance:

- Site selection;
- Personalized briefings tailored to meet specific needs;
- Coordination with ports, foreign trade zones, railroads and utility companies as well as local cities, municipalities, and communities;
- Addressing specific industry issues and support groups; and
- Human resource solutions.

In addition, the CDC provides economic development services through its Economic and Housing Development (EHD) Division, created in February of 2012 following the official closure of redevelopment agencies when the former Economic/Redevelopment and Housing Development and Preservation divisions were combined. The EHD offers a variety of programs including assistance to businesses, such as its:

- Business Technology Center of Los Angeles County (BTC), which assists start-up and early-stage technology firms through business management assistance, technical assistance, and the coordination of available financial resources;
- Business Incentive Program, which encourages business attraction, retention, and expansion in the unincorporated communities by providing County-sponsored incentives that meet the specific needs of an individual business project, targeted commercial/industrial area, or community investment project; and
- Several commercial and industrial loan programs, provided in cooperation with financial institutions, non-profits and state and federal lending programs to make sure businesses in Los Angeles County have the best possible access to capital:

[129] LAEDC, Mission Statement, http://laedc.org/about/mission-statement/

- **County Business Loan Program,** a revolving loan fund that assists businesses with expansion and development. Loans, which range from $25,000 to $1 million, can be used for real estate, construction, equipment, and working capital. The term is 5 to 20 years, at 6.25 percent interest, with a loan fee of 2 points.
- **County Business Expansion Loan Program,** which helps small and medium sized businesses create and expand permanent job opportunities, with the same terms as the County Business Loan Program.
- **County Technology Loan Program,** a loan fund for start-up and early stage high technology businesses located in participating incubator areas, provides $25,000 to $200,000 for equipment and working capital, at a 6.5 percent interest rate and 2-point loan fee, for 5 to 10 years.
- **The County Utility Loan Program,** a revolving loan fund for cities, a mutual water company, or water district finance improvements to their water delivery systems, capacity, and seismic upgrades. Between $50,000 and $1 million are available at a 6.5 percent interest rate, 2-point loan fee, and term of 5 to 20 years.
- **Countywide County Float Loan Program,** which provides short-term, interim, interest-only financing for businesses, and public agencies that can be used for land acquisition, construction, equipment, and working capital. These loans are available at $1 million or more, with a below-market rate interest and AA-rated security, in unincorporated areas and participating Community Development Block Grant (CDBG) cities.

In addition, the CDC actively pursues regional economic development goals by designing and implementing special projects in conjunction with other jurisdictions and assists high technology business development.

Another source of business assistance, the Los Angeles County Office of Small Business Procurement Technical Assistance Center aims to connect small businesses with government opportunities, through workshops and training on selling goods and services to government agencies; referring businesses to licensing and permitting resources; and connecting businesses with public sector procurement opportunities.

Within many of the participating cities, local economic development programs provide assistance to businesses, and the following regional economic development and business partners provide additional services:

- Greater Antelope Valley Economic Alliance
- San Gabriel Valley Economic Partnership
- Santa Clarita Valley Economic Development Corporation
- The Valley Economic Alliance
- California Fashion Association
- Clean Tech Los Angeles
- Los Angeles Area Chamber of Commerce

- Latino Business Chamber of Greater Los Angeles
- National Association of Women Business Owners, Los Angeles
- Valley Industry & Commerce Association

In addition to the services provided by local organizations and public agencies, a number of state and County incentive programs benefit Los Angeles Urban County businesses and employees, including:

- Manufacturers' Investment Credit (MIC),
- Partial Sales of Use Tax Exemption,
- In-Lieu Sales or Use Tax Refund,
- Research & Development Tax Credit, and
- Net Operating Loss Carryover.

Public Involvement

Results of the 2012 Resident Survey addressing financial and technical aid to businesses are presented in an order based on priorities identified by respondents.

The 2012 Resident Survey addressed the need for small business assistance as well. As shown in Table VII.39, the Urban County average need rating for this assistance was 3.08 out of 4, with 4 representing high need. However, this average was higher in the unincorporated areas, at 3.16, ranging as high as 3.42 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 200 respondents noted such a need. Among all areas, the lowest average need was reported by all respondents of District 3, at 2.89.

Table VII.39
Needs Ratings: Small Business Assistance
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	26	3	25	15	21	.	90
Low Need	39	11	49	26	38	.	163
Medium Need	96	28	83	62	83	.	352
High Need	92	18	76	71	68	.	325
No Opinion	15	3	12	16	13	.	59
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	3.00	3.02	2.90	3.09	2.94	.	2.98
Unincorporated							
No Need	17	5	4	5	38	1	68
Low Need	75	27	1	26	84	2	215
Medium Need	144	64	3	47	114	3	375
High Need	200	135	1	58	147	8	549
No Opinion	34	13	.	13	18	30	108
Subtotal	**470**	**244**	**9**	**149**	**401**	**44**	**1,317**
Average	3.21	3.42	2.11	3.16	2.97	3.29	3.16
Total	**738**	**307**	**252**	**339**	**624**	**44**	**2,306**
Average	3.13	3.34	2.89	3.12	2.96	3.29	3.08

As shown in Table VII.40, the Urban County average need rating for commercial/industrial improvements was 2.92, or below the medium need rating of 3. However, this average was far higher in the unincorporated areas, where the area-wide average was 3.10, versus in the participating cities at 2.70. The highest need ranking came from respondents in the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, with 169. Among all areas, the lowest average need was reported by respondents in District 5 across the Urban County, where the average was 2.52.

Table VII.40
Needs Ratings: Commercial/Industrial Improvements
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	26	7	34	11	24	.	102
Low Need	70	19	82	38	64	.	273
Medium Need	104	25	73	68	89	.	359
High Need	55	9	43	58	32	.	197
No Opinion	13	3	13	15	14	.	58
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.74	2.60	2.54	2.99	2.62	.	2.70
Unincorporated							
No Need	18	8	3	5	46	.	80
Low Need	68	16	1	35	80	3	203
Medium Need	180	73	2	54	128	5	442
High Need	169	134	.	42	128	5	478
No Opinion	36	13	1	13	20	31	114
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.15	3.44	1.83	2.98	2.88	3.15	3.10
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.00	3.27	2.52	2.98	2.79	3.15	2.92

Table VII.41 shows the average need rating for business recruitment from the 2012 Resident Survey. The average rating for this service was 2.90 out of 4, with 4 representing high need. This average was slightly higher in the unincorporated areas, at 2.96, close to the participating city figure of 2.84. The highest need ranking came from respondents of the unincorporated areas of District 2, where the average was 3.30. Among all areas, the lowest average need was reported by respondents in District 3.

Table VII.41
Needs Ratings: Business Recruitment
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	36	8	41	14	28	.	127
Low Need	49	14	59	36	42	.	200
Medium Need	74	22	82	55	60	.	293
High Need	97	15	46	68	78	.	304
No Opinion	12	4	17	17	15	.	65
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.91	2.75	2.58	3.02	2.90	.	2.84
Unincorporated							
No Need	37	13	2	13	61	1	127
Low Need	91	27	2	35	82	5	242
Medium Need	133	63	1	43	115	4	359
High Need	161	121	1	42	116	4	445
No Opinion	49	20	1	16	28	30	144
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	2.99	3.30	2.17	2.86	2.76	2.79	2.96
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	2.96	3.19	2.57	2.95	2.81	2.79	2.90

When asked about the need for business expansion assistance, respondents indicated an average rating of 2.85 out of 4, as shown Table VII.42, below. This average was higher in the unincorporated areas, where the average was 2.96 and was as high as 3.28 in District 2. District 2 of the unincorporated areas had the highest need ranking came from respondents, although the largest number of respondents indicating high need came from unincorporated areas of District 1, where 165 respondents noted such a need. Among all areas, the lowest average need was reported by respondents in the participating cities of District 3, where the average was 2.51.

Table VII.42
Needs Ratings: Business Expansion Assistance
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	44	7	42	20	35	.	148
Low Need	43	18	70	29	46	.	206
Medium Need	96	21	70	60	73	.	320
High Need	72	12	43	62	55	.	244
No Opinion	13	5	20	19	14	.	71
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.77	2.66	2.51	2.96	2.71	.	2.72
Unincorporated							
No Need	36	13	2	13	70	1	135
Low Need	80	30	1	29	74	5	219
Medium Need	130	59	3	43	106	3	344
High Need	165	117	1	50	105	5	443
No Opinion	60	25	.	14	47	30	176
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.03	3.28	2.83	2.96	2.69	2.86	2.96
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	2.93	3.15	2.50	2.96	2.70	2.86	2.85

As shown in Table VII.44, the Urban County average need rating for access to venture capital was 2.78, where a rating of 4 represented a high need. This average was 2.90 in the unincorporated areas and 2.62 in the participating cities. The highest need ranking came from respondents in the unincorporated areas of District 2, at 3.25. Across all areas of the Urban County, the lowest average need was reported by respondents in District 3, at 2.47.

Table VII.43
Needs Ratings: Access to Venture Capital
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	43	10	47	19	38	.	157
Low Need	55	15	64	42	54	.	230
Medium Need	97	25	77	59	67	.	325
High Need	58	9	39	48	46	.	200
No Opinion	15	4	18	22	18	.	77
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.67	2.56	2.48	2.81	2.59	.	2.62
Unincorporated							
No Need	40	13	2	12	67	1	135
Low Need	91	30	1	35	93	2	252
Medium Need	147	66	2	45	111	5	376
High Need	143	112	1	42	99	6	403
No Opinion	50	23	1	15	32	30	151
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	2.93	3.25	2.33	2.87	2.65	3.14	2.90
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	2.84	3.11	2.47	2.84	2.63	3.14	2.78

Table VII.44 shows the average need rating for micro-enterprise assistance from the 2012 Resident Survey. The average rating for this service was 2.70, or below the medium need rating of 3. However, this average was higher in the unincorporated areas, at 2.84 on average and as high as 3.34 in District 2. The participating cities showed a rating of 2.56, with the highest ranking in District 4, at 2.89. Among all areas, the lowest average need was reported by respondents in District 3, where the average was 2.33.

Table VII.44
Needs Ratings: Micro-Enterprise Assistance
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	35	6	42	15	38	.	136
Low Need	79	20	88	41	67	.	295
Medium Need	75	27	74	50	66	.	292
High Need	55	8	23	54	34	.	174
No Opinion	24	2	18	30	18	.	92
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.61	2.61	2.34	2.89	2.47	.	2.56
Unincorporated							
No Need	26	6	3	7	74	3	119
Low Need	81	20	1	26	99	3	230
Medium Need	120	55	2	31	101	5	314
High Need	114	90	.	28	74	3	309
No Opinion	130	73	1	57	54	30	345
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	2.94	3.34	1.83	2.87	2.50	2.57	2.84
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	2.81	3.15	2.33	2.88	2.49	2.57	2.70

3. ECONOMIC AND COMMUNITY REDEVELOPMENT

The CDC undertakes economic development and redevelopment planning responsibilities for the Los Angeles County. Coordination by the CDC is of particular importance within the unincorporated areas of the County, as it serves as the provider of resources and technical capacity to effectively identify local development and redevelopment needs and devise and implement appropriate strategies to address these needs. The CDC is the redevelopment agency for unincorporated Los Angeles County, and many participating cities have also formed their own redevelopment agencies. Redevelopment agencies have the power to buy and sell land for future developments as a means of improving the physical and economic condition of designated redevelopment areas. They are able to assemble many separate parcels of land into a site large enough to benefit the area. However, the state-level elimination of redevelopment agencies established in a December 2011 California Supreme Court ruling closed down around 400 redevelopment agencies statewide in order to close a state budget gap, creating immense pressure on efforts to create jobs and affordable housing and revitalize communities.

While the CDC still operates as the County's redevelopment agency, its budget was radically reduced and its Economic/Redevelopment and Housing Development and Preservation divisions were combined into the Economic and Housing Development Division in February of 2012, following the official closure of redevelopment agencies. That division is dedicated to doubling its efforts to create housing and economic opportunities for Urban County residents, despite the challenge it faces of reduced federal funding and the elimination of redevelopment agency funding.

The CDC has identified a number of needs that directly impact economic growth in the region. These include long-term challenges such as providing educational opportunities to create a stronger workforce, attracting and retaining more jobs, and providing more resources for key industries that support the region. Additionally, the deterioration of infrastructure along commercial corridors and outsourcing has continued to have negative consequences for economic growth.

More recent obstacles facing the County have compounded these long-term challenges: specifically, drastic cuts to state and federal programs that had previously helped meet some of the area's ongoing economic woes. The dissolution of the State redevelopment agencies has been particularly destructive. The CDC has had to use already-scarce resources and adopt new approaches to revitalize low-income communities and develop and rehabilitate land to meet the County's strategic economic objectives.

Another current economic development program at risk for diminishing funding is the State Enterprise Zone (EZ) program. This program was developed by the California Legislature to provide targeted areas with a means to stimulate business growth and attract new companies, jobs, and private investment.

Additionally, the impact of sequestration cuts would be most especially felt in Los Angeles County, home to about 18,000 Northrop Grumman and 11,000 Boeing jobs, with some estimates placing the County's potential for lost defense-related contract revenue at $2 billion.

Services

As the County's lead redevelopment agency, the CDC uses its planning and development authority to meet the needs of unincorporated areas that might otherwise have little control over the type and scope of development taking place within their respective boundaries. The CDC's direct involvement helps ensure that multiple land use needs are balanced against one another to meet the needs of residents within the unincorporated areas.

Direct assistance to businesses is an important element of any jurisdiction's economic development strategy. Providing a combination of technical assistance (business start-up, general business, marketing, procurement, workforce recruitment, governmental matters, import/export, and more), capital access (loans and equity investments for working capital, inventory, fixed assets) and tax incentives (federal, state, and local), are all essential ingredients for assisting new business start-ups and helping existing businesses to grow, expand, and hire new employees.

Key programs to these ends include the creation and promotion of public/private collaboration programs to facilitate infill development and the reuse of brownfield sites, underutilized industrial and commercial properties, and functionally obsolete buildings. Additionally, on a macro level, the CDC's economic development growth strategy emphasizes collaboration for securing State and federal grants, other public financing vehicles, and tax incentive programs that facilitate community development and rehabilitation.

Enterprise Zones: Businesses located in an EZ can apply for State tax incentives—up to $37,440 per qualified employee—that can substantially reduce their cost of doing business by providing jobs to people who are typically the hardest to employ. Businesses apply to the CDC for Hiring Tax Credit Vouchers, which are used to claim the State tax credit. The CDC has increased the number of vouchers issued each year and expects to see a large increase in voucher activity with the award this year of the new Harbor Gateway Communities EZ.

Leveraging resources: The New Market Tax Credits (NMTCs) can be leveraged to promote economic development programs. Under the President's budget proposal, $5 billion in NMTC may be set aside for 2013.

Transit-oriented development (TOD): The TOD strategy includes site assembly, financial assistance for new construction and renovations, and public improvements such as streetscape and parking to link access to housing and jobs around transit stations. CDC financial assistance is through access to direct financial assistance (grants), loans, NMTCs, and coordination of County incentives such as sales and property tax rebates.

Resources for Key Industries: These include loans and financial assistance to businesses in key industries that produce goods that can be sold worldwide. These industries include motion pictures, support services and products, goods manufacturing and movement, leisure and hospitality, and technical services. This program includes two (2) components to provide access to capital for micro-enterprises and for larger investments, to help existing businesses expand.

Entrepreneurial Training: Entrepreneurial training is available for individuals seeking to expand small businesses through incubator programs such as the Business Technology Center.

Tax Credit Programs: Expansion of State and federal tax credit programs such as the California Enterprise Zone program, and marketing of the programs to ensure maximum participation, can support economic development objectives.

Image VII.8
Revitalization Rendering
(Source: CDC, http://www3.lacdc.org/CDCWebsite/EHD/RevitalizationAreas.aspx?id=5273)

Redevelopment property acquisition: Although the process for disposition of properties purchased with tax increment funds has not yet been formalized, an opportunity exists to acquire properties in formal redevelopment areas.

Other Programs: The CDC actively pursues regional economic development goals by designing and implementing special projects in conjunction with other jurisdictions, and assists high technology business development through the Business Technology Center in West Altadena.

CDBG funds, while reduced by 22.0 percent in the CDC's FY 2012–2013 budget, have been used to finance a wide variety of economic development activities throughout the Urban County, bringing economic opportunities and supporting growth and investment in low-mod neighborhoods and communities. Examples of activities funded through CDBG include:

- *Technical Assistance:* Providing funding for assistance with developing methods for marketing a business, business planning, understanding tax laws, and insurance requirements.
- *Façade Improvement/Rehabilitation:* Providing grants for design, construction, and inspections of improvements to the exterior of commercial buildings and the correction of code violations, as needed.
- *Employment Training:* Providing basic skills, vocational and occupational training, as well as literacy tutoring for those seeking to enter the workforce.
- *Direct Assistance to Small Businesses:* Providing forgivable grants to be used for services of any kind that may be needed by the low-mod owner of a microenterprise to enable the establishment, stabilization, or expansion of the business.
- *Job Creation:* Providing grants and loans to attract and provide economic development assistance to for-profit companies in order to create new jobs, at least 51 percent of which are available to low-mod individuals.

Neighborhood Revitalization Strategy Areas

As a means of concentrating planning resources and expertise in neighborhoods with the greatest need for development assistance, the CDC may establish Neighborhood Revitalization Strategy Areas (NRSAs) in low-mod areas of the Urban County. NRSA is a formal HUD designation for a distressed area of a community that allows more effective targeting of community development resources while at the same time allowing for greater flexibility in the use of CDBG funds to meet identified development needs.

Pursuing NRSA designation presents an opportunity to Los Angeles County to formally recognize distressed community areas as targets for coordinated efforts to leverage funding partnerships to spur reinvestment into local human and economic capital. The formal designation of NRSAs may be used by the CDC as a strategic planning tool for community reinvestment.

Public Involvement

Results of the 2012 Resident Survey addressing economic and community redevelopment are presented in an order based on the highest priorities identified by respondents.

The 2012 Resident Survey addressed the need for business revitalization as well. As shown in Table VII.45, the Urban County average need rating for business revitalization was 2.94 out of 4, with 4 representing high need. However, this average was higher in the unincorporated areas, at 3.02 versus 2.85 in the participating cities. The highest need ranking came from respondents in the unincorporated areas of District 2, although the largest number of respondents indicating high need came from unincorporated areas of District 1, where 164 respondents noted such a need. Among all areas, the lowest average need was reported by respondents in the participating cities of District 2, in stark contrast to the high seen in unincorporated District 2.

Table VII.45
Needs Ratings: Business District Revitalization
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	26	6	30	16	30	.	108
Low Need	54	16	58	40	40	.	208
Medium Need	92	27	76	56	68	.	319
High Need	79	11	65	60	68	.	283
No Opinion	17	3	16	18	17	.	71
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.89	2.72	2.77	2.93	2.84	.	2.85
Unincorporated							
No Need	17	5	2	8	58	1	91
Low Need	86	29	1	37	84	6	243
Medium Need	162	66	3	50	121	2	404
High Need	164	125	.	41	112	5	447
No Opinion	42	19	1	13	27	30	132
Subtotal	**471**	**244**	**7**	**149**	**402**	**44**	**1,317**
Average	3.10	3.38	2.17	2.91	2.77	2.79	3.02
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.03	3.24	2.75	2.92	2.79	2.79	2.94

When asked about the need for storefront improvements, respondents indicated an average rating of 2.92 out of 4, as shown in Table VII.46. However, this average was higher in the unincorporated areas, where the average was 3.02 and was as high as 3.36 in District 2. The largest number of respondents indicating high need came from unincorporated areas of District 1, where 173 respondents noted such a need. Among all areas, the lowest average need was reported by respondents in District 3, where the average was 2.63.

Table VII.46
Needs Ratings: Storefront Improvements
Los Angeles Urban County
2012 Resident Survey Data

Response	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
No Need	29	7	36	14	26	.	112
Low Need	49	22	64	35	46	.	216
Medium Need	104	20	77	66	85	.	352
High Need	73	12	55	60	53	.	253
No Opinion	13	2	13	15	13	.	56
Subtotal	**268**	**63**	**245**	**190**	**223**	**.**	**989**
Average	2.87	2.61	2.65	2.98	2.79	.	2.80
Unincorporated							
No Need	15	4	2	7	58	1	87
Low Need	90	37	2	37	89	7	262
Medium Need	156	62	2	43	124	2	389
High Need	173	128	.	50	105	4	460
No Opinion	36	13	1	12	25	30	117
Subtotal	**470**	**244**	**7**	**149**	**401**	**44**	**1,315**
Average	3.12	3.36	2.00	2.99	2.73	2.64	3.02
Total	**739**	**307**	**252**	**339**	**625**	**44**	**2,306**
Average	3.03	3.20	2.63	2.99	2.75	2.64	2.92

ADDITIONAL ECONOMIC DEVELOPMENT PUBLIC INVOLVEMENT

In addition to the results of the 2012 Resident Survey, discussed throughout this section, public involvement came from an economic development-centered focus group held in July of 2012.

Business and Job Development Focus Group

On July 12, 2012, representatives of several organizations in Los Angeles County participated in a focus group to identify business and job development needs in the Urban County. Convened by the CDC, focus group participants represented the public, private, and nonprofit sectors, all stakeholders in the process of business and job development for citizens in the Urban County.

The following summary presents the ideas of the focus group participants and reports recommendations for the CDC to consider as it develops the Consolidated Plan. Using this evaluation, the CDC can better understand how it can facilitate a cooperative approach to address priority community development needs outlined in this Plan.

Los Angeles County continues to experience a growing demand for economic development and additional employment opportunities; the number of jobs is not keeping up with the growing labor force due to several factors, including the lack of new business development. After reviewing the current socio-economic context within which economic and job development is occurring, participants in the focus group were asked to present their thoughts on what they considered to be the primary business and job development needs. These questions led to a discussion of needs and barriers as well as suggestions and areas of focus that would enhance business and job development

in the Urban County. The primary effort was to uncover new or alternative ways to overcome barriers.

Three (3) common themes emerged from the discussions related to business and job development. These were financial industry barriers, business development barriers, and alternative approaches to securing and allocating resources. Please note that these themes are not in priority order and represent the opinions of multiple individuals in attendance at the focus group.

Financial Industry Barriers

The focus group identified several barriers from the financial industry, which increased as a result of the economic downturn, and included:

- More requirements and more rigid requirements for loans;
- Lack of funding to provide funds for start-up businesses;
- Veterans have trouble getting loans for businesses; and
- Previous methods of funding for small businesses (credit cards, home equity, friends and family) are no longer available, and create difficulty in obtaining new loans.

Business Development Barriers

The group also identified barriers to developing businesses in their communities:

- Small businesses lack infrastructure and knowledge to stay open;
- Residential uses encroaching on industrial zones;
- Difficulty filling storefront vacancies;
- Difficulty attracting bigger industries, particularly in areas that can't offer incentives;
- Lack of state assistance to keep businesses in California;
- Trouble with revitalization; owner-based contribution program hurts with absentee landlords (don't like the tax, vote against further funding);
- CDBG not enough to implement strategies; and
- Difficulty coordinating with projects near transit areas.

Alternative Approaches

The focus group agreed that securing and properly distributing additional resources to assist with the production of affordable housing was a substantive challenge. However, there were a few suggestions, as follows:

- Work on smaller level; provide microloans;
- More funds for start-up businesses;
- Seek out nontraditional lending partners for loans to get banks back on board;
- Assess community needs (grocery, banks, etc.), recruit businesses to keep people in the community;
- Assess community wants (specific stores) to get the most return;

- Work with groups of businesses to identify funding gaps; and
- Offer waiver on state fee/insurance requirements to get businesses back in California.

I. PLANNING AND ADMINISTRATION NEEDS

This section describes several duties and responsibilities inherent to the management and administration of HUD program funds, and the Urban County's efforts to identify and address program and grant administration needs.

Administrative costs include costs such as the CDBG fund administration costs, annual and monthly costs associated with program administration, and costs for ongoing economic and demographic strategic planning.

A number of federal regulations pertain to both the use of CDBG funds and overall program administration. Many are specific to the CDBG program, and are found at 24 CFR Part 570, while others are more broadly applied federal requirements that pertain to most activities funded with federal dollars.

In order to assist grantees with the burden of carrying out these administrative functions, CDBG funds may be used to pay reasonable program administration costs, including staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation, as described at 24 CFR 570.206(a)(1). Activities eligible under this category include:

- Citizen Participation Costs,
- Fair Housing Activities,
- Indirect Costs Charged Using an Accepted Cost Allocation Plan,
- Development of Submissions or Applications for Federal Programs, and
- Certain costs of administering the HOME Program or a federally designated Empowerment Zone or Enterprise Community.

Overall program management, coordination, monitoring, and evaluation include, but are not limited to, the following types of assistance:

- Preparing program budgets, schedules and amendments;
- Evaluating program results against stated objectives;
- Coordinating the resolution of audit and monitoring findings;
- Developing systems for assuring compliance with program requirements;
- Monitoring program activities for progress and compliance with program requirements;
- Preparing reports and other compliance documents related to the program for submission to HUD; and
- Developing interagency agreements and agreements with subrecipients and contractors to carry out program activities.

The types of plans that may be paid for with CDBG funds include, but are not limited to:

- Comprehensive plans;
- Individual project plans;
- Analysis of impediments to fair housing choice;
- Environmental and historic preservation studies; and
- Functional plans, such as plans for housing, land use, energy conservation, or economic development.

PUBLIC INVOLVEMENT

Resident Survey

The survey asked respondents how they would allocate housing and community development funding, based on the highest needs. As shown below, on average, housing was given the highest share of the theoretical total, with an average vote of 20.9 percent of dollars. Next most in need of funding was infrastructure, with 19.6 percent, followed by economic development, with 19.3 percent. However, in the participating cities, as much as 22.1 percent of funds were suggested for infrastructure, whereas in the unincorporated areas respondents suggested an average of 17.1 percent of funds for infrastructure projects. There, the need for economic development was seen as somewhat higher than in the participating cities. The highest average funding allocation seen was in District 3 of the unincorporated areas, where respondents suggested than 32.9 percent of funds go to housing.

Table VII.47
Community Development Funding Allocation
Los Angeles Urban County
2012 Resident Survey Data

Area	District 1	District 2	District 3	District 4	District 5	No Zip Code	Total
Participating Cities							
Housing	21.8%	18.4%	18.0%	25.3%	18.9%	.	20.5%
Economic Development	18.7%	20.4%	18.8%	18.8%	18.8%	.	18.9%
Infrastructure	21.8%	19.4%	25.5%	16.0%	23.8%	.	22.1%
Public Facilities	15.0%	16.9%	17.3%	17.0%	16.3%	.	16.3%
Human Services	19.1%	20.7%	17.5%	18.2%	16.5%	.	18.1%
Other	3.6%	4.1%	2.8%	4.5%	5.7%	.	4.1%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**.**	**100.0%**
Unincorporated							
Housing	23.5%	24.8%	32.9%	27.5%	15.8%	14.6%	21.3%
Economic Development	19.0%	18.8%	12.9%	18.0%	21.3%	21.0%	19.7%
Infrastructure	15.3%	13.9%	22.1%	12.2%	21.6%	26.4%	17.3%
Public Facilities	16.8%	15.9%	19.3%	16.9%	17.9%	17.3%	17.1%
Human Services	20.1%	18.3%	12.9%	19.7%	16.7%	14.5%	18.4%
Other	5.3%	8.4%	0.0%	5.7%	6.6%	6.3%	6.3%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Urban County							
Housing	22.7%	23.1%	18.5%	26.2%	17.0%	14.6%	20.9%
Economic Development	18.9%	19.2%	18.6%	18.5%	20.3%	21.0%	19.3%
Infrastructure	18.0%	15.4%	25.4%	14.5%	22.5%	26.4%	19.6%
Public Facilities	16.0%	16.2%	17.4%	16.9%	17.3%	17.3%	16.7%
Human Services	19.7%	18.9%	17.4%	18.8%	16.6%	14.5%	18.2%
Other	4.6%	7.2%	2.7%	5.0%	6.2%	6.3%	5.2%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

CDBG/HOME Coordination Focus Group

On July 12, 2012, representatives of several organizations in Los Angeles County participated in a focus group to identify issues for CDBG and HOME coordination in the Urban County. Convened by the CDC, focus group participants represented the public, private, and nonprofit sectors, all stakeholders in the process of delivering affordable housing for citizens in the Urban County.

This report presents the ideas of the focus group participants and recommendations for the CDC to consider as it develops its Consolidated Plan. Using this evaluation, the CDC can better understand how it can facilitate a cooperative approach to address priority community development needs outlined in this Consolidated Plan.

The focus group addressed the needs and barriers relating to the structure and distribution of CDBG and HOME program funding across jurisdictions and agencies within the Urban County. After reviewing the current socio-economic context within which CDBG and HOME funds are being administered, participants in the focus group were asked to present their thoughts on what they considered to be the barriers to these programs. These questions led to a discussion to the recent cuts made to the programs, and how cities have been refocusing their efforts as a result.

The discussions related to CDBG and HOME coordination centered on three (3) primary areas. These were recent funding cuts, focus on rental property, and alternative approaches to securing and allocating resources. Please note that these themes are not in priority order and represent the opinions of multiple individuals in attendance at the focus group.

Discussion of Cuts

The group discussed the cuts made to the CDBG and HOME programs and the elimination of most redevelopment agency funding in California. The group also discussed cities that are unable to deal with the cuts and are choosing to opt out of receiving these funds.

Focus on Rentals

The group discussed the way in which cities are dealing with the cuts and refocusing their funds. Some cities have put more effort into creating and maintaining rental properties rather than owner properties, for reasons including:

- Condos are cheaper to build and easier for low-income families to maintain;
- Rentals require fewer funds for low-income families to afford;
- Buyers not as interested in keeping the housing affordable;
- If the housing is not purchased, house is foreclosed, but banks shy away from the affordable housing restrictions; and
- Long-term rental subsidies are expensive and require commitment.

Alternative Approaches

Several other ways to appropriate administer remaining CDBG and HUD funds were addressed, as follows:

- Make housing permanently affordable by focusing funds on the unit,
- Focus on redevelopment,
- Create consistent requirements for HOME grantees,
- Apply a more narrow focus to addressing needs,
- Work with the City of LA to gain approval on enterprise zones, and
- Increase funding threshold to focus on higher-cost, longer-term projects.

VIII. STRATEGIC PLAN

A. INTRODUCTION

The Strategic Plan section summarizes the CDC's five-year strategies and objectives to address the needs described earlier in the Plan and meet one (1) of three (3) federal consolidated planning goals. The CDC has also developed planned accomplishments for each objective.

The goals of the *2013–2018 Los Angeles Urban County Consolidated Plan for Housing and Community Development* are to offer decent housing, provide a suitable living environment, and expand economic opportunities for low- and moderate-income residents. The CDC strives to accomplish these goals by maximizing and utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the Urban County. By addressing needs and creating opportunities at the individual and neighborhood levels, the CDC hopes to improve the quality of life for residents.

For the 2013 to 2018 period, the CDC has identified 10 priority needs, discussed in the following section. The *2013–2018 Los Angeles Urban County Consolidated Plan for Housing and Community Development* is linked two (2) five-year Annual Action Plans. Each of these plans will describe the activities planned for the coming program year to carry out the five-year strategies. Additionally, each Consolidated Annual Performance and Evaluation Report will report the CDC's progress in carrying out the strategies, objectives, and actions in terms of the planned accomplishments for each objective.

OUTCOME PERFORMANCE MANAGEMENT SYSTEM

Since 2006, grantees have been required to use HUD's Outcome Performance Measurement System (OPMS). The OPMS is intended to provide HUD and grantees with a standardized methodology to demonstrate the outcomes of the CDBG, HOME, and ESG programs. The OPMS has three (3) main components: Objectives, Outcomes, and Output Indicators. Each activity is assigned an objective and outcome. In addition, each activity will report on the output indicators throughout the year.

Objectives

Three (3) objectives originate from the statutory purposes of HUD's formula grant programs. These are explained in further detail below:

- *Creating a suitable living environment* entails improving the safety and livability of neighborhoods, increasing access to quality facilities and services, and reducing the isolation of income groups within an area through integration of low-income housing opportunities.

- *Providing decent affordable housing* requires helping homeless persons obtain appropriate housing and assisting those at risk of homelessness, preserving the affordable housing stock, increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination, and increasing the supply of supportive housing.
- *Expanding economic opportunities* involves creating jobs that are accessible to low- and moderate-income persons, making mortgage financing available for low- and moderate-income persons at reasonable rates, providing access to credit for development activities that promote long-term economic and social viability of the community, and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally assisted and public housing.

Outcomes

One (1) or more of three (3) outcomes may reflect what a grantee seeks to achieve by a funded activity. The CDC connects the three (3) national objectives to these outcomes for each project. The three (3) outcomes and their associated national objectives are as follows:[130]

Availability/Accessibility. Activities that make services, infrastructure, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. Not only physical barriers, but also making affordable basics of daily living available and accessible to low- and moderate-income people.

Affordability. Activities that provide affordability for low- and moderate-income people. Can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability. Activities aimed at improving communities or neighborhoods, making them livable or viable by providing benefit to persons of low and moderate incomes or by removing slums or blight.

Output Indicators

Five (5) types of indicators are relevant for most activities. Depending on the source of funds and program activity, additional or other indicators may be necessary to evaluate program activity outcomes. However, the following five (5) indicators are most common:

- Amount of money leveraged from other federal, state, local, and private sources;
- Number of persons, households, businesses, units, or beds assisted, as appropriate;
- Income levels of persons or households by 30, 50, 60, or 80 percent of area median income;
- Number of communities/neighborhoods assisted; and

[130] HUD, *Notice of Draft Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs; Request for Comments*, June 2005, http://archives.hud.gov/offices/cpd/about/conplan/05-11619.pdf

- Race, ethnicity, and disability data, for activities that currently report these data elements.[131]

PERFORMANCE EVALUATION SYSTEM

In addition to the OPMS, the CDC must also ensure that its HUD-funded activities carried out under the Consolidated Plan meet its five-year priorities and strategies. The CDC helps ensure that Consolidated Plan activities meet these as well as the OPMS objectives and outcomes through a measurement system that quantifies achievement.

The CDC will measure the effectiveness of its programs through multiple elements of the performance evaluation system. The results of the CDC's resource expenditures will be measured in terms that are quantifiable, measurable, and based on original goals.

The foundation of this measurement system is the national performance measurement objectives and outcomes, which helped create the Los Angeles Urban County's five-year priorities and strategies. The priority needs tables presented in the following section quantify and summarize the CDC's five-year planned accomplishments in relation to HUD's national objectives and outcomes for the Consolidated Plan. Identified in each goal table are the five-year priority needs addressed as well as the goal outcome indicators.

Identified in the system are the following: the Priority Need, Goal, and Outcome/Objective statements. There are nine (9) possible outcome/objective statements. However, the Los Angeles Urban County uses the following seven (7) and links them to national objectives, as discussed above:

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for the purpose of creating decent affordable housing
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Annual Action Plan Tables

The second component of the CDC's performance measurement system is a table in each year's Action Plan that contains measurable short-term objectives planned for the coming year along with the planned activities, unit of accomplishment, and the number of expected accomplishments upon completion of activities.

[131] HUD, *Notice of Draft Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs; Request for Comments*, June 2005, http://archives.hud.gov/offices/cpd/about/conplan/05-11619.pdf

IDIS

The measurement system's third component is the Integrated Disbursement and Information System (IDIS), a computer system that reports accomplishments and other information to HUD. During each program year, the CDC will enter its planned and actual accomplishments for each activity into IDIS. At the end of the program year, the CDC will run reports that summarize these accomplishments. The CDC will aggregate the actual number of accomplishments and enter them into matrix from the *2013–2018 Los Angeles Urban County Consolidated Plan for Housing and Community Development*. It will also update the accomplishment table published in the Annual Action Plan by entering actual units of accomplishment.

CAPER

The final component of CDC's performance measurement system is the CAPER. The CDC will publish these two (2) tables in each year's CAPER to reflect its number of planned and actual accomplishments and how they relate to the long- and short-term objectives set in the Consolidated Plan and Annual Action Plan. Such updates will allow HUD, the CDC's partners, citizens and others to track the CDC's performance.

B. PRIORITY NEEDS

The Strategic Plan must identify the Urban County's general priorities for activities and HUD-supported investments to address affordable housing needs; homelessness; the needs of non-homeless persons who require supportive housing and services; and non-housing community and economic development needs. These general and relative priorities will help guide HUD-supported housing and community development initiatives in Los Angeles County for 2013 through 2018.

The CDC has identified 10 priority development areas to meet the greatest needs of residents in the participating cities and unincorporated areas of the Urban County. It will invest its CDBG, HOME, ESG, and other resources to address needs in the following priority areas:

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

During the five program years covered by the Consolidated Plan, Urban County participating jurisdictions will only receive CDBG, HOME, and ESG funds for projects that help meet needs in these areas. These priority needs are detailed in the following section.

Basis for Assigning Priorities

The CDC plans to use available resources described in this Plan, including CDBG, HOME, and ESG, to address all of the Urban County's priority needs. Allocation priorities are given to each priority need through a two (2)-part process: first, priority needs were established based on needs assessments, market analysis, and additional data collection efforts, including public input through the 2012 Resident Survey. Next, available resources for each priority need were assessed; the consideration of resources to address needs affected the identification of priority needs as well. In the Los Angeles Urban County, needs for housing and community development funds outweigh the resources; thus, all of the needs identified in this Plan are considered to be of high priority.

The priorities identified in this Strategic Plan focus on meeting housing and community development needs, primarily those of low-income households and neighborhoods. Priority need rankings were assigned to households to be assisted according to the following HUD categories:

- **High Priority:** Activities to address this need will be funded by the CDC during the five-year period.
- **Low Priority:** The CDC will not directly fund activities to address this need during the five-year period, but other entities' applications for federal assistance might be supported and found to be consistent with this Plan. In order to commit CDBG, HOME or ESG Program monies to a Low Priority activity, the CDC would have to amend this Consolidated Plan through the formal process required by the Consolidated Plan regulations at 24 CFR Part 91.

The highest priorities are those of the 10 priority needs identified by this plan. These priorities are not intended to preclude nor impede use of HUD or other government or private resources when other documented priority needs are known to exist or can be established. The relative priority of needs on these tables can be understood through the level of need identified: while low- and high-priority needs can be included in the Consolidated Plan, all priority needs for the CDC were of high priority level.

Table VIII.1
Priority Needs
Los Angeles Urban County
2013–2018 Consolidated Plan Data

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

RATIONALE FOR ESTABLISHING PRIORITIES

The CDC plans to use available resources described in this Plan, including CDBG, HOME, and ESG, to address all of the Urban County's priority needs. Allocation priorities are given to each priority need through a two (2)-part process: first, priority needs were established based on needs assessments, market analysis, and additional data collection efforts, including public input through the 2012 Resident Survey. Next, available resources for each priority need were assessed; the consideration of resources to address needs affected the identification of priority needs as well. In the Los Angeles Urban County, needs for housing and community development funds outweigh the resources; thus, all of the needs identified in this Plan are considered to be of high priority.

PRIORITIES BY AREA

Tables VIII.2 through VIII.11, on the following pages, consider the same needs as those analyzed in the 2012 Resident Survey, but present these needs for the individual participating cities and Supervisorial Districts that rated them high or medium priority for spending in each category. Within each category, these tables are presented in order of average need rating from the resident survey, though the area priorities listed come from the individual city and District responses.[132]

[132] Supervisorial Districts received a slightly different survey form and so not all questions apply. These are indicated with an "X" in the tables.

1. Housing

Table VIII.2
Priority Need 1. Housing
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Area	Senior Housing	Affordable For-Sale Housing	Affordable For-Rent Housing	Home-ownership Assistance	Fair Housing Practices	Residential Rehabilita-tion	Accessible Housing	Assisted Rental Housing	Fair Housing Education	New Rental Construc-tion	Landlord/ Tenant Counseling	Housing Demolition
Supervisorial Districts												
District 1	Medium	High	High	High	High	High	Medium	X	X	X	X	X
District 2	Medium	High	High	High	High	High	Medium	X	X	X	X	X
District 3	Medium	Medium	Medium	Medium	High	Medium	Medium	X	X	X	X	X
District 4	Medium	High	High	High	High	High	Medium	X	X	X	X	X
District 5	High	High	High	High	High	High	High	X	X	X	X	X
Participating Cities												
Agoura Hills			Medium			Medium						
Arcadia	Medium	Medium	Medium	Medium		Medium	Medium	Medium	Medium		Medium	
Bell Gardens	High			Medium	Medium	High		High	Medium	Medium		Medium
Beverly Hills	Medium					High	Medium					
Calabasas	Medium		Medium			High						
Claremont	Medium	Medium	Medium		Medium	Medium	Medium	Medium				
Commerce	Medium	Medium	Medium	High	Medium	High	Medium	Medium		Medium		
Covina						High						
Cudahy	Medium	High	Medium	High	Medium	High	Medium	Medium				
Culver City												
Diamond Bar	High	Medium	Medium	Medium	Medium	High	Medium	Medium				Medium
Duarte												
Hawaiian Gardens	Medium	Medium	Medium	Medium	Medium	High	Medium	Medium	Medium	Medium		Medium
Hermosa Beach	Medium							Medium				
Irwindale	Medium	Medium	Medium	Medium	Medium	Medium	Medium		Medium			
La Cañada Flintridge						High						
La Habra Heights						Medium						
La Mirada	Medium	Medium	Medium	Medium	Medium	High	Medium	Medium		Medium		
La Puente	Medium			Medium		High		Medium		Medium		
La Verne	Medium			Medium	Medium	High						
Lawndale	Medium	Medium	Medium						Medium			
Lomita						High						
Malibu												
Maywood						High						
Monrovia						High						
Rancho Palos Verdes		Medium	Medium			Medium						
Rolling Hills Estates		Medium	Medium		Medium			Medium		Medium		
San Gabriel						Medium						
San Marino	High					High	Medium		Medium			
Santa Fe Springs												
Sierra Madre												
Signal Hill												
South Pasadena												
Temple City	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium				
Torrance						Medium						
Walnut	Medium	Medium	High	Medium	Medium	High	High	Medium	Medium	Medium	Medium	Medium
West Hollywood	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium				
Westlake Village						High						

2. Homeless Needs

Table VIII.3
Priority Need 2. Homeless Needs
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Participating City	Helping Homeless Find Permanent Housing	Homeless Prevention Services	Emergency Homeless Shelters	Transitional Homeless Shelters	Other Housing Services for the Homeless
Supervisorial Districts					
District 1	X	X	X	X	High
District 2	X	X	X	X	High
District 3	X	X	X	X	High
District 4	X	X	X	X	High
District 5	X	X	X	X	High
Participating Cities					
Agoura Hills					
Arcadia					
Bell Gardens	Medium		Medium	Medium	Medium
Beverly Hills	High	High	High	High	High
Calabasas					
Claremont	Medium	Medium	Medium	Medium	Medium
Commerce	Medium	Medium	Medium	Medium	Medium
Covina					
Cudahy	Medium	Medium	Medium	Medium	Medium
Culver City					
Diamond Bar				Medium	
Duarte					
Hawaiian Gardens					
Hermosa Beach	Medium				
Irwindale					
La Cañada Flintridge					
La Habra Heights					
La Mirada	Medium	Medium	Medium	Medium	Medium
La Puente	Medium		Medium	Medium	
La Verne				Medium	Medium
Lawndale					
Lomita					
Malibu					
Maywood					
Monrovia					
Rancho Palos Verdes					
Rolling Hills Estates					Medium
San Gabriel					
San Marino					
Santa Fe Springs					
Sierra Madre					
Signal Hill					
South El Monte					
Temple City					
Torrance					
Walnut	Medium	Medium	Medium	High	Medium
West Hollywood					
Westlake Village					

3. Non-Homeless Special Needs Services

Table VIII.4
Priority Need 3. Non-Homeless Special Needs Services
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Participating City	Services for the Elderly and Frail Elderly	Neglect/Abused Children Centers and Services	Centers and Services for the Disabled	Domestic Violence Services	Mental Health Services	Substance Abuse Services	HIV/AIDS Centers and Services
Supervisorial Districts							
District 1	X	Medium	Medium	High	Medium	Medium	Medium
District 2	X	Medium	High	High	Medium	High	Medium
District 3	X	Medium	Medium	Medium	Medium	Medium	Medium
District 4	X	High	Medium	Medium	Medium	Medium	High
District 5	X	High	High	High	Medium	Medium	Medium
Participating Cities							
Agoura Hills							
Arcadia							
Bell Gardens	Medium	Medium	Medium	Medium	Medium		
Beverly Hills	High		High				
Calabasas							
Claremont	Medium		Medium			Medium	
Commerce	Medium	Medium	Medium	Medium	Medium	Medium	Medium
Covina							
Cudahy	Medium	Medium	High	Medium	Medium	Medium	Medium
Culver City	High		High				
Diamond Bar	High	Medium	Medium	Medium			Medium
Duarte							
Hawaiian Gardens	Medium		Medium				
Hermosa Beach	Medium	Medium	Medium	Medium	Medium	Medium	
Irwindale	Medium	Medium	Medium			Medium	
La Cañada Flintridge							
La Habra Heights	Medium						
La Mirada	Medium	Medium	Medium	Medium	Medium	Medium	Medium
La Puente			Medium				
La Verne	Medium		Medium		High		
Lawndale	Medium						
Lomita	Medium						
Malibu	Medium		Medium				
Maywood							
Monrovia							
Rancho Palos Verdes			Medium				
Rolling Hills Estates	Medium						
San Gabriel							
San Marino	High		High				
Santa Fe Springs							
Sierra Madre	Medium	Medium					
Signal Hill	High		Medium				
South Pasadena							
Temple City	Medium	Medium	Medium				
Torrance							
Walnut	Medium	Medium	Medium	Medium	Medium	Medium	Medium
West Hollywood	Medium	Medium			Medium		
Westlake Village							

4. Anti-Crime Programs

Table VIII.5
Priority Need 4. Anti-Crime Programs
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Participating City	Anti-Crime Programs	Graffiti Removal
Supervisorial Districts		
District 1	High	High
District 2	High	Medium
District 3	Medium	
District 4	Medium	Medium
District 5	High	Medium
Participating Cities		
Agoura Hills		
Arcadia		Medium
Bell Gardens		Medium
Beverly Hills		
Calabasas		
Claremont		Medium
Commerce	High	High
Covina		Medium
Cudahy	High	Medium
Culver City		
Diamond Bar		Medium
Duarte		
Hawaiian Gardens	Medium	Medium
Hermosa Beach	Medium	
Irwindale		Medium
La Cañada Flintridge		
La Habra Heights	Medium	High
La Mirada	Medium	High
La Puente	Medium	Medium
La Verne		Medium
Lawndale	Medium	Medium
Lomita		
Malibu		
Maywood		High
Monrovia	Medium	High
Rancho Palos Verdes		
Rolling Hills Estates		
San Gabriel	High	High
San Marino		
Santa Fe Springs		Medium
Sierra Madre	Medium	
Signal Hill		
South Pasadena		
Temple City	Medium	Medium
Torrance		
Walnut		Medium
West Hollywood	Medium	Medium
Westlake Village		

5. Economic Development

Table VIII.6
Priority Need 5. Economic Development
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Area	Job Creation/ Retention	Employment Training	Small Business Assistance	Business District Revitalization	Storefront Improvements	Commercial/ Industrial Improvements	Business Recruitment	Access to Venture Capital	Micro-enterprise Assistance
Supervisorial Districts									
District 1	High	High	High	High	High	High	X	X	X
District 2	High	High	High	High	High	High	X	X	X
District 3							X	X	X
District 4	Medium	High	Medium	Medium	Medium	Medium	X	X	X
District 5	High	High	High	High	High	High	X	X	X
Participating Cities									
Agoura Hills									
Arcadia					Medium				
Bell Gardens	High	High	High	High	High	High	Medium	Medium	Medium
Beverly Hills									
Calabasas									
Claremont		Medium	Medium						
Commerce	High	Medium	Medium	High	Medium	Medium	High	Medium	Medium
Covina	High		High						
Cudahy				Medium	Medium		Medium	Medium	
Culver City				Medium	Medium	Medium			
Diamond Bar		Medium	Medium	Medium	Medium		Medium		
Duarte									
Hawaiian Gardens	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium
Hermosa Beach	Medium		Medium		Medium	Medium	Medium		Medium
Irwindale	Medium	Medium	Medium			Medium			
La Cañada Flintridge									
La Habra Heights									
La Mirada	Medium		Medium	High	High	High	High	Medium	Medium
La Puente	Medium		Medium	Medium	Medium	Medium	Medium	Medium	
La Verne							Medium		
Lawndale	Medium		Medium	Medium		Medium	Medium	Medium	
Lomita									
Malibu									
Maywood									
Monrovia									
Rancho Palos Verdes									
Rolling Hills Estates									
San Gabriel	High		Medium	High		High			
San Marino									
Santa Fe Springs	Medium		Medium		Medium		Medium		
Sierra Madre			Medium	Medium	Medium	Medium	Medium	Medium	
Signal Hill									
South Pasadena									
Temple City	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium
Torrance									
Walnut	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium
West Hollywood	Medium	Medium	Medium	Medium	Medium	Medium	Medium		
Westlake Village									

6. Infrastructure

Table VIII.7
Priority Need 6. Infrastructure
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Participating City	Street/Alley Improvements	Street Lighting	Water/Sewer Improvements	Sidewalk Improvements	Public Transit Improvements	Drainage Improvements	Accessibility Improvements
Supervisorial Districts							
District 1	High	Medium	Medium	High	X	Medium	Medium
District 2	High	Medium	Medium	High	X	Medium	Medium
District 3					X		Medium
District 4	Medium	Medium	Medium	Medium	X	Medium	Medium
District 5	High	Medium	High	High	X	High	Medium
Participating Cities							
Agoura Hills		Medium		Medium		Medium	Medium
Arcadia							Medium
Bell Gardens	High	High	High	High	Medium	Medium	Medium
Beverly Hills							Medium
Calabasas							
Claremont		Medium	Medium		Medium		Medium
Commerce	High	High	High	High	High	High	Medium
Covina	Medium	Medium		Medium			
Cudahy	Medium		Medium	Medium		Medium	High
Culver City	High	High		High	Medium	Medium	High
Diamond Bar	Medium	Medium		High		High	High
Duarte					High		High
Hawaiian Gardens	Medium	Medium	Medium	Medium	Medium	Medium	Medium
Hermosa Beach	Medium	Medium	Medium	Medium	Medium	Medium	
Irwindale	Medium	Medium	Medium	High	Medium	Medium	Medium
La Cañada Flintridge							
La Habra Heights	High		High			High	Medium
La Mirada	High	High	High	High		High	Medium
La Puente				Medium		Medium	Medium
La Verne	Medium			High			High
Lawndale	Medium		Medium	Medium	Medium	Medium	Medium
Lomita							
Malibu			Medium		High	Medium	Medium
Maywood	Medium		Medium	Medium		Medium	Medium
Monrovia							
Rancho Palos Verdes	Medium	Medium	Medium	Medium		Medium	Medium
Rolling Hills Estates	High	Medium	Medium	High	Medium	High	High
San Gabriel	Medium	High	Medium	High	Medium	Medium	High
San Marino	High	High	High	High	Medium	High	High
Santa Fe Springs							High
Sierra Madre	Medium	Medium	High	Medium		Medium	
Signal Hill	High			High			High
South Pasadena	Medium			Medium			
Temple City	Medium	Medium	Medium	Medium	Medium	Medium	Medium
Torrance				High			High
Walnut	High	High	Medium	Medium	High	High	Medium
West Hollywood	Medium	Medium	Medium	Medium	Medium	Medium	
Westlake Village							Medium

7. Public Facilities

Table VIII.8
Priority Need 7. Public Facilities
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Participating City	Park and Recreational Facilities	Libraries	Healthcare Facilities	Community Centers	Tree Planting	Parking Facilities
Supervisorial Districts						
District 1	Medium	X	Medium	High	Medium	Medium
District 2	Medium	X	Medium	Medium	Medium	Medium
District 3	Medium	X	Medium	Medium		
District 4	Medium	X	Medium	Medium		
District 5	High	X	Medium	High	Medium	Medium
Participating Cities						
Agoura Hills	Medium					
Arcadia						
Bell Gardens	Medium			Medium		
Beverly Hills						
Calabasas			Medium		Medium	
Claremont	Medium	Medium	Medium	Medium	Medium	Medium
Commerce	Medium	Medium	Medium	Medium	Medium	Medium
Covina	Medium	Medium				
Cudahy	Medium		Medium	Medium	Medium	Medium
Culver City	Medium			Medium	Medium	
Diamond Bar	High	Medium		High		
Duarte						
Hawaiian Gardens	Medium	Medium	Medium	High	Medium	Medium
Hermosa Beach	Medium	Medium		Medium	Medium	Medium
Irwindale	Medium	Medium	Medium	Medium	Medium	
La Cañada Flintridge						
La Habra Heights	Medium					
La Mirada					Medium	
La Puente	Medium				Medium	
La Verne						Medium
Lawndale	Medium		Medium	Medium	Medium	Medium
Lomita						
Malibu	High	High	Medium	High	Medium	Medium
Maywood					Medium	
Monrovia	Medium			Medium		
Rancho Palos Verdes	High			Medium		
Rolling Hills Estates	High		Medium		Medium	
San Gabriel	Medium				High	
San Marino	High			High	High	
Santa Fe Springs	Medium					
Sierra Madre	Medium	Medium		Medium	Medium	
Signal Hill	Medium		Medium			
South Pasadena						
Temple City	Medium	Medium	Medium	Medium	Medium	Medium
Torrance						
Walnut	Medium	High	Medium		Medium	Medium
West Hollywood	Medium	Medium	Medium	Medium	Medium	Medium
Westlake Village						

8. Public Services

Table VIII.9
Priority Need 8. Public Services
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Participating City	Educational Services	Health Services	Trash and Debris Removal
Supervisorial Districts			
District 1	High	Medium	Medium
District 2	High	High	High
District 3	High	High	
District 4	High	Medium	High
District 5	High	High	Medium
Participating Cities			
Agoura Hills			
Arcadia			
Bell Gardens	Medium		
Beverly Hills			
Calabasas			
Claremont	Medium	Medium	Medium
Commerce	Medium	Medium	Medium
Covina			Medium
Cudahy	High	High	Medium
Culver City			
Diamond Bar			Medium
Duarte			
Hawaiian Gardens	Medium		Medium
Hermosa Beach	Medium	Medium	Medium
Irwindale	Medium	Medium	Medium
La Cañada Flintridge			
La Habra Heights			Medium
La Mirada		Medium	
La Puente			Medium
La Verne			
Lawndale	High	High	Medium
Lomita			
Malibu		Medium	
Maywood			
Monrovia			High
Rancho Palos Verdes			
Rolling Hills Estates		Medium	
San Gabriel			
San Marino	Medium		
Santa Fe Springs			
Sierra Madre	Medium	Medium	Medium
Signal Hill			
South Pasadena			
Temple City	Medium	Medium	Medium
Torrance			
Walnut	Medium	Medium	Medium
West Hollywood	Medium	Medium	Medium
Westlake Village			

9. Senior Programs

Table VIII.10
Priority Need 9. Senior Programs
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Participating City	Senior Centers	Senior Activities
Supervisorial Districts		
District 1	High	High
District 2	Medium	High
District 3	Medium	High
District 4	Medium	High
District 5	Medium	Medium
Participating Cities		
Agoura Hills	Medium	Medium
Arcadia		Medium
Bell Gardens	High	High
Beverly Hills	Medium	Medium
Calabasas	High	High
Claremont	Medium	Medium
Commerce	Medium	Medium
Covina		
Cudahy	Medium	High
Culver City	High	High
Diamond Bar	High	High
Duarte		
Hawaiian Gardens	Medium	
Hermosa Beach	Medium	
Irwindale	Medium	Medium
La Cañada Flintridge		Medium
La Habra Heights		
La Mirada		Medium
La Puente	Medium	High
La Verne		High
Lawndale	Medium	High
Lomita		
Malibu	High	High
Maywood		
Monrovia		
Rancho Palos Verdes	Medium	
Rolling Hills Estates	Medium	Medium
San Gabriel		Medium
San Marino	High	High
Santa Fe Springs		
Sierra Madre	Medium	Medium
Signal Hill	High	High
South Pasadena	Medium	Medium
Temple City	Medium	Medium
Torrance		
Walnut		Medium
West Hollywood	Medium	Medium
Westlake Village		

10. Youth Programs

Table VIII.11
Priority Need 10. Youth Programs
Los Angeles Urban County Areas with Medium and High Needs
2012 City Survey Data

Participating City	Youth Services	Youth Centers	Childcare Services	Childcare Centers
Supervisorial Districts				
District 1	High	High	High	High
District 2	High	Medium	High	High
District 3	High	Medium	Medium	Medium
District 4	High	High	Medium	Medium
District 5	High	Medium	Medium	Medium
Participating Cities				
Agoura Hills	Medium	Medium		
Arcadia	Medium			
Bell Gardens	High	High		Medium
Beverly Hills				
Calabasas	High			
Claremont	Medium	Medium		
Commerce	Medium	Medium	Medium	Medium
Covina				
Cudahy	High	Medium	High	Medium
Culver City				
Diamond Bar	Medium	Medium	Medium	Medium
Duarte				
Hawaiian Gardens	Medium	Medium		Medium
Hermosa Beach	Medium	Medium		
Irwindale	Medium	Medium		Medium
La Cañada Flintridge				
La Habra Heights			Medium	Medium
La Mirada	Medium			
La Puente	Medium	Medium		
La Verne				
Lawndale	Medium	Medium	Medium	Medium
Lomita				
Malibu			Medium	Medium
Maywood				
Monrovia	High	Medium		
Rancho Palos Verdes				
Rolling Hills Estates				
San Gabriel	High	Medium	High	
San Marino	High	High	High	High
Santa Fe Springs	High	Medium		
Sierra Madre	Medium	Medium		
Signal Hill				
South Pasadena	Medium			
Temple City	Medium	Medium	Medium	
Torrance				
Walnut	Medium	High		Medium
West Hollywood	Medium	Medium		
Westlake Village				

OTHER STRATEGIES

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

- Address obstacles to meeting underserved needs,
- Reduce lead-based paint hazards,
- Reduce the number of poverty level families,
- Develop the institutional structure,
- Enhance coordination between public and private housing and social service agencies, and
- Conduct fair housing activities.

In support of these strategies, the CDC developed the following additional strategies to ensure coordination and collaboration with other agencies in meeting the objectives:

- Coordination of housing and community development activities with the Continuum of Care and welfare reform efforts.
- Referral coordination between the Department of Children and Family Services with CDBG and other locally funded agencies providing juvenile delinquency prevention programs and emancipated foster youth housing.
- Coordination of various neighborhood improvements and housing rehabilitation activities with code enforcement activities conducted by County Department of Regional Planning Building and Safety and other municipal agencies.
- Coordination of CDC rehabilitation activities to address health and safety violations with Federal Aviation Administration and Los Angeles World Airport funds to further improve housing through sound attenuation measures.

C. GOALS, STRATEGIES, AND OBJECTIVES

In order to address the 10 priority needs, the CDC created 15 goals, measured using outcome indicators as defined by HUD.

The tables on the following pages present a series of matrices representing the goals, strategies, and objectives for activities serving persons or businesses consist of the number of services provided or client contacts. These data correspond with the 2013 to 2018 planning period. These represent goals; actual accomplishment data can be found in the Consolidated Annual Performance and Evaluation Report (CAPER). So, the planned percent indicated on the tables represent what was planned for each year compared to the five-year overall goal.

1. HOUSING STRATEGIES AND OBJECTIVES

The CDC provides affordable housing to low- and moderate-income residents of the County, with the bulk of the housing activities located in the unincorporated areas and the participating cities in the Urban County. The CDC's Economic and Housing Development (EHD) Division takes the lead in administering CDC housing activities on behalf of the County, and the HACoLA administers rental assistance and voucher programs and County-owned public housing sites. The following are the strategies and objectives to address the housing needs within the Urban County. **Section V. Homeless** and **Section IV.D. Public Housing** contain the strategies and objectives related to these other types of programs. **Section IV.G. Barriers to Affordable Housing** discussed the County's strategies to address those barriers in further detail. The CDC and Urban County participating jurisdictions have planned a number of housing activities for the 2013–2018 planning period. These are presented in the tables below and on the following page.

Table VIII.12
Goal: Housing – Affordability
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Housing											
Affordability for the purpose of providing decent affordable housing	Acquisition; disposition, including property maintenance; relocation; clearance and demolition; off-site property improvements; construction of housing; loans and grants to assist first-time homebuyers will be funded to expand the supply of affordable rental and homeownership housing. Single-family and multi-family rehabilitation; lead-based paint programs; public housing modernization and property improvements; emancipated foster youth rehabilitation; and rehabilitation administration will be funded to preserve and improve the existing housing stock. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. Under the Goal Outcome Indicator "Other," three (3) housing units will be maintained and eventually disposed (HUD Code 02).	HOME: $33,000,000 CDBG: $52,000,000	Rental units constructed	Household housing unit	250	50	n/a	n/a	n/a	n/a	20%
			Homeowner Housing Rehabilitation	Household housing unit	3,000	600	n/a	n/a	n/a	n/a	20%
			Direct Financial Assistance to Homebuyers	Households assisted	250	50	n/a	n/a	n/a	n/a	20%
			Rental Units Rehabilitated	Household housing unit	2,500	500	n/a	n/a	n/a	n/a	20%
			Other	Other	15	3	n/a	n/a	n/a	n/a	20%

Table VIII.13
Goal: Housing – Accessibility (Fair Housing)
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Housing											
Accessibility for the purpose of providing decent affordable housing	Fair housing activities will primarily be funded with Countywide administration funds to ensure equal access to housing. If funding becomes available, public service fair housing activities will be funded. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. The Goal Outcome Indicator was selected as "Other" because fair housing activities are being funding under Administration (HUD Code 21D) do not report accomplishments/goals in IDIS. However, planned and actual accomplishments will be reported in the Consolidated Plan (strategic plan section), Action Plan, and CAPER narratives.	CDBG: $1,000,000	Other	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Housing Units to Be Provided

HUD requires jurisdictions to estimate the unmet needs by income group and household type, and prioritize needs. In establishing its five-year priorities and assigning priority need levels, the CDC considered both of the following:

- Those categories of lower- and moderate-income households most in need of housing and
- Activities and sources of funds that can best meet the needs of those identified households.

As shown in Table VIII.14, on the following page, the CDC plans to provide 242 renter households with housing, 200 owner-occupied homes, and 102 non-homeless special needs populations with housing.

Table VIII.14
Housing Activities: Households Provided Housing
Los Angeles Urban County
2013 CDC EHD Data

Household Type	2013	2014	2015	2016	2017	Five-Year Goal
Renter						
0-30 of MFI	0	0	0	0	0	0
31-50% of MFI	92	45	27	27	27	218
51-80% of MFI	10	5	3	3	3	24
Total Renter	**102**	**50**	**30**	**30**	**30**	**242**
Owner						
0-30 of MFI	0	0	0	0	0	0
31-50% of MFI	0	0	0	0	0	0
51-80% of MFI	75	50	25	25	25	200
Total Owner	**75**	**50**	**25**	**25**	**25**	**200**
Total Section 91.215	**177**	**100**	**55**	**55**	**55**	**442**
Homeless						
Individuals	0	0	0	0	0	0
Families	0	0	0	0	0	0
Non-Homeless Special Needs						
Elderly	17	8	5	5	5	40
Frail Elderly	0	0	0	0	0	0
Severe Mental Illness	26	13	8	8	8	62
Physical Disability	0	0	0	0	0	0
Developmental Disability	0	0	0	0	0	0
Alcohol/Drug Abuse	0	0	0	0	0	0
HIV/AIDS	0	0	0	0	0	0
Victims of Domestic Violence	0	0	0	0	0	0
Total Non-Homeless Special Needs	**43**	**21**	**13**	**13**	**13**	**102**

Table VIII.15 shows that the CDC also plans to use CBDG funds to rehabilitate 903 owner-occupied units and use HOME funds to produce the 242 new rental units.

Table VIII.15
Housing Activities by Program: Households Provided Housing
Los Angeles Urban County
2013 CDC EHD Data

Household Type	2013	2014	2015	2016	2017	Five-Year Goal
CDBG						
Rehab of existing owner units	203	175	175	175	175	903
Homeownership assistance	21	0	0	0	0	21
HOME						
Production of new rental units	102	50	30	30	30	242
Rehab of existing owner units	28	20	15	15	15	93
Homeownership assistance	54	50	25	25	25	179

Code Enforcement

The CDC and participating jurisdictions have also planned code enforcement-specific housing activities for the 2013–2018 planning period, presented in Table VIII.16.

Table VIII.16
Goal: Housing – Sustainability (Code Enforcement)
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Housing											
Sustainability for the purpose to create suitable living environments	Code enforcement activities will be funded to assist in preserving and improving the existing housing stock and arresting the decline of residential neighborhoods. Activities will be carried out in primarily low- and moderate-income residential areas or slum blight areas. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. The number under "Other" represents 2,500,000 people served through code enforcement activities in low- and moderate-income areas.	CDBG: $6,000,000	Housing Code Enforcement/ Foreclosed Property Care	Household Housing Unit	1,000	200	n/a	n/a	n/a	n/a	20%
			Other	Other	2,500,000	500,000	n/a	n/a	n/a	n/a	20%

2. HOMELESSNESS STRATEGIES AND OBJECTIVES

Housing chronically homeless persons is a crucial strategy in the County's effort to end homelessness for all populations. Achievement of this strategy requires a strong focus from the community and an increased commitment of resources from government and private sources. Consequently, the CDC will continue to support a continuum of services in support of the County's overall efforts to end homelessness. The complete homelessness strategy for the Urban County is presented in **Section V.E.**

The CDC and its participating jurisdictions have planned a number of activities and delivery of services for the 2013 to 2018 planning period as they related to homelessness. These are presented in Table VIII.17.

Table VIII.17
Goal: Homelessness Programs
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Homelessness											
Accessibility for the purpose to create suitable living environments	Emergency shelter and services; food and essential services; outreach, case management, and referral services; access center; emergency response team; homelessness prevention programs; rapid re-housing; HMIS; administration; and non-profit capacity building activities will be funded to support a continuum of services in support of the County's effort to end homelessness. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities.	CDBG: $1,250,00 ESG: $11,000,000	Homeless Person Overnight Shelter	Persons Assisted	35,000	7,000	n/a	n/a	n/a	n/a	20%
			Homelessness Prevention	Persons Assisted	100	20	n/a	n/a	n/a	n/a	20%
			Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250,000	50,000	n/a	n/a	n/a	n/a	20%
			Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	100	n/a	n/a	n/a	n/a	20%

3. NON-HOMELESS SPECIAL NEEDS STRATEGIES AND OBJECTIVES

A significant percentage of the County's overall population experience difficulty related to substance abuse and/or chemical dependency, mental illness, a physical or sensory disability, the challenges of being an emancipated foster youth, abusive settings, or other special needs including HIV/AIDS. To ensure that persons with special needs are able to live as independently as possible, programs must offer a stable living environment for both housing and non-housing needs. Removing special needs barriers and enabling these populations to focus on personal development and independent living skills is essential. The CDC and its participating jurisdictions have planned a number of activities for the 2013–2018 planning period and directed toward the non-homeless special needs populations. These are presented in Table VIII.18.

Table VIII.18
Goal: Special Needs Services & ADA Improvements
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Special Needs/Non-Homeless											
Accessibility for the purpose to create suitable living environments	Battered and abused spousal programs, home based prevention programs, independent living and life skills programs, literacy programs, meals on wheels programs, referral and case management services, routine check-up call programs, construction or upgrading sidewalks with wheelchair ramps, and upgrading and municipal facilities, such as parks and city halls, with Americans with Disabilities Act (ADA) improvements will be funded to help persons with special needs live as independently as possible. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. Under the Goal Outcome Indicator "Other," four (4) public facilities are planned to be improved so that they become ADA accessible. The Goal Outcome Indicator "Public or Infrastructure Activities other than Low/Moderate Income Housing Benefit," include curb ramps and other sidewalk improvements so they are accessible to persons with disabilities.	CDBG: $4,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50,000	10,000	n/a	n/a	n/a	n/a	20%
			Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,000	600	n/a	n/a	n/a	n/a	20%
			Other	Other	4	1	n/a	n/a	n/a	n/a	25%

4. ANTI-CRIME PROGRAMS STRATEGIES AND OBJECTIVES

To adequately address crime within the Urban County, the most pressing need is to provide an array of public services for at-risk youth, their families, and other impacted people that serve as alternatives to drugs, gangs and involvement in criminal activity. Public service activities planned to be funded with CDBG over the next five (5) years include drug and gang prevention and rehabilitation programs, youth and family counseling, crisis intervention, anger management, cultural awareness and recreational activities, guest speaker events, and other services such as education and employment training. These programs will be provided by various county and municipal departments, community-based organizations, and other public agencies to ensure that youth or adults that are at risk of incarceration and those who are currently incarcerated within the criminal justice system or who are on probation are provided with opportunities to become productive citizens within their communities. Programs will meet the Low-Mod Area (LMA) national objective and the Low-Mod Limited Clientele (LMC) objective.

Beyond the public service activities discussed above, various programs associated with housing will be provided as well. For example, homeowner fraud prevention programs will be provided and home security devices, such as dead bolt locks and security doors, will be offered through various housing rehabilitation activities to reduce crime risk.

The CDC, along with the participating jurisdictions, has planned a number of anti-crime program activities for the 2013–2018 planning period. These are presented in Table VIII.19 and Table VIII.20, on the following page.

Table VIII.19
Goal: Anti-Crime Programs – Accessibility
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Anti-Crime											
Accessibility for the purpose to create suitable living environments	Fraud prevention and juvenile and gang diversion programs will be funded to decrease crime in neighborhoods and communities. Activities funded to address this goal will be qualified as low- and moderate-income limited clientele. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities.	CDBG: $170,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60	12	n/a	n/a	n/a	n/a	20%

Table VIII.20
Goal: Anti-Crime Programs – Sustainability
Los Angeles Urban County
2013–2018

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Anti-Crime											
Sustainability for the purpose to create suitable living environments	Community-based policing, neighborhood watch programs, and graffiti removal will be funded to decrease crime in neighborhoods and communities. Activities to address this goal will be qualified on an area basis. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities.	CBDG: $750,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400,000	80,000	n/a	n/a	n/a	n/a	20%

5. ECONOMIC DEVELOPMENT STRATEGIES AND OBJECTIVES

The CDC and the CDBG program play an essential role in role in fostering community-based economic development and redevelopment as a means to develop a strong and diverse economy, by funding activities that create decent jobs and help to sustain successful businesses. The County's economic development needs are as diverse as its population. However, this diversity of needs does not overshadow the common need for job creation and retention. Economic development, including business retention/attraction and job training, are components of an overall strategy designed to assist lower-income persons in becoming economically self-sufficient, and has been assigned a high priority by the CDC. The CDC's EHD Division stimulates business investment and job development through a number of activities, including redevelopment, commercial rehabilitation, loan programs, planning, technical assistance, and code enforcement. The EHD provides economic development services throughout the unincorporated areas of Los Angeles County, with activities focused in two (2) State Enterprise Zones, five (5) redevelopment project areas, and community business revitalization areas. The CDC also operates two (2) business incubators to assist small businesses. Additionally, the EHD acts as the economic development lending arm for the CDC, bringing financial resources for various kinds of business lending.

The overall goal of the CDC's Economic Development program is to build vibrant, self-sustaining communities. To meet this need, accessibility and sustainability are the primary goals. These are presented in the following tables.

Table VIII.21
Goal: Economic Development – Accessibility
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Economic Development											
Accessibility for the purpose to create economic opportunities	Direct financial assistance, technical assistance and micro-enterprise assistance, including loans and other activities. The purpose of these activities is to stimulate business investment and job development to build vibrant, self-sustaining communities. Activities to address this goal will primarily be qualified as low- and moderate-income jobs. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities.	CDBG: $1,500,000	Jobs created/retained	Jobs	40	8	n/a	n/a	n/a	n/a	20%

Table VIII.22
Goal: Economic Development – Sustainability
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Economic Development											
Sustainability for the purpose to create economic opportunities	Acquisition, clearance, demolition, relocation, commercial/industrial improvements, direct financial assistance, commercial rehabilitation, technical assistance, disposition, and non-profit organization capacity building activities will be funded in order to stimulate business investment and job development to build vibrant, self-sustaining communities. These activities will be qualified on an area basis.	CDBG: $7,000,000	Facade treatment/business building rehabilitation	Business	70	14	n/a	n/a	n/a	n/a	20%
			Jobs created/retained	Jobs	40	8	n/a	n/a	n/a	n/a	20%
			Businesses Assisted	Businesses Assisted	5,000	1,000	n/a	n/a	n/a	n/a	20%
	Under the Goal Outcome Indicator "Other," three (3) organizations are planned to be assisted through capacity building activities (HUD Code 19C).		Other	Other	15	3	n/a	n/a	n/a	n/a	20%

6. INFRASTRUCTURE STRATEGIES AND OBJECTIVES

The CDC and its participating jurisdictions have planned a number of activities for the 2013–2018 planning period and directed toward infrastructure strategies and objectives, based on the Infrastructure priority need. These activities are presented in Table VIII.23.

Table VIII.23
Goal: Infrastructure Improvements
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Infrastructure											
Sustainability for the purpose to create suitable living environments	Street and sidewalk improvements will be funded to encourage the continued maintenance and improvements of infrastructure. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities.	CBDG: $3,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150,000	30,000	n/a	n/a	n/a	n/a	20%

7. PUBLIC FACILITIES STRATEGIES AND OBJECTIVES

Public facilities provide services and activities that are essential for suitable living environments. They provide residents with places to read, participate in recreational activities, receive information related to community services, and maintain healthy lifestyles. They contribute to a sense of community by providing for various needs that are common to residents of all ages and backgrounds. To adequately address the variety of needs of its residents, a range of public facilities is needed to provide different services and activities. This includes schools, libraries, parks, community centers, and public health facilities. Unincorporated area residents of the Urban County expressed the highest need for public facilities, particularly healthcare facilities, parks and recreational facilities, and libraries, and youth centers.

Activities may include the construction of new facilities as well as the renovation and expansion of existing facilities including ADA improvements, particularly in areas with predominantly low- and moderate-income residents. These programs and activities will be provided by various county and municipal departments, community-based organizations, and other public agencies to ensure that residents have access to local public facilities and the various services these offer.

The planned public facility activities for the 2013–2018 planning period are presented in Table VIII.24.

Table VIII.24
Goal: Public Facilities and Improvements
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Public Facilities											
Sustainability for the purpose to create suitable living environments	Community and neighborhood facilities, park improvements, parking lot improvements, and tree planting will be funded in order to provide access to local public facilities that contribute to community and neighborhood development. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. The Goal Outcome Indicator "Other," includes two (2) public facility rehabilitation projects.	CBDG: $200,000	Other	Other	2	1	n/a	n/a	n/a	n/a	50%

8. PUBLIC SERVICES STRATEGIES AND OBJECTIVES

Public services activities planned to address the Public Services priority need over the 2013–2018 planning period are presented in the following tables, divided into the goals of accessibility and sustainability.

Table VIII.25
Goal: Public Services – Accessibility
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Public Services											
Accessibility for the purpose to create suitable living environments	Employment and other training programs, food and essential services, health and medical programs, family services, recreation programs, and volunteers programs will be funded to contribute to the well-being of individuals, families, and neighborhoods. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities.	CDBG: $2,500,00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	3,000	n/a	n/a	n/a	n/a	20%

Table VIII.26
Goal: Public Services – Sustainability
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Public Services											
Sustainability for the purpose to create suitable living environments	Neighborhood clean-up programs will be funded to contribute to the well-being of low- and moderate income neighborhoods. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities.	CDBG: $100,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	65,000	13,000	n/a	n/a	n/a	n/a	20%

9. SENIOR PROGRAMS STRATEGIES AND OBJECTIVES

The CDC and its participating jurisdictions have planned a number of Senior Program activities for the 2013–2018 planning period. These are presented in Table VIII.27.

Table VIII.27
Goal: Senior Services and Centers
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Senior Programs											
Accessibility for the purpose to create suitable living environments	General senior programs, information and referral programs, food and essential services, recreational programs, and the construction and improvement of senior centers will be funded so elderly residents can live as independently as possible. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. Under the Goal Outcome Indicator "Other," one (1) senior center (HUD Code 03A) may be constructed or improved during the five-year period.	CDBG: $2,000,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20,000	4,000	n/a	n/a	n/a	n/a	20%
			Other	Other	1	0	n/a	n/a	n/a	n/a	0%

10. YOUTH PROGRAMS STRATEGIES AND OBJECTIVES

The CDC and its participating jurisdictions have planned a number of Youth Program activities for the 2013–2018 planning period. These are presented in Table VIII.28.

Table VIII.28
Goal: Youth Services and Centers (Including Child Care)
Los Angeles Urban County
2013–2018 Consolidated Plan Data

Outcome/ Objective Statement	Activities	Five-Year Funding	Goal Outcome Indicator	Units	Five-Year Goal	2013	2014	2015	2016	2017	% Planned
Priority Need Addressed: Youth Programs											
Accessibility for the purpose to create suitable living environments	General youth services, arts and education programs, health and nutrition services, mentoring and counseling programs, recreation programs, child care services, and the construction and improvement of youth and child care centers will be funded to provide youth with appropriate health, recreational and other services that help them to develop into well-rounded, well-adjusted and independent adults. CDBG non-profit organization capacity building will also be funded to assist public and non-profit organizations to increase their capacity in carrying out these activities. Under the Goal Outcome Indicator "Other," one (1) youth center (HUD Code 03D) or childcare center/facility for children (HUD Code 03M) may be funded during the five-year period.	CDBG: $2,750,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8,000	1,600	n/a	n/a	n/a	n/a	20%
			Other	Other	1	0	n/a	n/a	n/a	n/a	0%

D. GEOGRAPHIC PRIORITIES

GENERAL ALLOCATION PRIORITIES

Most of the priorities identified in this Strategic Plan focus on meeting the housing and community development needs of low-income households and neighborhoods throughout the Urban County. The CDC designates strategy areas through: a) the identification of CDBG-eligible areas based on the concentration of low- and moderate-income populations, b) an assessment of the level of community development needs within each area, and c) prioritization of the areas according to investment needs.

GEOGRAPHIC AREAS

The CDC has identified 38 geographic priority areas in the Urban County. These are listed by Supervisorial District in Table VIII.29 and explained in further detail in the following pages. Each area was identified through annual community meetings, consultations with internal and external agencies about community needs, field inspection, and Consolidated Plan consultation and citizen participation. Additionally, Census Bureau data helped identify eligible areas.

In all locations, the primary barrier to improvement is the lack of resources, since the funding needed to improve target areas exceeds the available resources.

Table VIII.29
Local Target Areas
Los Angeles Urban County
2013–2018 Consolidated Plan Data

1st District	2nd District	3rd District	4th District	5th District
Avocado Heights-Bassett Covina Islands (Citrus) East Azusa Islands East Los Angeles Florence Graham (Firestone) North Claremont Islands North Whittier South San Gabriel South San Jose Hills South Whittier Valinda Walnut Park West Puente Valley West Whittier-Los Nietos Whittier Narrows	Alondra Park Athens-West Athens-Westmont East Compton III East Compton II Florence/Graham (Firestone) Lennox West Compton Willowbrook	None, because there are no predominantly low and moderate-income unincorporated areas.	Northwest Whitter Rowland Heights South Whittier	Altadena II Altadena I East Antelope Valley II East Antelope Valley East Pasadena Littlerock Pearblossom Monrovia-Arcadia-Duarte (Islands) Quartz Hill II Quartz Hill I South Antelope Valley I West Santa Clarita Valley (Stevenson Ranch)

First District

1. Avocado Heights-Bassett

Designation: III: Intensive Investment

Physical Description: The northwest portion of this area contains single-family homes and a local park. To the southeast, development becomes a mix of single-family dwellings, and industrial plants and centers. The residences are in increasingly poorer condition. The large lots contain stored vehicles and equipment. Single-family dwellings predominate along the southwest side of the area, with many equestrian properties. Valley Boulevard is lined with strip centers, auto-related commercial uses, light industrial uses, a mobile home park, and a few dwelling units. There is a mix of old structures in generally poor condition and newer industrial and commercial centers in good condition. Graffiti is also prevalent. More details about this area are available online: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/Avocado%20Heights-Bassett.pdf

Community Development Needs: Major investment is needed for revitalization of most retail businesses along Valley Boulevard. Many of the residential properties, particularly toward the southeast, need major rehabilitation and clean-up. It should be noted, however, that much of the southeasterly area is rapidly being redeveloped into industrial parks. Graffiti removal efforts are needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Neighborhood clean-up; Commercial revitalization

2. Covina Islands (Citrus)

Designation: II: Selective Investment

Physical Description: This is a discontinuous area consisting of a mix of housing and small commercial uses. Generally, the area has no sidewalks and streetlights. The eastern portion of this area contains predominantly single-family owner-occupied housing in good condition. The western portion includes a mix of single-family and multi-family housing in good to fair condition. This area also includes a small strip mall in standard condition and a vacant gasoline station at the corner of Walnut Avenue and Francisquito in need of revitalization. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/Covina%20Islands%20(Citrus).pdf

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements. About 10 percent of the homes require major rehabilitation, and 20 percent require minor rehabilitation. Also, the vacant gas station could benefit from commercial rehabilitation or façade improvement. Street lights are also needed near the multi-family units (duplexes) along Francisquito Avenue.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial revitalization; Public works improvements

3. East Azusa Islands

Designation: II: Selective Investment

Physical Description: This is a predominantly single-family, largely owner-occupied residential area with tree-lined streets. The majority of the units are in standard condition, some with single-car garages. Murray School lies in the mid-northern portion of the area. Although the streets are well maintained, sidewalks and street lighting are lacking. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/East%20Azusa%20Islands.pdf

Community Development Needs: Selective investment is needed in specific locations to reverse an emerging pattern of deterioration. About 10 percent of the residences require major rehabilitation and another 20 percent need minor repairs. Streetlights are needed in the easterly portion of the area and sidewalks are specifically needed on Woodruff, Millburg, Payson, and Orkney streets.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Public works improvements

4. East Los Angeles

Designation: II: Selective Investment through IV: Extensive Investment

Physical Description: This predominantly Latino community, located immediately east of downtown Los Angeles, contains a full range of land uses from single-family residential to small industrial properties. Vibrant commercial activity is primarily found along the major thoroughfares, including 1st and 3rd Streets, Cesar Chavez Avenue, and Whittier and Atlantic boulevards. A majority of the units are single-family and at about 40 percent are more than 50 years old. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/East%20Los%20Angeles%20(Overview).pdf

Community Development Needs: East Los Angeles requires a wide variety of assistance geared toward both residential and commercial/industrial revitalization. Business properties need assistance to reverse a pattern of disinvestment and lack of maintenance. Street improvements are needed in some areas. Overall, up to 30 percent of the dwelling units require some level of rehabilitation, and 1 percent to 2 percent require replacement.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Business revitalization; Public works improvements; Graffiti abatement

5. Florence

Designation: III: Intensive Investment

Physical Description: This area generally comprises single-family units, with retail commercial development along major east-west corridors and heavy industry adjacent to Alameda Street. The Los Angeles/Long Beach Light Rail both bisects and borders the area, with station stops at Slauson and Florence avenues. At least 27 percent of the units are more than 50 years old, and 35 percent of the households are overcrowded. Many of the properties have decorative fences. Industrial development is old and deteriorating and many commercial facilities are in marginal condition and some are vacant specifically along Compton Avenue. There is a pattern of pervasive private disinvestment throughout much of this area and graffiti is prevalent. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/Florence.pdf

Community Development Needs: A comprehensive multi-year program of business revitalization and investment is needed to improve commercial and industrial areas, along with a concentrated program of residential rehabilitation. Commercial areas along Compton Avenue need revitalization programs such as those that have been implemented along Florence Avenue. About 30 percent of the dwellings require rehabilitation. Graffiti abatement needs to be expanded.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Commercial and industrial revitalization and development; Graffiti abatement

6. Graham (Firestone)

Designation: III: Intensive Investment

Physical Description: This area generally comprises single-family units, with retail commercial development along major east-west corridors and heavy industry adjacent to Alameda Street. The Los Angeles/Long Beach Light Rail both bisects and borders the area, with a station stop at Firestone Boulevard. Nearly 30 percent of the units are more than 50 years old, and more than 29 percent of the households are overcrowded. Industrial development is old and deteriorating especially near the northeast sector of this area. There is also a trailer home park that is in poor condition. Many commercial facilities are in marginal condition, although a business revitalization program has been implemented. There is a pervasive pattern of private disinvestment throughout much of this area and graffiti is prevalent. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/Graham%20(Firestone).pdf

Community Development Needs: A comprehensive multi-year program of business revitalization and investment is needed to improve commercial and industrial areas, along with a concentrated program of residential rehabilitation. Commercial areas along Firestone Boulevard need

revitalization programs. About 30 percent of the dwellings require some level of rehabilitation. Graffiti abatement needs to be expanded.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Commercial and industrial revitalization and development; Graffiti abatement

7. North Claremont Islands

Designation: I: Limited Investment

Physical Description: This area encompasses a mobile home park of single- and double-wide coaches in standard to good condition. Housing units outside the mobile home park are in standard condition. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/North%20Claremont%20Islands.pdf

Community Development Needs: Limited investment is needed. Specifically, the mobile homes are in need of minor repairs.

Public/Private Investment Opportunities: Minor home repairs

8. North Whittier

Designation: III: Intensive Investment

Physical Description: This area is primarily single-family residential with commercial development along portions of Carmenita Road. The commercial development is generally in good condition, although some businesses could benefit from façade improvements. Also, graffiti is prevalent in some areas. The residential properties are on standard size lots and are in fair condition. Yards typically have little landscaping and contain vehicles and equipment. Industrial properties, especially a pallet yard, at the southern end of the area, need visual screening. About 53 percent of the housing units are renter-occupied. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/North%20Whittier.pdf

Community Development Needs: A majority of the units need accelerated maintenance or major rehabilitation. Several vacant lots offer development potential with slightly higher densities. Industrial properties, such as pallet yards, need visual screening. Graffiti removal is needed in some areas.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Development of underutilized residential parcels; Commercial façade improvements and screening from industrial uses; Graffiti abatement

9. South San Gabriel

Designation: II: Selective Investment

Physical Description: This is a predominantly single-family residential area, with many of the housing units in standard to good condition. There is evidence that some residential properties have been replaced with newer and larger in-fill housing and other properties are also in the process of being subdivided or redeveloped. There is an apartment complex located at the intersection of Hill Drive and San Gabriel Boulevard in good condition and a townhouse community located at the intersection of Potrero Grande Ave. and San Gabriel Blvd, also in good condition. Small commercial and office uses exist along San Gabriel Boulevard and Potrero Grande Drive that are in need of minor rehabilitation. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/South%20San%20Gabriel.pdf

Community Development Needs: Selective investment is needed in specific areas to encourage private property improvements. About 10 percent of the homes require major rehabilitation, and 20 percent require minor rehabilitation. Site-specific commercial rehabilitation is needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Minor commercial rehabilitation

10. South San Jose Hills

Designation: II: Selective Investment

Physical Description: This is a largely single-family, owner-occupied residential area. The homes are small, and mostly in standard to good condition. A public school comprises the easterly portion of the area. Thirty-eight percent of the households in the area are overcrowded. There are few sidewalks, curbs, and gutters within the area; however, streetlights have been recently added on virtually every street. Graffiti is evident in a few areas. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/South%20San%20Jose%20Hills.pdf

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements. About 10 percent of the homes require major rehabilitation, and 20 percent require minor rehabilitation. Although there has been some success in removing graffiti, abatement is still needed in some areas.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Graffiti abatement; Public works improvements

11. South Whittier

Designation: II: Selective Investment

Physical Description: This area encompasses three (3) separate discontinuous block groups. The northerly block group (5029.02-01) consists of single-family housing in standard condition. The block group (5029.02-2) in the center of the strategy area includes two (2) schools and is bordered by multi-family housing in fair condition and some commercial and industrial uses along Carmelita and Telegraph Roads, which are in standard condition. The southerly block group (5029.02-3), between Telegraph Road and Florence Avenue, includes an undesirable mix of auto-related commercial, small industry, single and multi-family residential, and pallet yards. Zoning staff have recommended that this area be encouraged to transition to industrial/commercial uses. The southerly block group also includes the South Whittier Community Resource Center and two (2) public housing developments in standard condition. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/South%20Whittier.pdf

Community Development Needs: Selective investment is needed to rehabilitate residential properties. Also, the removal of incompatible/inappropriate land uses in the southerly block group is recommended to allow this area to transition to industrial/commercial uses.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial and industrial revitalization and development

12. Valinda

Designation: II: Selective Investment

Physical Description: This is a predominantly single-family residential area with large lots. More than 60 percent of the units are owner-occupied, and nearly 20 percent of the households are overcrowded. The homes are mostly in standard condition, but about 10 percent show signs of significant deterioration. Many yards are poorly maintained. Commercial and semi-industrial uses on Amar Road need façade to minor rehabilitation. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/Valinda.pdf

Community Development Needs: Selective investment is needed to rehabilitate residential properties. Paint-up/clean-up efforts are recommended. Streetlights, sidewalks, curbs, and gutters are needed on a majority of the streets. Minor commercial rehabilitation and façade improvements are also needed along Amar Road.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Neighborhood cleanup; Public works improvements; Minor commercial rehabilitation and façade improvements

13. Walnut Park

Designation: II: Selective Investment

Physical Description: This community contains a majority of single-family homes, with multiple units mixed in as duplexes along interior streets and apartments along major thoroughfares. Over 53 percent of the residential units are renter-occupied, and more than 50 percent are over 50 years old. About 28 percent of the households are considered overcrowded. Second units created without permits are common. New mini-malls and rehabilitated older structures are mixed in with run-down or vacant business properties along the major streets: Pacific Boulevard and Florence Avenue. Graffiti is evident in some areas. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/Walnut%20Park.pdf

Community Development Needs: Selected residential properties could benefit from rehabilitation assistance. Continued revitalization of the commercial areas is needed, as well as new signage, specifically along Pacific Boulevard and Florence Avenue. Graffiti abatement efforts are needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Business revitalization; Graffiti abatement

14. West Puente Valley

Designation: II: Selective Investment

Physical Description: This is a discontinuous area of predominantly single-family, owner-occupied residential development. Nearly 31 percent of the households are overcrowded. The western portion of this area contains two (2) dwellings, a plating company, trucking yard and pallet yard. The remainder of this area is entirely single-family residential, mostly in standard condition. The eastern portion of this area consists of warehouse type industrial uses in standard condition. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/West%20Puente%20Valley.pdf

Community Development Needs: Selective investment is recommended for individual residential properties that exhibit deferred maintenance and rehabilitation needs. The industrial properties do not exhibit investment needs. The two (2) dwelling units intermixed with the industrial uses should be removed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Removal of inappropriate land uses

15. West Whittier-Los Nietos

Designation: III: Intensive Investment

Physical Description: About 63 percent of the units in this largely single-family residential area are owner-occupied, and 17 percent of the households are overcrowded. The portion of tract 5010.00

included in this Strategy Area also contains a school and apartments along Norwalk Boulevard. The west side of this tract is adjacent to—and heavily affected by—605 Freeway noise. The portion of tract 5023.02 included here contains local and auto-related commercial and small industry along Norwalk Boulevard. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/West%20Whittier-Los%20Nietos.pdf

Community Development Needs: A majority of the homes in tract 5010.00 are in standard condition, but at least 30 percent need some level of rehabilitation, and a few require replacement. Curbs and gutters are needed in the southerly portion of this tract, and noise attenuation may be desirable for selected units. The portion of Norwalk Boulevard in tract 5023.02 could benefit from amenities such as street trees and other landscaping, as space permits. About 40 percent of the units in this tract need heavy maintenance or rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial and industrial revitalization and development; Noise attention

16. Whittier Narrows

Designation: III: Intensive Investment

Physical Description: This area is primarily single-family residential, with an equestrian facility and plant nursery operation adjacent to the river. Most lots are fairly large and some encompass more than one (1) dwelling. A majority of the units are renter-occupied, and nearly 33 percent of the households are overcrowded. The streets and sidewalks are in good condition. A few auto repair shops exist along Rush Street. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/1st%20District/Whittier%20Narrows.pdf

Community Development Needs: At least 35 percent of the units in this area require improvements ranging from extensive maintenance to major rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs

Second District

1. Alondra Park

Designation: II: Selective Investment

Physical Description: The area consists of two (2) tracts. The northerly tract comprises single-family housing and the southerly tract primarily consists of two (2)-story apartment complexes. Overall, about 76 percent of all households are renter-occupied and 38 percent are overcrowded. Most of the housing stock is in fair to good condition, however the properties and landscaping are often poorly

maintained, and graffiti is evident. Along Crenshaw Boulevard, there are a few multi-family apartment complexes in fair condition and some dilapidated and small commercial uses that could benefit from façade and rehabilitation improvements. The Dominguez Channel that borders the area on the north appears to be poorly maintained. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/2nd%20District/Alondra%20Park.pdf

Community Development Needs: Selective investment is needed to repair, rehabilitate and clean-up poorly maintained residential and commercial properties. Many of the apartment properties would benefit from paint and clean-up efforts. Minor street improvements and graffiti abatement is also required.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Neighborhood clean-up; Drive approach and sidewalk improvements; Commercial façade improvements; Graffiti abatement

2. Athens-West Athens-Westmont

Designation: II: Selective Investment through IV: Extensive Investment

Physical Description: This area is primarily residential with local serving commercial areas along Vermont Avenue, Imperial Highway, and Century Boulevard. The area contains single-family homes, with apartments concentrated in tract 6004.00, and dispersed mostly in the area's eastern half. Streets are in good condition. The Department of Public Social Services is located on Imperial Highway. Interstate 105 and the Green Line Light Rail cross the south portion of the area; a station is located at Vermont Avenue and the 105 freeway. Graffiti is prevalent in alleyways and on adjacent businesses. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/2nd%20District/Athens-Westmont%20Overview.pdf

Community Development Needs: A majority of the commercial uses would benefit from revitalization programs. In the residential areas, a majority of dwelling units need improvements ranging from extensive maintenance to major rehabilitation, and up to 5 percent need replacement. An active program of graffiti removal is also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Commercial revitalization; Public works improvements; Graffiti abatement

3. East Compton III

Designation: III: Intensive Investment

Physical Description: This is mostly a single-family residential area with local commercial lining Compton and Alondra Boulevards. Local commercial and auto-repair businesses are also located along Atlantic Avenue and a major supermarket is located at the southwest corner of Atlantic Avenue and Compton Boulevard. There are large vacant properties at Butler Avenue near Myrrh Street and at Atlantic Avenue and Linsley Street; an abandoned gas station is located at Compton Boulevard and White Avenue. Graffiti is found in a few locations, mostly on vacant structures and the sides of businesses. About 30 percent of the households are considered overcrowded. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/2nd%20District/East%20Compton%20III.pdf

Community Development Needs: Approximately 30 percent of the residential units require some level of rehabilitation. The balance of the units need varying levels of maintenance, and a few require replacement. The community would benefit from development of vacant commercial parcels along the major streets. The commercial areas are in need of aesthetic improvements, such as screening and graffiti removal, as well as revitalization programs and new development.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Commercial revitalization and development

4. East Compton II

Designation: II: Selective Investment

Physical Description: These areas are predominantly single-family residential. Most units are very small and in standard condition. Pockets of poorly maintained residences are found throughout. Local-serving commercial uses line the main thoroughfares of Atlantic Avenue, Compton Boulevard, and Rosecrans Avenue. Many of these commercial properties are underutilized and a few are vacant. About 62 percent of the dwelling units are owner-occupied, 88 percent are single-family, and nearly 25 percent of the households are overcrowded. Graffiti is found in a few locations, such as near the corners of Harris and Rosecrans Avenues, and Harris Avenue and San Vincente Street. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/2nd%20District/East%20Compton%20II.pdf

Community Development Needs: Selected investment is needed in the residential areas, targeted to properties requiring rehabilitation or replacement of substandard units. There is also a need for maintenance and neighborhood clean-up programs. The commercial areas along Atlantic Avenue, Compton Boulevard and Rosecrans Avenue would benefit from revitalization efforts such as those evident on portions of Atlantic Avenue.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Commercial revitalization; Graffiti abatement

5. Graham (Firestone)

Designation: II: Selective Investment

Physical Description: This area is mostly single-family, residential with well-maintained homes particularly prevalent in the western half of tract 5351.01. About 57 percent of the housing is renter-occupied and 26 percent of all housing is overcrowded. Industrial uses are found along Maie Avenue adjacent to the rail lines. Local commercial uses predominate along Central and Compton Avenues, Nadeau Street and Firestone Boulevard. There is a Light Rail Blue Line station at Firestone Boulevard and Graham Avenue. Some graffiti is evident in spot locations. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/2nd%20District/Graham%20(Firestone)%20Distirct%202.pdf

Community Development Needs: About 10 percent of the housing units in this area need major rehabilitation, and about 15 percent need maintenance/minor rehabilitation. Properties along Nadeau Street could benefit from economic development efforts; many commercial properties are vacant or underutilized. Commercial uses along Central Avenue and Firestone Boulevard need revitalization; a majority of these properties are in disrepair. The Firestone Light Rail Station could catalyze new revitalization and rehabilitation of nearby properties. Graffiti abatement is needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Commercial and industrial revitalization and development; Graffiti abatement

6. Lennox

Designation: III: Intensive Investment

Physical Description: This densely developed area contains a mix of attached and single-family dwellings with local-serving businesses located along Hawthorne and Lennox Boulevards. New housing has been built on Redfern and on 104th Street. Century Boulevard is lined with apartments, and regional and local-serving commercial businesses. The Green Line Light Rail borders the area on the south, and a light rail station is located at Hawthorne Boulevard. Air traffic on approach to LAX creates a substantial noise problem, particularly in the west half of Lennox. About 71 percent of the units are renter-occupied, and over 38 percent of all households are overcrowded. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/2nd%20District/Lennox.pdf

Community Development Needs: Approximately 1,800 housing units need noise attenuation. It is recommended that, through redevelopment, more noise compatible uses such as light industry be encouraged for this area. Many dwellings need improvements ranging from extensive maintenance to major rehabilitation. The commercial areas need revitalization and, in some instances, lot consolidation to permit more efficient redevelopment. Inglewood Boulevard is particularly in need of

efforts to strengthen and expand commercial development, clean up vacant properties and storage areas, and bring greater visual consistency to the area.

Public/Private Investment Opportunities: Commercial revitalization; Housing rehabilitation/ minor home repairs; Airport-compatible development; Noise attenuation

7. West Compton

Designation: III: Intensive Investment

Physical Description: This area is split between single-family residential, industrial, and commercial uses. The dwellings tend to be very small, situated on narrow lots. San Pedro Street is lined with newer light industry. Avalon Boulevard is a mix of commercial, small industrial, large storage and auto recycling uses. Rosecrans Avenue is lined by residences, with commercial uses at the major streets. Redondo Beach and Compton Boulevards are industrial to the west and residential to the east. There are several vacant industrial properties on San Pedro Street, two (2) vacant properties on Rosecrans Avenue and two (2) large vacant residential parcels on Stanford Avenue near 149th Street. Graffiti is evident along Rosecrans Avenue. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/2nd%20District/West%20Compton.pdf

Community Development Needs: About 50 percent of the dwellings need rehabilitation. Avalon Boulevard needs a clean-up program to provide better screening and landscaping of the large storage yards. Graffiti removal is needed along Rosecrans Avenue. A number of the non-residential properties need improved screening, revitalization, or replacement.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial and industrial revitalization and development; Development of vacant or under-utilized residential, commercial, and industrial parcels; Graffiti abatement

8. Willowbrook

Designation: II: Selective Investment through IV: Extensive Investment

Physical Description: The Willowbrook community is characterized by a full range of uses. Residential areas are predominantly single-family. Light to heavy industry is concentrated in the southwest. Local-serving commercial development is focused along portions of the major thoroughfares. The 105 Freeway and Green Line Light Rail traverse the north edge of this area, and there is a Light Rail station at Wilmington Avenue. The Blue Line Light Rail runs along Willowbrook Avenue, with a station at Imperial Highway immediately adjacent to the Green Line Station. While there are significant pockets of well-kept properties, overall, the community demonstrates a pattern of disinvestment with areas of severe deterioration and graffiti. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/2nd%20District/Willowbrook%20Overview.pdf

Community Development Needs: Revitalization opportunities are presented by the King Hospital/Drew Medical Center, the 105 Freeway, and the Light Rail stations. Around the hospital, the Community Development Commission has created a redevelopment zone in which it has begun long-term revitalization of this area for medical-related, quasi-public uses and high-density residential uses. Residential investment is needed in most areas and graffiti abatement efforts are needed in scattered areas.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Replacement of substandard units; Residential infill; Acquisition and development of vacant residential parcels; Commercial and industrial revitalization and development

Third District

There are no strategy areas in the third Supervisorial District because it contains no predominantly low- or moderate-income unincorporated areas.

Fourth District

1. Northwest Whittier

Designation: II: Selective Investment

Physical Description: East of the 605 freeway consists of standard housing located near a school and park. West of the 605 freeway consist of a pocket of housing in need of minor and major rehabilitation, poor circulation which may limit access to safety vehicles in case of fire, and a church and storage building along the 605 freeway which provides a sound buffer. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/4th%20District/Northwest%20Whittier.pdf

Community Development Needs: Selective investment is primarily needed in the area west of the 605 Freeway. Empty lots within this area may provide opportunities for in-fill housing.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Infill housing

2. Rowland Heights

Designation: II: Selective Investment

Physical Description: The northerly portion of this strategy area contains light and heavy industry, heavy equipment rental, storage and scrap metal yards. The larger southerly portion of this area comprises apartments in the northwest quadrant and single-family dwellings with a park, schools and churches throughout the remaining area. More than 70 percent of the dwellings are renter-occupied. Colima Road is bordered by commercial development in standard condition. More details available

here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/4th%20District/Rowland%20Heights.pdf

Community Development Needs: Selective investment is needed in some segments of the residential community for rehabilitation of dwellings. Most of the units are in standard condition, but certain areas exhibit signs of deferred maintenance. The apartments and commercial development generally appear to be in standard condition.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Removal of inappropriate land uses

3. South Whittier

Designation: II: Selective Investment

Physical Description: This is a hilly area of fairly well-maintained single-family homes on large lots. There are pockets of less well-maintained units, as well as several new homes in the southeast quadrant. Tenure is nearly evenly split between renters and owners. Some of the lots include multiple single-family dwellings. Several poorly maintained retail properties are located at the intersection of Leffingwell Road and Valley View Avenue. At the same intersection, there is a newly redeveloped car wash, which replaced a graffiti covered gas station. An office structure in good condition is located at Leffingwell Road and Corley Drive. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/4th%20District/South%20Whittier.pdf

Community Development Needs: Some of the homes need paint and clean-up assistance. A few homes and the retail establishments require rehabilitation.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Minor commercial façade improvements

Fifth District

1. Altadena II

Designation: II: Selective Investment

Physical Description: This portion of the Altadena area is predominantly single-family residential with local commercial development primarily along Lincoln and Fair Oaks Avenue. Tract 4610.00 includes portions of the West Altadena Redevelopment Area. On the corner of Woodbury and Lincoln Avenue, parcels are vacant and are being assembled for redeveloped. About 50 percent of the area of tract 4611.00 is a large cemetery. Over 50 percent of the homes in this area are more than 50 years old, and about half are renter-occupied. More details available here:

http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/Altadena%20II.pdf

Community Development Needs: Selective investment is needed in certain residential areas for rehabilitation and to arrest an emerging pattern of deferred maintenance. Residential properties require rehabilitation. Business areas could benefit from revitalization and redevelopment efforts.

Public/Private Investment Opportunities: Housing rehabilitation; Commercial façade and rehabilitation

2. Altadena I

Designation: I: Limited Investment

Physical Description: This well-maintained area is predominantly single-family residential with multiple family and local commercial uses lining N. Allen Avenue. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/Altadena%20I.pdf

Community Development Needs: Limited investment is needed in certain residential areas for minor home repairs. Minor commercial rehabilitation is needed along N. Allen Avenue.

Public/Private Investment Opportunities: Minor home repairs; Minor commercial rehabilitation

3. East Antelope Valley (Lake Los Angeles/Roosevelt) II

Designation: II: Selective Investment

Physical Description: This vast, largely undeveloped area contains scattered residences at densities of 5 to 10 units per square mile, and agricultural operations. The residential development is generally in good to fair condition. However, there is a mobile home park in poor condition and about 12 percent of the housing units are vacant and boarded up. Streets are in fair condition, with some needing repaving. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/East%20Antelope%20Valley%20II.pdf

Community Development Needs: Selective investment is needed in certain residential areas for rehabilitation and to arrest an emerging pattern of deferred maintenance, especially the mobile home park. Street repairs are also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street repairs

4. East Antelope Valley (Lake Los Angeles/Roosevelt) I

Designation: I: Limited Investment

Physical Description: This vast, largely undeveloped area contains residences at densities of about 10 units per square mile, and agricultural operations. The housing is mostly owner-occupied, single-family residential in standard condition. Seventy-seven percent (77 percent) of the housing was built in 1980 or later. The commercial uses along 170th Street are in good condition, although some businesses are vacant. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/East%20Antelope%20Valley%20I.pdf

Community Development Needs: Limited investment is needed in certain residential areas for minor home repairs. There are a few vacant businesses that could benefit from commercial revitalization programs.

Public/Private Investment Opportunities: Minor home repairs; Minor commercial rehabilitation

5. East Pasadena

Designation: II: Selective Investment

Physical Description: This area consists of predominantly single-family residential with some multi-family units. About 50 percent of the housing is renter-occupied. The majority of the housing north of Del Mar Boulevard is in fair to poor condition and the following streets in this area need sidewalks, curbs, or gutters: Backus, Brandon, Green, Halstead, and Milton. The housing stock south of Del Mar Boulevard is in standard condition. The northerly portion of this area includes a mix of old and new commercial development as well as a few residential properties along Colorado Boulevard. The area has been rapidly redeveloping to new retail and warehouse-type commercial uses. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/East%20Pasadena.pdf

Community Development Needs: Selective investment is needed in certain residential areas for rehabilitation and to arrest an emerging pattern of deferred maintenance. Approximately 30 percent could benefit from minor home repairs and about 10 percent need major rehabilitation. Some streets could also benefit from curbs, gutters, and sidewalks. Some businesses could benefit from rehabilitation or façade improvements.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Commercial revitalization; Public works improvements

6. Littlerock-Pearblossom (Juniper Hills/Longview/Llano)

Designation: II: Selective Investment

Physical Description: This area is predominantly single-family, owner-occupied residential, with a few multi-family units and mobile homes scattered throughout. Approximately 25 percent of the housing is renter-occupied. The overall housing stock is in fair to good condition and about 12 percent is vacant. Some residential areas need street repaving and trash cleanup. There are local commercial uses along Pearblossom Highway (State Highway 138) that are in fair condition. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/Littlerock-Pearblossom.pdf

Community Development Needs: Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Trash clean-up and street repaving is also needed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Public works improvements; Trash clean-up; Commercial revitalization

7. Monrovia-Arcadia-Duarte (Islands)

Designation: II: Selective Investment

Physical Description: This area predominantly consists of single-family, owner-occupied residential properties, many with single car garages. The homes are generally in good to fair condition. About 12 percent of the households are overcrowded. Trees are uprooting sidewalks in some areas. The pavement along Peck Road, specifically the east side, needs to be repaved. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/Monrovia-Arcadia-Duarte.pdf

Community Development Needs: Residential investment is needed in specific areas to encourage private property improvements. About 10 percent of the homes require major rehabilitation, and 10 percent require minor rehabilitation. Some sidewalks need to be repaired due to tree uprooting and the east side of Peck Road needs to be repaved.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Sidewalk repairs; Street improvements

8. Quartz Hill (Del Sur/Green Valley/Leona Valley) II

Designation: II: Selective Investment

Physical Description: This strategy area entirely consists of the Quartz Hill Mobile Home Park. About 94 percent of the mobile homes are owner-occupied and about 86 percent were built between 1950 and 1979. The mobile homes are in fair to good condition, with some needing minor and major rehabilitation. Some of the mobile homes are vacant. The streets are in good condition, with a few needing resurfacing. Graffiti was evident on the mobile home park's sign. More details available

here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/Quartz%20Hill%20II.pdf

Community Development Needs: About 10 percent of the mobile homes need major rehabilitation, and about 15 percent need maintenance/minor rehabilitation. Some of the streets need to be repaved and graffiti on the mobile home park's sign should be removed.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street pavement improvements; Graffiti abatement

9. Quartz Hill (Del Sur/Green Valley/Leona Valley) I

Designation: I: Limited Investment

Physical Description: The northerly portion of this area is largely rural with scattered residences and one (1) mobile home park. The southerly portion is virtually all single-family residential at less than one (1) unit per two (2)-acre densities. All development is generally in standard condition. There are a few vacant housing structures scattered throughout. The streets are in good condition, with a few needing resurfacing. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/Quartz%20Hill%20I.pd

Community Development Needs: About 12 percent of the housing is vacant and needs to be replaced or rehabilitated. Some of the streets need to be repaved.

Public/Private Investment Opportunities: Housing rehabilitation; Street pavement improvements

10. South Antelope Valley I

Designation: I: Limited Investment

Physical Description: This vast area encompasses much of the proposed Palmdale International Airport, owned by the City of Los Angeles, and is developed with scattered residences and agricultural operations. It also includes the Rockwell International Aircraft Assembly Facility, a golf course, a few small industrial facilities, and several fraternal organization buildings. The developed properties are generally in standard to good condition. Approximately 75 percent of the housing units are renter-occupied and about 12 percent are vacant. More details available here:
http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/South%20Antelope%20Valley%20I.pdf

Community Development Needs: About 12 percent of the housing is vacant and needs to be replaced or rehabilitated. Some of the streets need to be repaved.

Public/Private Investment Opportunities: Housing rehabilitation/minor home repairs; Street pavement improvements

11. West Santa Clarita Valley (Stevenson Ranch)

Designation: I: Limited Investment

Physical Description: This steeply-sloped area is largely rural land, containing half a dozen residences and one (1) large mobile-home park, all in standard condition. More details available here: http://www3.lacdc.org/CDCWebsite/uploadedfiles/CDBG/Community%20Profile/2004%20Community%20Profile/Files/5th%20District/West%20Santa%20Clarita%20Valley.pdf

Community Development Needs: Limited investment is needed, including minor home repairs for some of the housing units.

Public/Private Investment Opportunities: Minor home repairs

E. LEAD-BASED PAINT GOALS, STRATEGIES, AND OBJECTIVES

The CDC has taken aggressive action to ensure compliance with HUD's Consolidated Plan lead-based paint regulations. Table VIII.30, following page, displays the process and procedures that the CDC uses to address lead-based paint in CDBG-and HOME-funded rehabilitation programs. The table separates three (3) categories of rehabilitation—less than $5,000, $5,000 to $25,000, and more than $25,000—and describes the CDC's approach to lead hazard evaluation and reduction, application to the program, scope of work, notification, lead hazard evaluation, relocation requirements, lead hazard reduction, clearance, and options.

Table VIII.30
CDC Lead-Based Paint Requirements for Rehabilitation
Los Angeles County
2003 CDC Data

Requirements	Cost < $5,000	Cost $5,000–$25,000	Cost > $25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Application to Program	Application reviewed and approved; agreement determines commitment		
Scope of Work	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards		
Notification	Lead hazard pamphlet; notification to buyers; notification of evaluation; notification of reduction		
Lead Hazard Evaluation	Paint testing required by certified paint inspectors* or risk assessors* for surfaces disturbed during rehab.	Paint testing required by certified inspectors* for surfaces disturbed during rehab; risk assessment on entire dwelling and soil.	
Relocation Requirements	Relocation from work area	Relocation from unit may be required when extensive rehab. occurs in kitchens, bathrooms etc.	
IF LEAD IS PRESENT OR PRESUMED: Lead Hazard Reduction	Repair lead-based paint disturbed during rehab and apply a new coat of paint; Safe Work Practices (SWP) that restrict types of paint removal methods, provide for occupant protection, and require cleaning after lead hazard reduction activities	Interim controls on lead-based paint include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint and paint stabilization through-out unit; SWP	Abatement to lead-based paint involves permanently removing lead-based paint hazards, often through paint and component removal, and enclosure and interim controls on exterior surfaces not disturbed by rehab.; SWP
Clearance	Clearance testing on repaired surfaces by certified professional*	Clearance testing performed unit-wide and soil	
Options	Presume lead-based paint; SWP	Presume lead-based paint; use standard treatments	Presume lead-based paint; abate all applicable surfaces
Contractor Qualifications	SWP-contractors familiar with Safe Treatment Methods and Prohibited Treatment Methods	interim Controls or Standard Treatments-accredited lead-based paint worker course or lead-based paint abatement supervisors course	Abatement contractors-trained and state-certified abatement supervisors and accredited lead abatement worker training

*Certified Paint Inspectors must successfully complete an Environmental Protection Agency (EPA) or state-accredited training program and receive state certification; Certified Risk Assessors must successfully complete an EPA or state-accredited training program, receive state certification, and have related experience.

F. ANTICIPATED RESOURCES

The CDC enlists a variety of public and private resources to provide decent housing, suitable living environments, and expanded economic opportunities for its residents. Recognizing that no one resource can build communities, the CDC uses a variety of resources, not only to implement its strategic plan but also to link County strategies. This allows the CDC to reinforce coordination of activities between and among agencies and to leverage additional resources. This section summarizes the major sources of funding available to carry out housing and community development activities in the Urban County, and specifically identifies the CDC's current funding levels for formula grant programs (CDBG, HOME, and ESG).

Funds are available from the following categories:

1. Federal Programs
   a) Formula/Entitlements
   b) Competitive Programs
2. State Programs
3. Local Resources
4. Private Resources/Financing Programs

Also discussed in this section is how CDC will leverage available resources, including a description of how matching requirements will be satisfied.

PUBLIC SECTOR RESOURCES

The CDC uses resources from CDBG, HOME, ESG, public housing assistance, and special grants awarded by HUD as bases for implementing its strategies. CDBG dollars are expanded through the Section 108 Loan Guarantee Program, which allows the CDC and the participating cities to borrow additional funds against their grant funds to meet immediate community development needs. In the County redevelopment project areas, tax increment dollars, land sale proceeds, and bond issues also provide funding. In addition, the CDC receives funds from the State of California and the City of Los Angeles for projects that involve joint funding by these jurisdictions.

Table VIII.31 through Table VIII.34, on the following pages, present and describe these funding sources and amounts.

Table VIII.31
Anticipated Resources: Federal Programs: Formula/Entitlements
Los Angeles Urban County
2013 CDC Data

Program	Description	Expected Amount Available 2013-2014				Expected Amount Remainder of Con Plan	Eligible Activities
		Estimated Annual Allocation	Program Income	Prior Year Resources	Total		
Community Development Block Grant (CDBG)	Grants awarded on a formula basis for housing and community development activities. Primarily, recipients must be low to moderate-income (up to 80% MFI), or reside in a low/moderate-income target area.	$21,000,000	$2,000,000	$0	$23,000,000	$	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services
Home Investment Partnerships (HOME)	Flexible grant program awarded on a formula basis to implement local housing strategies. Recipients must be low to moderate-income (up to 80% MFI) for homeownership, with low-income (up to 50% & 60%) targeting for rental housing. Requires 25% non-federal matching funds.	$6,500,000	$0	$0	$6,500,000	$	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership
Emergency Solutions Grants (ESG)	Grants are awarded to non-profit providers to provide essential services and shelter to homeless families and individuals year round and through the Winter Shelter Program. Providers also provide rapid rehousing financial assistance and stabilization services to homeless families and individuals, and prevention services to families and individuals at risk of homelessness. The LAHSA Emergency Response Team is to preform street outreach.	$2,200,000	$0	$0	$2,200,000	$0	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing
Capital fund Program (CFP)	A formula based funding program used by HACOLA to make physical and management improvements to public housing developments.	$4,000,000	$0	$0	$4,000,000	$0	Upgrade living conditions Correct physical deficiencies Achieve operating efficiency
Section 8 housing Choice Voucher Program	Rental assistance payments to owners of private market-rate units, or directly to tenants (vouchers). Section 8 tenants must be low-income (up to 50% MFI). Administered by HACOLA.	n/a	n/a	n/a	n/a	n/a	Rental assistance

Table VIII.32
Anticipated Resources: Federal Programs: Competitive Programs
Los Angeles Urban County
2013 CDC Data

Program	Description	Eligible Activities
EDA Economic Development Administrative Grants	Funds the following loan programs that provide capital to small- and medium-sized businesses: -County Technology Loan Program -County Business Loan Program -County Utility Loan Program	Loans are used by businesses for real estate, working capital, equipment /machinery, and construction.
Economic Development Initiative Grant (used in conjunction with Section 108 loan funds)	Economic development initiative grants are awarded on a competitive basis through the following programs: -Empowerment Zone Loan Program -Los Angeles Community Development Bank -Countywide Economic Development Loan Program	Grants are used for economic/business development activities such as: - Operating capital to start or expand business - Commercial/industrial property development - Commercial/industrial construction and rehabilitation
Supportive Housing Program	Promotes rental housing aid with supportive services to homeless persons. Applicants to HUD may be government entities, private non-profits, or public non-profit community mental health associations.	Acquisition/rehabilitation, new construction, and leasing for following components: - Transitional housing - Permanent housing for homeless with disabilities - Supportive services for homeless
Shelter Plus Care	Provides rental housing aid with supportive services to be provided with other sources of funds. Assistance provided to homeless people with disabilities and their families. Selection is on a nationwide competitive basis.	- Tenant-based rental assistance - Project-based rental assistance - Sponsor-based rental assistance - Section 8 Moderate Rehab Assistance for SRO dwellings.
Section 202 – Supportive Housing for the Elderly	Grants to non-profit developers of supportive housing for the elderly. Rental assistance is available to low-income elderly people (up to 50% MFI).	- Acquisition - Rehabilitation - New construction - Rental assistance - Support services
Section 811 – Supportive Housing for Persons with Disabilities	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities. Provides two (2) types of financing: capital advances and project rental assistance. Rental assistance is available to low-income disabled persons (up to 50% MFI).	- Acquisition - Rehabilitation - New construction - Rental assistance
FHA Single Family Mortgage Insurance Program	The Section 203(b) Program is the primary FHA effort used to assist low- and moderate-income homebuyers. The program applies to the purchase of one-to-four family dwellings as well as to the refinancing of existing residences. FHA insures the mortgage loan and provides coverage to the lender in case of borrower default. Section 203(k) is used to insure the financing of the acquisition and rehabilitation of existing one-to-four unit properties. Certain loan limits and down payment requirements apply.	- Purchase and refinance of single-family homes - Acquisition, rehabilitation, relocation of unit, refinance

Table VIII.33
Anticipated Resources: State Programs
Los Angeles Urban County
2013 CDC Data

Program	Description	Eligible Activities
Mortgage Credit Certificate (MCC) Program	Federal income tax credits awarded by CDC to first-time homebuyers for the purchase of new or existing single-family housing. Credit is for up to 15% of annual interest paid on mortgage. Value of MCC calculated by mortgage lender into reduced down payment.	- Home Buyer Assistance
California Housing Finance Agency (CHFA) Multifamily Rental Housing Programs	CHFA provides below market rate financing to builders and developers of multifamily housing and elderly rental housing. Tax exempt bonds are sold to provide below market mortgage money.	New construction, rehabilitation and acquisition of properties from 20 to 150 units are eligible. Twenty percent of the units must be set-aside for very low-income tenants for at least 30 years.
Southern California Housing Finance Agency (SCHFA) Home Mortgage Purchase Program	SCHFA sells tax-exempt bonds for below market rate loans to first time homebuyers. Program operates through participating lenders who originate loans for SCHFA purchase.	- Home Buyer Assistance
Low-income Housing Tax Credit – 9% Tax Credit and 4% Tax Credit/State tax-exempt bonds – subject to annual volume cap	Federal tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability and proceeds are used to create rental housing. Tax credit allocations are awarded through the state on a competitive basis. 20% of project units must be set-aside for households earning 50% MFI, or 40% of units at 80% MFI. However, projects competing for 9% tax credits typically set income targeting at 40% MFI or below to remain competitive.	New Construction – Rental Substantial Rehabilitation – Rental - Acquisition – Rental

Table VIII.34
Local Resources Available for Housing and Community Development Activities
Los Angeles Urban County
2013 CDC Data

Program	Description	Eligible Activities
City of Industry Tax Increment Housing Funds	Redevelopment set-aside funds originally generated by City of Industry, administered by HACOLA. Portion of funds available for permanent financing for affordable housing within any political jurisdiction within 15 miles of City of Industry. Households must earn 120% or below MFI, with lower targeting for rental projects.	New construction, acquisition/ rehabilitation of minimum 4 units permanent housing, either rental or homeownership. Rental housing (permanent and transitional) for special needs populations: persons with mental illness, HIV/AIDS, victims of domestic violence, emancipated foster youth, persons with developmental disabilities.
Emergency Shelter Fund Program $20 million in County General Funds	County General Funds have been made available for: New Construction of year round homeless shelters; Expansion of beds in homeless shelters currently in existence; Services and ongoing operational costs for year round homeless shelters; and Enhancement to the homeless delivery service.	- Predevelopment, acquisition, rehabilitation, operating subsidies and services.
Homeless and Housing Program (HHP) $52 million in County General Funds	$20 million Revolving Loan Fund: Through an RFP process, proposals from lenders interested in receiving an allocation of funds which they will use to establish a Revolving Loan Fund for affordable housing. They will be required to incorporate their own funds, thereby leveraging the County's funds to increase the amount of low cost financing available to affordable housing developers. Priority will be given to capital development projects serving homeless and at risk of homeless for the development of emergency shelters, transitional housing and permanent rental housing. $32 million City/Community Programs. This funding is one-time only funding to develop innovative programs to address the homeless crisis and fund current program that have shown success in moving people out of homelessness and also preventing homelessness. Through an RFP process modeled after the City of Industry RFP process, the CDC will allocate approximately $32 million in General funds for both capital and service programs for homeless and at risk of homeless programs.	Revolving Loan Fund: -Acquisition -pre-development activities City/Community Programs: -Capital Development Program: Predevelopment, acquisition, construction of emergency shelter, transitional housing, permanent rental housing and multipurpose service centers. Moving homeless people through a continuum of housing options, ultimately resulting in the placement of homeless individuals and families in permanent housing. Funs in this category also include project based operating subsidies and services connected to housing. -Services: Service only funds may be used for the development and implementation of service delivery models that positively impact the lives of homeless individuals and families having the goal of moving them into permanent housing and achieving housing stability.

PRIVATE SECTOR RESOURCES

The CDC also uses funds from a variety of private sources to complement its housing and community development funding from public sector sources, as shown in Table VIII.35.

Table VIII.35
Anticipated Resources: Private Programs
Los Angeles Urban County
2013 CDC Data

Program	Description	Eligible Activities
Federal National Mortgage Association (Fannie Mae)	Loan Applicants apply to participating lenders for the following programs: Community Mortgage Improvement Program – mortgages that fund the purchase and rehabilitation of a home. Community Seconds Mortgage Loans – Second mortgage loans secured/subsidies provided in conjunction with a Fannie Mae Community Lending Product fixed-rate first mortgage. Fannie Neighbors – Second Mortgage secured/subsidized by a federal, state, or local government agency at no or very low interest. Fannie 97 – Low Down Payment Mortgages for Single-Family Home in underserved low-income and minority communities. 3% down payment mortgage loans for low-income home buyers. 3% loans for nonprofits, government agencies to pay for closing costs.	- Home Buyer Assistance and Rehabilitation -Homebuyer Assistance
Federal Home Loan Bank Affordable Housing Program (AHP) $100 million yearly	Long-term housing financing provided as both grants and loans for qualified homeownership and rental housing development projects. Aid limited to households earning up to 80% MFI, although program is competitive and often needs lower targeting. Funds distributed through semi-annual competitive grant process.	-New Construction -Acquisition -Purchase -Rehabilitation
Federal Home Loan Bank Community Investment Program (CIP)	Offers advances at or slightly below the cost of funds to lenders to finance housing and community development projects that include commercial development in low to moderate-income neighborhoods. Eligible households may earn up to 115% MFI.	- Financing
Federal Home Loan Bank Technical Assistance	Provides technical assistance in packaging and underwriting affordable housing and community development projects.	-Technical Assistance
Private Lenders	The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low- and moderate-income neighborhoods. As a result, most of the larger private lenders offer one (1) or more affordable housing programs, such as first-time homebuyer, housing rehabilitation, or new construction.	Varies, depending on individual program offered by bank

LEVERAGING

The CDC leverages and links resources among various programs. For instance, the Workforce Investment Act (WIA) Program, County Community Service Block Grant (CSBG), and CDBG funds can be used to jointly fund projects. This allows the CDC to provide a wide range of public services to many low-income County residents. In the participating cities, CDBG funds are matched with other funds available to cities such as general funds and other local resources. Approximately $150,000,000 in other funding will be leveraged annually during the five-year period.

The CDC also uses various financial, administrative, and other funding mechanisms to leverage additional funds for development and preservation activities. For example:

- Rental housing developers typically combine tax credits, State-administered funds, exercise processing fees, and property tax waivers.
- Development activities for homeowners typically utilize maximum subsidy limits below those permitted under federal regulations, thus requiring increased developer equity.
- For housing, the CDC leverages private funds from participating lenders with HOME and CDBG funds.
- Habitat for Humanity, which utilizes volunteer labor, discounted materials, and "sweat equity," is used to develop many affordable units for homeownership where CDBG and HOME funds are used to acquire the site and complete public improvements.
- Local, non-federal dollars are used in combination with federal funds to construct developments located in the Urban County's participating cities.
- Specialized client-based funding sources, funds provided through appropriate County departments, and local private contributions are used in conjunction with federal resources to construct service-enhanced developments.

Economic Development: These activities are enhanced not only with tax-increment dollars and governmental funds such as CDBG but also with other mechanisms such as tax credits and utility cost reductions.

Public Land: The CDC acquires private and public land, when necessary, to facilitate commercial and residential development.

MATCHING

The HOME and ESG programs require the CDC to provide matching funds.

HOME Program

HOME program regulations require a 25 percent non-federal match for every HOME dollar expended. Funds set aside for administration and for Community Housing Development Organization (CHDO) technical assistance and capacity building are exempt from this requirement.

The match must be met by the end of the federal fiscal year in which the expenditure occurrs. This requirement is not project-specific but rather program-wide.

The following non-federal sources are eligible as matches:

- Cash donations
- Donated land or other real property
- Donated site-preparation, construction materials and labor
- Waived or deferred taxes, fees, or other charges
- On-site and off-site infrastructure
- Proceeds from affordable housing bonds

ESG Program

ESG regulations require a dollar-for-dollar match. Matching funds will be provided through funds received by LAHSA for the Permanent Supportive Housing Program, chronic homelessness, Homeless Prevention and Rapid Rehousing, Neighborhood Stabilization Program, and other programs.

G. INSTITUTIONAL DELIVERY STRUCTURE

State agencies, local governments, nonprofit organizations, businesses, financial institutions, and other organizations help carry out numerous housing and community development-related policies and programs in the Urban County. The CDC values its partners and affiliated agencies and recognizes their vital contributions to improving the health and wellbeing of the entire Los Angeles community.

The institutional structure comprises the private, public, and nonprofit organizations that help carry out the Consolidated Plan for the Urban County. The relationships and interaction of these organizations as they deliver programs and undertake activities is known as the County's housing and community development delivery system.

As part of the reporting requirements of the Consolidated Planning process, this section describes the institutional framework through which the CDC will carry out its Consolidated Plan. It first examines the CDC's housing and community development partners and affiliated agencies and how they cooperate with each other to administer policies, operate programs, implement projects, and provide services that enhance the lives of its residents. This section then presents the strengths and prospective weaknesses in this housing and community development institutional structure, the difference of which may be interpreted as gaps in the delivery system. It also describes the CDC's strategy to address these gaps.

COMMUNITY DEVELOPMENT COMMISSION

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

CDBG Program

The CDBG program was initiated by the Housing and Community Development Act of 1974. Although the Act has been amended in recent years, the primary objective continues to be the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income.

The Urban County CDBG program is designed to achieve this primary objective each year. Regulations governing the program also require that each activity undertaken with CDBG funds meet one (1) of three (3) broad national objectives as follows:

- Benefit low- and moderate-income persons,
- Aid in the prevention or elimination of slums and blight, or
- Meet other community development needs having particular urgency.

The CDC certifies that its Annual Action Plan has been designed to give maximum feasible priority to activities which meet the first and second objectives above. Additionally, the CDC certifies that no less than 70 percent of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons. In FY 2013–2014, the CDC estimates it will receive $21,000,000 in CDBG funds on behalf of the County.

The CDC also supports capacity building activities with the CDBG program. These include technical assistance support to agencies to help them build capacity, carry out housing and community development activities, and coordinate with other agencies.

HOME Investment Partnerships Program

On November 28, 1990, the Cranston-Gonzalez National Affordable Housing Act was enacted. The HOME program was created as a result of this legislation. It affords states and local governments the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. This program provides federal funds for the development and rehabilitation of affordable rental and homeownership housing,

replacing a series of programs previously funded by HUD. Funds are allocated by HUD to qualifying participating jurisdictions, such as the County of Los Angeles, based upon a variety of demographic and housing factors. With the exception of a waiver granted for disaster-related funding, HOME funds are subject to a 25 percent match of non-federal funds or in-kind contributions.

Following HUD's approval of the grant agreement with the CDC, HOME funds become available. The CDC follows a distribution method approved by the Board of Supervisors for HOME funding whereby funds become available for use in the County's unincorporated areas and participating cities. A portion of HOME funds and all American Dream Downpayment Initiative (ADDI-HOME) funds are allocated to the First-Time Homebuyer Program. Due to the extensive coverage and marketing of this program by lenders, brokers, and participating cities, its funds are offered on a first-come first-served basis, and are subject to equitable geographic distribution requirements. In FY 2013–2014, the CDC estimates it will receive $6,500,000 in HOME funds on behalf of the County.

Homeless Services Programs Including the ESG Program

The Emergency Shelter Grants program began in 1989 as part of the McKinney-Vento Homeless Assistance Act. The program was designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted on May 20, 2009, made changes to the Emergency Shelter Grants program and renamed it the Emergency Solutions Grants (ESG) program. Under its new name, the ESG program's goals address assisting those recently facing homelessness to find permanent, stable housing.[133] The program helps persons experiencing housing crisis or homelessness find housing through a rapid re-housing program, and supports homelessness prevention activities.

Los Angeles Homeless Services Authority

Since 1993, the County and City of Los Angeles have operated under a joint exercise of powers agreement which created the Los Angeles Homeless Services Authority (LAHSA) to provide coordinated homeless services. LAHSA is charged with planning the Continuum of Care for homeless services in the City and County of Los Angeles, a component of which includes distribution of the CDC's ESG funding to nonprofit agencies operating shelter programs. Programs initially assigned to LAHSA by the County and City of Los Angeles include the ESG Program and the Cold/Wet Weather Emergency Shelter Program, funded in part with CDBG funds, as well as other homeless services programs already being provided by the County and City. In FY 2013–2014, the CDC estimates it will receive $2,200,000 in ESG funds.

[133] HEARTH: ESG Program and Consolidated Plan Conforming Amendments, http://www.hudhre.info/index.cfm?do=viewResource&ResourceID=4517

In 1994, the County entered into a grant agreement with the City and HUD to implement the Los Angeles Area Homeless Initiative pursuant to the "HUD Demonstration Act of 1993." The County and City designated LAHSA to administer the Homeless Initiative. All of the County's homeless programs and funds are coordinated by LAHSA. Funds are apportioned in the County and City according to need and in keeping with the Continuum of Care, described in **Section V. Homeless Needs and Service.**

CEO of the County of Los Angeles coordinates the preparation of quarterly status reports. Homeless prevention and services programs are developed in cooperation with numerous County departments including the CEO; the departments of Public Social Services, Health Services, Public Health, Mental Health, and Children and Family Services; the Los Angeles County Sheriff; Los Angeles County Probation; and the CDC.

AVAILABILITY AND TARGETING OF SERVICES

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

E**mergency Shelter Targeting Homeless on the Streets in Downtown Los Angeles:** The objective of this project is to provide 64 emergency shelter beds and case management to encourage 200 chronically homeless persons living on the streets of Skid Row to connect with the CoC per year.

Emergency Shelter Targeting Homeless on the Streets in Hollywood: The objective of this project is to provide 65 emergency shelter beds and case management to 100 chronically homeless persons living on the street or in encampments per year.

Homeless Shelter and Services: The goal of this project is to provide a variety of supportive services through emergency shelters, transitional housing, and permanent housing to 1,191 homeless persons annually.

Special Activities by Community Based Development Organizations (CBDO): Funds under this category are used to support three (3) different homeless providers in the Skid Row area of downtown Los Angeles and one (1) provider outside of the Skid Row area. Services provided included case management, counseling, benefits advocacy, money management, recovery services, educational and employment training, and employment placement.

Assistance for Skid Row Families: The goal of this project is to provide outreach, referral, case management, crisis intervention, hotel vouchers, and housing placement to 150 homeless families living on the streets of Skid Row in downtown Los Angeles.

Job Training and Placement Program: This program provides employment training through Chrysalis Street Works program cleaning streets in Central City East. The program assists homeless persons in finding permanent and temporary paid positions.

SHP-Funded Transitional Housing Programs: Transitional housing programs assist homeless individuals and families to save money for their permanent housing while working to increase and stabilize their income and build their independent living skills. Many transitional programs are designed for specific target populations and include services specific to the needs of the chronically homeless, families, veterans and transition age youth.

Family Solution Centers (Rapid Rehousing): These centers focus on housing location/relocation and assist families to become permanently housed as rapidly as possible and then provide wrap-around supportive services to ensure that the family is stabilized and can retain their housing.

Table VIII.36 summarizes these programs by target population.

Table VIII.36
Availability and Targeting of Services
Los Angeles Urban County
2013 CDC Data

Homelessness Prevention Service	Available in the Community	Targeted to Homeless
Homelessness Prevention Services		
Counseling/Advocacy	X	
Legal Assistance	X	
Mortgage Assistance	X	
Rental Assistance	X	X
Utilities Assistance	X	X
Street Outreach Services		
Law Enforcement	X	X
Mobile Clinics	X	X
Other Street Outreach Services	X	X
Supportive Services		
Alcohol & Drug Abuse	X	X
Child Care	X	X
Education	X	X
Employment and Job Training	X	X
Healthcare	X	X
HIV/AIDS	X	X
Life Skills	X	X
Mental Health Counseling	X	X
Transportation	X	X

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

The Housing Authority of the County of Los Angeles (HACoLA) is a public housing authority with jurisdiction throughout the unincorporated county and within the participating cities. Its purpose is to administer federal funds for public housing projects and government assisted housing units such

as the Section 8 Rental Subsidy and Family Self-Sufficiency programs. HACoLA is staffed by the CDC, and is governed by the HACoLA Board of Commissioners.

The County Board of Supervisors serves as the Housing Board of Commissioners, with each of the five (5) members duly elected by Supervisorial District. Each member of the Housing Board of Commissioners in turn appoints a representative to the nine-member Housing Commission, with four (4) at-large members; two (2) selected from tenants of HACoLA developments and two (2) who are receiving Section 8 assistance through HACoLA. The Housing Commission serves as an advisory body to the Board of Commissioners on matters related to the HACoLA, including housing development, modernization, acquisition, management, maintenance, and administration.

The majority of HACoLA decisions, such as procurement, hiring and contracting, are independent of review and approval by the CDBG Division of the CDC. The CDC maintains decentralized procedures by division, with all activities governed by the CDC's Purchasing, Policies, and Procedures Manual. The manual ensures that CDC activities are consistent with Office of Management and Budget regulations. The Central Services Division of the CDC is charged with providing final oversight of procurement and contracting to ensure compliance with adopted policies.

Because HACoLA is part of the overall CDC structure, there is good communication between HACoLA and other divisions of the CDC. Specifically, HACoLA communicates with the relevant divisions of the CDC regarding the public housing comprehensive plan, and proposed demolition or disposition of public housing projects or proposed development sites. The goals of the Public Housing Comprehensive Plan are coordinated with the Consolidated Plan and Annual Agency Plans that are submitted to the CDBG Division for certification of consistency of the Consolidated Plan.

ADDITIONAL HOUSING AND COMMUNITY DEVELOPMENT AGENCIES

Other public agencies, for-profit entities, and nonprofit organizations all play a part in the provision of affordable housing and community services in the Urban County. The CDC strives to coordinate with these organizations in the development of the Consolidated Plan and in the delivery of the programs it covers.

Other County Departments

CDC staff coordinate with various County departments to carry out the County's housing and community development strategies and to allocate CDBG funds to provide funding support to achieve community development goals. These departments include the Departments of Children's Services, Community and Senior Service, County Sheriff, Health Services, Mental Health, Parks and Recreation, Public and Social Services, Public Works, and Regional Planning.

Nonprofit Organizations

Major players in the Urban County's institutional structure for housing and community development include nonprofit organizations. The CDC contracts directly with 85 nonprofit community-based organizations to provide public services to Urban County residents, including a wide range of programs for persons with special needs, the homeless, seniors, youth, and all low- and moderate-income populations. For production of affordable housing, the CDC supplements its own efforts by entering into partnerships with private sector and nonprofit developers and housing development corporations.

STRENGTHS AND GAPS IN THE DELIVERY SYSTEM

The CDC continues to foster greater cooperation and coordination of efforts with other local governmental agencies and has identified a variety of programs, services, and strategies suitable for the significant involvement of other County departments, local municipalities, other agencies, and the private sector. Strengths and gaps regarding the institutional structure emerged from the focus groups, community meetings, forums, and other research.

Focus Group Themes

Particular areas of concern or need for improvement were identified through the four (4) targeted focus groups also held in 2012 during the development of the Consolidated Plan. The focus groups focused on barriers to affordable housing, business and job development, distribution of ESG funds, and coordination of CDBG and HOME funds. Issues identified at those focus groups are detailed earlier in this report and summarized below:

Barriers to Affordable Housing: Three (3) common themes emerged from the discussions related to barriers to affordable housing: regulatory constraints, economic constraints, and alternative approaches to securing and allocating resources. Regulatory constraints listed included unclear definition of "affordable," either by HUD's standards or residents' standards; and lack of flexibility of requirements. Economic constraints in the wake of the loss of redevelopment agency funding and the national economic downturn included lack of resources; cost of housing and building in general; fewer bidders on projects due to high risk; and funds also needed for maintaining and improving housing, not just construction. Suggestions for securing and properly distributing additional resources to assist with the production of affordable housing included: develop projects that contain both affordable and market rate housing; and put more effort into transit-oriented development and higher density projects to lower costs due to parking and commuting.

Business and Job Development: Common themes were financial industry barriers, business development barriers, and alternative funding approaches. Financial industry barriers, which increased as a result of the economic downturn, included: more rigid requirements for loans; and lack of funding to provide funds for start-up businesses. Other business development barriers

discussed included lack of infrastructure and knowledge for small businesses; difficulty attracting businesses; lack of state assistance; trouble with revitalization; and insufficient CDBG funding to implement strategies. Alternative approaches suggested included: smaller level microloans; funds for start-up businesses; nontraditional lending partners for loans to get banks back on board; assess community needs (grocery, banks, etc.), recruit businesses to keep people in the community; work with groups of businesses to identify funding gaps; and explore waiver on state fee/insurance requirements.

CDBG/HOME Coordination: The discussions related to CDBG and HOME coordination centered on three (3) primary areas: recent funding cuts, focus on rental property, and suggestions for securing and allocating resources. The group discussed the impacts of the elimination of redevelopment agency funding, cuts made to the CDBG and HOME programs, and cities that are unable to deal with the cuts and are choosing to opt out of receiving these funds. Also covered were reasons and ways that some cities have refocused their now more-limited funds on goals such as creating and maintaining rental properties rather than owner properties. Several other ways to appropriate administer remaining CDBG and HUD funds were addressed, such as: make housing permanently affordable by focusing funds on the unit; focus on redevelopment; create consistent requirements for HOME grantees; work with the City of LA to gain approval on enterprise zones; and increase funding threshold to focus on higher-cost, longer-term projects.

ESG Coordination: Common themes were related to identifying need, systemic barriers in the homeless services system, and suggestions to overcome barriers. There was a consensus among the focus group members that identifying the need for homeless services can be a major barrier, and creates issues throughout the process of providing those services. The group identified several ways that make the actual homeless need difficult to pinpoint, including different and often constrictive definitions of "homelessness" across agencies; ways in which the homeless count could have been thrown off. Systemic barriers to effectively administering homeless services, particular gaps in the delivery system, included: lack of communication and coordination between agencies; lack of flow from shelters to transitional housing to permanent housing; inflexible requirements from federal departments/programs; lack of funding for permanent housing services and administrative expenses; and lack of proper education and training in emergency shelters. Several suggestions to overcome barriers were addressed: targeting specific groups to ensure success; working with other community support systems not funded by federal programs; standardizing the process for LAHSA assistance; and meeting face-to-face with other agencies to foster stronger relationships.

Identified Strengths and Gaps

As noted previously, strengths and gaps in the institutional structure emerged from the focus groups, community meetings, forums, and other research. The primary gaps to be addressed over the five-year Consolidated Planning period are:

Gap #1: Lack of resources and coordination of available resources

Gap #2: Lack of supportive and affordable housing coordination

Gap #3: Lack of sufficient public and private partnerships

Gap #4: Insufficient coordination, technical assistance, and information sharing among housing and community development partners

STRATEGIES TO ADDRESS STRENGTHS AND GAPS IN THE DELIVERY SYSTEM

The identified strengths and gaps provide the basis for cooperative strategies to fill gaps in the Urban County's housing and community development delivery system. As the lead agency for the *2013–2018 Los Angeles Urban County Consolidated Plan for Housing and Community Development*, the CDC's focus on the institutional structure involves a broad strategy of coordination, empowerment, and communication with the public, private, and nonprofit sectors. This section discusses the CDC's five-year strategies to address relevant institutional structure gaps.

Gap #1: Lack of resources and coordination of available resources
Strategy #1: Leverage housing and economic development resources

The use of public funds and solicitation of private resources is a key element in expanding the supply of affordable housing and in neighborhood revitalization efforts. The organizational structure of the CDC optimizes the coordination of a variety of resources brought to bear in the production of affordable housing. The CDC administers housing activities that range from the production of rental housing to the funding of a First-Time Homebuyer Program and fulfills the role of "lender of last resort" for activities serving very low-income and special need beneficiaries. These activities are not typically produced through conventional financing.

Typically, the CDC lacks sufficient and flexible monetary resources to meet the demand generated for these activities. The County's fiscal crisis has severely affected its ability to provide basic services at previous levels. The shortage of resources means that fewer affordable housing units can be preserved or produced and, consequently, longer waiting lists for public housing result. Even with the availability of a variety of programs, resources for affordable housing, supportive services, and facilities for persons with special needs remain scarce. Like most jurisdictions, Los Angeles County has insufficient resources to meet these needs. The need for increased revenue for these items on the federal, state, and county levels competes with other legitimate public priorities, including education, transportation, healthcare, and welfare.

The CDC attempts to assemble a package of resources that can be applied, as appropriate, at every stage of the development process. Greater flexibility in the use of federal funds to "take-out" other federal monies and collateralize private financing would be useful.

Gap #2: Lack of supportive and affordable housing coordination
Strategy #2: Coordinate housing production and preservation activities for supportive and affordable housing

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

Gap #3: Lack of sufficient public and private partnerships
Strategy #3: Create and strengthen public and private partnerships

The CDC works with local nonprofit organizations, including HOME program community housing development organizations (CHDOs). The CDC has established public–private partnerships in the production and rehabilitation of service-enhanced housing.

Gap #4: Insufficient coordination, technical assistance, and information sharing among housing and community development partners
Strategy #4: Improve communication with housing and community development partners through capacity building activities

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

Capacity Building and Technical Assistance

The CDC provides technical assistance to agencies to help them build capacity, carry out housing and community development activities, and coordinate with other agencies. The following are the tools that are implemented to increase effective information sharing and coordination with CDC partners:

Technical Assistance: The CDC makes technical assistance available to all agencies to help them carry out their activities.

City Quarterly Meetings: In an effort to foster creative thought and policy development designed to enhance community development strategies and to further develop partnerships with the participating cities, the CDBG Division hosts City Dialogues each quarter. The purpose of these meetings is to provide beneficial information and facilitate discussions of mutual interest, including those impacting community, economic, and housing development, that can assist city staff in the administration of its programs.

City Individual Meetings: The CDBG Division also offers individualized meetings with participating cities to further acquaint city staff with programs offered by the CDC, and to discuss administrative issues relative to the CDBG Program. Through the one-on-one meetings, the CDBG Division can provide specific responses to any questions city staff may have relative to eligible CDBG activities and other CDC programs, including the business loan programs, residential rehabilitation grants, and homeownership programs. These meetings provide an occasion to discuss administrative issues, including HUD regulations requiring grantees to have no more than 1.5 times its annual allocation unused 60 days before the end of each fiscal year, and explore new ways to utilize a city's funds to meet this requirement.

Outreach to the Business Community: The CDC actively coordinates and shares information with businesses. Government and the community both provide proactive support for the local business community. The CDC allows participating cities to determine locally defined needs and solutions. Coordination occurs at the sub-regional, multi-jurisdictional levels.

H. ANTI-POVERTY STRATEGY

Many factors contribute to poverty, including a low level of education, a lack of job skills, a depressed regional economy, and a shortage of affordable childcare. The CDC's goals, programs, and policies for producing and preserving affordable housing and community development activities contribute to reducing the number of poverty level families. Over the five-year period, the CDC will continue to support its job training programs and economic development activities to expand employment opportunities. In addition, the CDC will fund social service activities such as parenting classes, teen programs which prevent illicit activities such as gangs and drug abuse, childcare programs, and education programs. These programs are aimed at preventing low- and moderate-income persons and families from falling into poverty.

The CDC supports the State's overall anti-poverty strategy of moving low-income people to self-sufficiency in part by funding activities with CDBG, HOME, and ESG. The CDC consults with many public, private, and nonprofit organizations to ensure that its goals, programs, and policies for activities.

Defining Poverty

The extent of poverty in the Urban County is discussed in **Section III. D. Poverty and Food Insecurity,** where poverty thresholds are also reviewed. Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. The poverty thresholds were originally derived using U.S. Department of Agriculture food budgets designed for families under economic stress and data about the portion of their income families spent on food. The official

poverty definition counts monetary income earned before taxes and does not include capital gains and non-cash benefits such as public housing, Medicaid, and food stamps.[134][135]

The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index for All Urban Consumers; because of this, in areas such as California and New York, where cost of living is higher than the national average, the federal threshold may not include many people whose incomes are insufficient for the area in particular. If the federal definition of poverty were adjusted to take into account differences in housing costs between geographical areas, estimations of the poor and struggling populations could be far more accurate, making a much larger group of persons eligible for a variety of assistance programs and making more accurate formula funding allocations. Many organizations have recommended such a change, including the National Academy of Sciences (NAS) Panel on Poverty and Family Assistance, which created experimental poverty thresholds used by the Census Bureau in combination with HUD Fair Market Rent data. Median gross rent estimates from the ACS and Regional Price Parities estimated by the BEA could also be used.[136]

Because the typical monthly housing cost in Los Angeles County is much higher than the typical monthly cost nationally and in more rural parts of the country, a regional poverty threshold based on housing in addition to food costs could more accurately describe poverty in the County. Under national standards, a family of three (3) in Los Angeles County earning, for example, 200 percent of the federal poverty threshold ($17,916 in 2011, weighted average) is forced to pay a much larger *share* of its income on housing than a family of three (3) earning the same amount, living in a lower-cost county or state.

Despite the shortcomings of the federal poverty definition when applied in Los Angeles County, as measured in the 2006–2010 ACS, poverty was prevalent in Los Angeles County, at a rate of 15.7. However, the Urban County experienced a lower poverty rate than all these areas, at 11.6 percent, just under the national rate of 13.8.[137] This rate was notably lower than the 17.1 percent seen in the remainder of the county, which includes the city of Los Angeles and other large cities.

[134] *How the Census Bureau Measures Poverty*, http://www.Census.gov/hhes/www/poverty/about/overview/measure.html

[135] The Orshansky poverty thresholds, developed in 1963 and 1964, were based on the expectation that a family should spend no more than one third (1/3) of its annual income, adjusted for inflation, on food, the only generally accepted standard of adequacy for essential living. However, since that time changes in consumption patterns and food prices have lowered the average portion of income spent on food, while medical and housing costs have increased dramatically. While poverty calculations have since been revised several times, they may not include many families considered to be poor by contemporary standards.—Fisher, Gordon M. *The Development of the Orshansky Poverty Thresholds and Their Subsequent History as the Official U.S. Poverty Measure*, 1992. http://www.census.gov/hhes/povmeas/publications/orshansky.html

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

[137] U.S. Census Bureau, 2006–2010 ACS Five-Year Estimates, American Fact Finder, http://factfinder2.Census.gov/faces/nav/jsf/pages/index.xhtml

GOALS, PROGRAMS, AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

The CDC supports the State's overall anti-poverty strategy of moving low-income people to self-sufficiency in part by funding activities with CDBG, HOME, and ESG. The CDC consults with many public, private, and nonprofit organizations to help ensure that its goals, programs, and policies for activities are effectively coordinated to best reduce the number of poverty level families. The CDC's anti-poverty goals fall into several categories:

Affordable Housing: Providing low-income households with housing assistance allows them to live in safe, decent, attractive housing. It provides a base for them to maintain employment, provides a nurturing environment to raise children, and helps them become a part of the community where they work. The affordable housing projects funded by the CDC for low-income renters and homeowners directly support the anti-poverty strategy. Homeownership also helps families build individual wealth by building home equity.

Job Training: Education and training are important to help low-income persons to gain the skills needed to obtain and maintain employment. As part of welfare reform activities, the CDC will continue to implement the job training programs and activities to help families transition out of the public assistance dependency cycle. In addition, the CDC will make every effort to provide additional opportunities through the federal Section 3 program. This program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- and moderate- income residents in connection with projects and activities in their neighborhoods.

Supportive Services: Such service enables people to prepare for, find, and keep jobs. Families moving from welfare to working need a variety of services to help them find and keep employment and successfully transition off of assistance. Over the five-year planning period, many of the CDBG-funded public services help with this goal.

Safe, Affordable Child Care: Childcare facilities and services are necessary if families are to move from the welfare rolls to the job rolls. As part of welfare reform activities, the CDC will continue to implement childcare programs and activities to assist families to transition out of the public assistance dependency cycle.

Transportation: Lack of transportation is one of the most common barriers to employment. The most frequently authorized transportation services are bus passes to enable lower-income people to travel to job locations and schools. Annual Action Plans describe activities that will provide bus tokens and vouchers for persons that are homeless so that they are able to receive job training, education assistance, and access to gainful employment. Transportation will also be provided to teenage parents to allow them to attend education classes and receive other training to develop marketable skills to enter the workforce.

Other: In addition, the following programs also serve to assist persons to meet their basic needs and/or to become self-sufficient:

- Family Self-Sufficiency program, which helps residents set and achieve personal, educational, and career objectives as well as transition to market rate rental housing or homeownership.
- Computer learning centers, which offer literacy and other remedial education, English as a Second Language, GED (General Equivalency Degree) preparation, and computer classes.
- The Living Wage Program, which requires applicable contractors and their subcontractors to pay their full-time employees providing services to the CDC no less than a living wage.

COORDINATION OF PROGRAMS AND SERVICES WITH ANTI-POVERTY EFFORTS

The CDC integrates housing services and social services by working closely with several County departments. These departments include the departments of:

- Regional Planning,
- Community and Senior Services,
- Mental Health Services,
- Public Works,
- Public Social Services,
- Sheriff,
- Parks and Recreation,
- Children Services, and
- Health Services.

Many programs are jointly funded, and staff from the various departments work together to provide housing services in concert with social services to improve the lives of low- and moderate-income residents, including the homeless and those with special needs.

The CDC is deeply involved in planning for the implementation of welfare reform both in its role as the County's community and economic development arm and as the Housing Authority of the County of Los Angeles (HACoLA). Linkages have been strengthened between the CDC and other County departments and agencies active in this area.

ANTI-POVERTY ROLE OF THE CDC AND PARTICIPATING CITIES

CDBG, HOME, and ESG-Funded Activities

Congress designed the CDBG, HOME and ESG programs to serve lower-income people, some of whom may meet the federal poverty definition, and at least 51 percent of whom are low- and moderate-income individuals and families.

CDBG: At least 70 percent of all CDBG funds must be used for activities that are considered under program rules to benefit low- to moderate-income persons. Additionally, every CDBG activity must meet one (1) of three (3) national objectives:

- Benefit low- and moderate-income persons (at least 51 percent of beneficiaries of low- to moderate-income);
- Address slums or blight; or
- Meet a particularly urgent community development need.[138]

HOME: Under the HOME Investment Partnerships Program (HOME), households must earn no more than 80 percent of the Area Median Income (AMI), adjusted for household size, to be eligible for assistance. Furthermore, 90 percent of HOME participating jurisdictions' (PJs') annual HOME allocations invested in affordable rental housing must go to assist households earning no more than 60 percent AMI (the "90/60" rule).

ESG: The Emergency Solutions Grants (ESG) program provides homeless persons with basic shelter and essential supportive services. The program helps persons experiencing housing crisis or homelessness find permanent, stable housing through a rapid re-housing program, and supports homelessness prevention activities. It also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

The County's ESG program is administered through the Los Angeles Homeless Service Authority (LAHSA), a joint powers authority created by the City and County of Los Angeles. LAHSA supports, creates, and sustains solutions to homelessness in Los Angeles County by providing leadership, advocacy, planning, and management of program funding. LAHSA provides funding and guidance for a vast network of local, non-profit agencies with missions to help people overcome homelessness permanently. These agencies are dedicated to providing as much assistance as possible, including emergency shelter, to help homeless persons with housing, case management, counseling, advocacy, substance abuse programs, and other specialized services.

STATEWIDE PROGRAMS

A variety of related programs and services exist within the State of California.

Welfare Programs

The CDC's anti-poverty strategy and activities support the overall efforts of the State to move low-income families to economic self-sufficiency. The California Department of Social Services is the nexus of the State's Welfare-to-Work program and is thus the lead anti-poverty agency in the State.

[138] HUD, http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/entitlement

California's welfare reform plan, known as the California Work Opportunity and Responsibility to Kids (CalWORKs), serves all 58 counties in the State and is operated locally by county welfare departments. CalWORKs gives cash aid and services to eligible needy California families. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, it may be eligible to receive immediate short-term help. Homeless assistance is included in the CalWORKs program, divided into the Temporary and Permanent homeless assistance programs.

Welfare-to-Work requirements encourage more families to gain employment and move off assistance. The combination of mandating work-focused activities and increasing incentives to work will reduce the amount needed for monthly benefits. Reductions in the number of families receiving assistance and for monthly benefits received will result in savings that can be reinvested to assist more families to become self-sufficient.

IX. MONITORING

A. INTRODUCTION

As the lead agency for the *2013–2018 Los Angeles Urban County Consolidated Plan for Housing and Community Development*, the CDC has the responsibility to ensure that the Urban County's CDBG, HOME, and ESG programs follow applicable laws and regulations. Therefore, the CDC continually hones its monitoring procedures. It views monitoring as an opportunity to provide ongoing technical assistance and support to help its grantees and participating cities reach project goals, achieve Consolidated Plan goals, and improve service.

Monitoring by the CDC is not just a regulatory process or a fact-finding mission. Instead, it involves effective communication and cooperative, problem-solving relationships between the CDC and its partners. This section describes how the CDC monitors all projects funded by CDBG, HOME, and ESG funds. It also describes the monitoring procedures the CDC uses to ensure progress on Consolidated Plan strategies and activities.

MONITORING OBJECTIVE

The CDC's principal monitoring objective is to ensure that federal funds received from HUD are used only for approved activities and are administered according to all applicable statutory and regulatory requirements. This established monitoring approach provides an early indication of potential problems in meeting applicable requirements. This approach also helps to prevent fraud, waste, and mismanagement.

To achieve this monitoring objective, the CDC uses an interactive, ongoing process. This approach includes instructional training, ongoing technical assistance, routine site visits, quarterly reporting, and annual monitoring. The CDC promotes efficient and effective grantee performance.

B. MONITORING TECHNIQUES

To achieve the stated objective, the CDC maintains a qualified professional monitoring staff, who conduct thorough financial and programmatic monitoring on an annual basis. This monitoring process incorporates a variety of monitoring techniques and tools into a coordinated effort, ensuring that all funded activities receive an appropriate level of review. Currently, the following five (5) types of monitoring techniques are incorporated into the CDC's comprehensive monitoring approach.

Individual Project Monitoring

This is the primary technique used for monitoring and reviewing funded activities implemented by the CDC and its subrecipients. Principally, in-house staff are assigned specific agencies or projects

with the responsibility to conduct comprehensive annual reviews of either active or completed projects.

Team Monitoring

A supplementary technique used by the CDC allows staff the opportunity to schedule monitoring reviews in groups of two (2) or three (3) persons. The tool is effective for conducting in-depth financial and construction compliance reviews. These teams may comprise generalists and specialists including general program managers, accountants, and a construction contract compliance officer. Finally, this technique is utilized to provide ongoing training opportunities for new and inexperienced monitoring staff.

In-House Monitoring

This approach provides greater flexibility for the CDC, and allows for some projects to be reviewed through an in-house process. It allows agencies to bring project documentation into the CDC for review. The technique is used only for very simple projects and in the course of providing technical assistance.

Desktop Monitoring

This fourth monitoring technique is used on a routine basis and provides staff with another tool for examining ongoing project activities. Through this review process, agencies are required to submit quarterly reports that identify ongoing activities. CDC staff then analyze and assess this information and make decisions regarding the need for additional technical assistance or future on-site visits. Desktop reviews include an analysis of an agency's accomplishments to date and their rate of expenditures. This review is documented in the CDC's project files, and serves as a source of information for the final comprehensive review of program performance.

Comprehensive Technical Assistance Visits

Comprehensive Technical Assistance (CTA) visits assist agencies with ongoing projects. If an agency is encountering project implementation problems, CDC staff will visit the agency and conduct a comprehensive review of programmatic and financial records. CDC staff also conducts mid-year technical assistance visits for all community based non-profit organizations administering CDBG-funded programs.

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

IN-PROGRESS MONITORING PROTOCOL

The CDC has enhanced its approach to conducting programmatic compliance monitoring of CDBG-funded activities through the In-Progress Monitoring (IPM) protocol, a proactive strategy that implements the following methods:

- Individual meetings with each sub-recipient city during the planning phase for their new year, to discuss their prior year performance, discuss their plans for new CDBG-funded activities, and provide clarification on any new regulation or policy.
- Desktop monitoring, including review and analysis of information reported by sub-recipients through the CDBG system, supplemented with the sampling of records that support funding of eligible activities.
- Annual field visits to provide tailored technical assistance, review the sub-recipient's recordkeeping system, interview beneficiaries, discuss any client complaints, and review any additional relevant records that cannot be submitted electronically (e.g. voluminous or large documents or confidential client information).
- Timely communication on deficiencies found and required corrective actions, with necessary follow-up.
- An annual report card that summarizes the sub-recipient's performance, including their overall program administration, individual project implementation, and praise for any best business practices.

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

C. MONITORING STRATEGY

The CDC's monitoring plan establishes some general criteria against which funded activities can be evaluated to determine both the necessity for and the appropriate level of review. This approach is based on both past monitoring experience and a "risk analysis" approach. Overall, this approach focuses primarily on reviewing completed projects; however, it also incorporates two (2) levels of review for ongoing or active projects: the desktop monitoring review and the on-site monitoring review, which is used depending on the determined need.

Based on the monitoring tools available and the general assumptions made and described in the following section, the CDC's monitoring staff work to develop an annual monitoring schedule that determines the level of review necessary. Staff then use the appropriate monitoring tools available and ensure that all funded activities receive a professional monitoring to ensure compliance with all CDC and HUD requirements.

Monitoring needs are different for each type of agency or program receiving CDC funding. Using the approaches described above, the following general assumptions and monitoring procedures occur for programs administered by cities, county departments, community-based organizations, and CDC divisions:

PARTICIPATING CITIES

Participating cities, most of which have been involved in the CDBG Program since its inception, are thoroughly acquainted with the program and generally have the most experienced staff. They generally fund continuing activities that change little from year to year and, if costs are questioned, have access to other funding sources that can be utilized to readily repay disbursed funds.

Based on these facts, cities represent the lowest risk potential as it relates to monitoring findings or disallowed costs. For these reasons, it has been determined that some monitoring emphasis can be shifted away to other areas where the potential for problems is higher. To accomplish this, the CDC has determined that ongoing city projects, those activities that are funded annually, can be reviewed every other year, should the following specific conditions exist:

- Either minor or no programmatic or financial findings were identified and resolved during the last review,
- The scope of the activity has not substantially changed,
- There have been no recent staff changes within the program that could jeopardize project integrity, and
- A review of previous program operations indicates a good expenditure and drawdown record with no glaring project/program design deficiencies.

COUNTY DEPARTMENTS

A majority of Los Angeles County department-funded activities are one-time capital improvement projects or continuing activities that change little from year to year. Some specific ongoing public service activities, such as youth programs operated by the County Sheriff's Department, are candidates for in-house monitoring. Depending on their size and scope, other County projects primarily receive individual or group monitoring visits.

COMMUNITY-BASED ORGANIZATIONS

Community-Based Organizations (CBOs) are funded for a wide variety of CDBG- and ESG-eligible activities, especially for public services. However, their experience and training in implementing these activities in compliance with applicable statutory and regulatory requirements vary widely.

In addition, some projects are one-time CDC efforts while others are ongoing activities. Based on this diversity, the CDC has determined that some of these projects can represent the highest potential for

risk, while others represent a very low risk. Therefore, completed projects are candidates for the full range of monitoring tools, from intensive individual reviews to limited reviews conducted within the context of the in-house monitoring approach. Monitoring of CBOs has been augmented by mid-year technical assistance visits that are provided to every CBO in an effort to enhance programmatic compliance. Further, ongoing CBO projects receive annual on-site monitoring visits.

CDC DIVISIONS

Through its internal divisions, the CDC implements a diverse range of projects that include both ongoing and one-time activities. The CDC also maintains experienced staff to implement these efforts. However, just as outside agency projects are assessed and the appropriate monitoring strategies used, the CDC also conducts the same analysis to determine the level of monitoring necessary for its internal divisions.

The CDC's administrative CDBG Division conducts this analysis and monitoring. The CDBG Division maintains a separate and independent relationship from the other internal divisions. Drawing from all available monitoring tools, the CDBG Division closely monitors completed and ongoing projects implemented by the CDC's other divisions.

HOME-ASSISTED ACTIVITIES

As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted units as affordable housing and in compliance with Housing Quality Standards (HQSs). A site visit is made to each development and multifamily rehabilitation project in order to conduct mandatory tenant file reviews and physical inspections. The greater of 10 units or 10 percent of the total development units are inspected and tenant files reviewed. All sampling is performed randomly. Tenant file reviews consist of evaluating documentation, verifying rent amounts, conducting income calculations, and reviewing leases. On-site inspections are performed in accordance with HQSs.

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

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

Inspection Schedules

HQS inspections will be conducted according to the following schedule:

- 26+ units: annually: 10 percent
- 5–25 units: every 2 years: 15 percent
- 1-4 units: every 3 years: 15–25 percent[139]

Tenant File Review, onsite sampling of tenant files with supporting documents, will occur at the following intervals:

- First Review: at lease up
- Second Review: sixth year
- Third Review: 12th year
- Final Review: 18th year

The amount of sampling is 10 percent of HOME-assisted units for 26 or more units and 15 percent for 1–25 units.

[139] HOMEfires, Vol. 3 No. 2, February 2001

X. APPENDICES

APPENDIX A. CITIZEN PARTICIPATION PLAN

The CDC must develop and follow a Citizen Participation Plan to receive federal funds for the CDBG, HOME, and ESG programs. The Citizen Participation Plan covers the five-year Consolidated Plan, each subsequent Annual Action Plan, each year's Consolidated Annual Performance and Evaluation Report, and any Substantial Amendments to the Consolidated Plan or its five Annual Action Plans.

This Citizen Participation Plan is organized in the following structure, and includes an Anti-Displacement and Relocation Plan and plans for citizen participation for environmental reviews and Section 108, EDI, and BEDI grant programs:

I. PURPOSE
II. CITIZEN PARTICIPATION OPPORTUNITIES
III. AMENDMENTS AND ADMINISTRATIVE UPDATES
IV. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
V. TECHNICAL ASSISTANCE
VI. COMPLAINTS AND GRIEVANCES
VII. ANTI-DISPLACEMENT & CITIZEN PARTICIPATION FOR OTHER PROGRAMS

I. PURPOSE

On February 5, 1988, the President signed into law the Housing and Community Development Act of 1987, which, among its many provisions, requires jurisdictions to develop and follow a written Citizen Participation Plan. The Los Angeles County Citizen Participation Plan is intended to ensure full citizen participation in the Los Angeles Urban County program. All community development, housing and emergency shelter activities, either proposed or currently being implemented under the CDBG, ESG, and HOME programs are governed by the provisions herein.

This Citizen Participation Plan sets forth the policies and procedures for citizen participation in Los Angeles County's Consolidated Planning Process. The CDC, as the lead agency for the Consolidated Plan, carries out the responsibility for following the citizen participation process.

This Citizen Participation Plan encourages citizens to participate in the Consolidated Planning process from the beginning. It outlines the procedures for community approval of the Consolidated Plan, for addressing concerns and complaints, and for making amendments to the plan after approval.

Participation Emphasis

The Citizen Participation Plan emphasizes the need to provide citizens with adequate information and to afford them the opportunity to give meaningful input. It encourages participation among our potential program beneficiaries: persons of extremely low, low, and moderate incomes and residents of slum and blighted areas. In addition, it allows citizens to participate in a collaborative process that involves proposing activities and assessing performance.

Levels of Citizen Involvement

This Citizen Participation Plan delineates two (2) levels of citizen involvement. It discusses the extent of involvement required at the local or city level and that required at the regional or countywide level. The CDC, as the administrator of the Los Angeles Urban County program, assumes responsibility for compliance with all citizen participation provisions.

Definition of Terms

For this Citizen Participation Plan, specific definitions must be provided. The CDC and its participating cities are referred to as administering agencies. The term Consolidated Plan refers to both the five-year Consolidated Plan and the Annual Action Plan. Public hearing refers to both public hearings and community meetings for purposes of this Citizen Participation Plan as well as for meeting the requirements for public hearings under the CDBG regulations [Title 24 of the Code of Federal Regulations, Part 91.105(e)(1)].

Because of the diversity of the Los Angeles Urban County and its CDBG beneficiaries, each administering agency may exercise the liberty to expand on the provisions herein. This Citizen Participation Plan and its mandates may not be construed to restrict the responsibility or authority of the County of Los Angeles or any of its CDBG participating cities for the development and execution of its community development program and the Consolidated Plan.

II. CITIZEN PARTICIPATION OPPORTUNITIES

Each aspect of the Consolidated Plan requires different levels of citizen participation. Specific activities are described in each section of the plan itself.

Advertisement and Public Notice

Citizens must be given adequate notice of all hearings and meetings through advertisements in the Los Angeles Times and/or other local publications of general circulation, serving the community of affected citizens. Public notice shall indicate the date, time, location, and purpose(s) of the meeting as well as disclose information that will contribute significantly to the public's understanding of the issues to be discussed at the meetings and hearings. In areas where the CDC has determined that there is substantial non-English speaking population within its jurisdiction, the hearing notice will be

published in English and in the appropriate language(s). Public hearings and community meetings will be advertised at least 14 calendar days in advance of the hearing and at the beginning of official public comment periods.

The CDC will use additional means of advertising as appropriate, including: posting notices on the CDC's Web site; mailing flyers, distributing or posting notices at libraries, parks, and other public areas; posting banners at public venues; placing radio public service announcements; developing press releases; and sending notices to community organizations.

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

Administering agencies shall ensure that architectural barriers do not preclude the attendance of disabled persons at meetings and hearings convened under this Citizen Participation Plan. In addition, accommodations will be made, upon request, for attendees who are either visually or hearing impaired.

For requests for special accommodations or materials in alternative format, please contact Raymond Webster at (626) 586-1755 (VOICE) or the California Relay Service at (800) 735-2959 (TTY) and reference Mr. Webster with at least five business days' notice.

For local meetings in areas with significant non-English speaking population, translators shall be provided and meeting materials made available in the appropriate languages.

Limited English Proficient Persons and the Language Access Plan

The CDC will make every effort to ensure that Limited English Proficient (LEP) persons have meaningful access to federally funded programs and services as is required under Title VI of the Civil Rights Act of 1964.

The Los Angeles Urban County has a diverse population where many languages are spoken. The major languages spoken other than English are Spanish, Chinese, Korean, and Russian. A substantial number of persons that speak these languages do not speak English or speak English very well and are considered Limited English Proficient (LEP).

Regardless of which language a person speaks or their ability to speak English, the CDC will make every effort to ensure that they have meaningful access to federal funding services through either oral interpretation or written translations of vital documents.

Since the Los Angeles Urban County has such a large number of LEP persons, all countywide public notices and public hearings must ensure that language services are provided or available. For example, each year the public notice for the Annual Action Plan will be printed in various languages and translation services will be provided as necessary for the public hearing.

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

To assist participating agencies, the CDC has developed a bulletin instructing them to conduct the four-factor analysis and develop their own Language Access Plan (LAP) to ensure that LEP persons have meaningful access to their federally funded programs and services. The CDC will also provide technical assistance to assist the agencies in conducting the four-factor analysis and in developing their Language Access Plans.

The four-factor analysis is as follows:

Factor 1: Determine the number or proportion of LEP persons served or encountered in the eligible service area.
Factor 2: Determine the frequency with which LEP persons come in contact with program.
Factor 3: Determine the importance of the information, services, program, or the activity to people's lives.
Factor 4: Assess costs versus resources and benefits in providing language services.

The CDC is confident that no person will be denied federally funded services based on their ability to speak English.

Information and Access to Public Records

All citizens will be given reasonable access to information and records regarding the Consolidated Plan and the programs and projects it covers. Such information and records will be available at the offices of the administering agencies, Monday through Friday from 8:00 a.m. to 5:00 p.m., or within normal business hours of the agencies.

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

The Consolidated Plan, Action Plan, and Consolidated Annual Performance Report (CAPER) will be available in alternative formats accessible to persons with disabilities, or in other languages upon request. Please telephone the Community Development Commission at (616) 586-1755 to request copies in alternative formats. You may also submit your request in writing to the following:

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

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

Copies may be requested in person, by mail, email or by telephone. Program records maintained on file, or requiring research and compilation, shall be provided within a reasonable time period upon receipt of a written request, which specifically states the information desired. All books and records relating to the Consolidated Plan shall be maintained and available for a minimum period of five years. Current copies of all major documents related to the Consolidated Plan and Consolidated Annual Performance and Evaluation Report (CAPER) will be posted on the CDC's Web site at www.lacdc.org.

This paragraph is not intended to supersede the provisions of the Freedom of Information Act of 1966, as amended, which covers all programs and activities in the Consolidated Plan.

Citizen comments for all matters related to the Consolidated Plan can be directed to:

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

Citizen Participation in Unincorporated Areas

Before submission of the five-year Consolidated Plan and each Annual Action Plan, administering agencies must solicit citizen input at all stages of the community development planning process through public meetings. The meetings are held in targeted areas at times and locations throughout the Urban County convenient to potential and actual program beneficiaries, including locations in strategic areas, to encourage attendance by extremely low, low, and moderate-income persons and persons living in slum or blighted areas.

The CDC holds five (5) community meetings each year at the beginning of the planning process. Citizens are notified of the locations of the community meetings through advertisements in several newspapers not less than 14 calendar days before the first meeting. These meetings are held to obtain citizens' views on housing and community development needs and to give citizens the opportunity to review program performance.

To facilitate substantive input, persons attending the meetings are furnished with the following information:

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

Community Meeting Format

Citizens are invited to attend community meetings to learn about the programs and services available to them through the CDC, the Housing Authority, and other Urban County CDBG programs. They are also invited to express their views on their neighborhood's housing and community development needs. The community meetings are comprehensive, interactive forums for citizens, facilitated by CDC staff, to identify community and economic development needs.

The goals of the meetings include increasing public attendance through a proactive marketing strategy, which includes partnerships with community leaders and organizations, direct mailings to unincorporated area residents, and local advertisements. The meetings provide a less formal and more interactive forum using examples of existing projects benefiting the neighborhood and a discussion of the community needs and local programs. In addition, a survey is administered to receive input on neighborhood housing and community development needs.

Briefings

In addition to annual community meetings, the CDC also involves the public in citizen advisory meetings and holds or attends other meetings to inform the public on specific CDBG or HOME funded programs. The CDC also holds or participates in homebuyer fairs throughout the County to ensure that residents are aware of CDBG and HOME funded programs that offer first-time homebuyer assistance. Lastly, the CDC, upon request by Supervisorial District or the public, attends regularly scheduled meetings by various nonprofit or civic organizations to inform them of available CDBG-funded programs as well as the availability of funding within their geographic area.

Involvement of Public Housing Residents

The CDC, in consultation with the Housing Authority of the County of Los Angeles (HACoLA) staff, specifically markets the community meetings to public housing residents through direct mailings, fliers, and announcements at resident council meetings to encourage public housing residents to participate in the planning process. The HACoLA's Housing Commission also holds a public hearing

each year to consider the approval of the Action Plan as well as specific CDBG-funded programs that may affect public housing residents.

Community Meeting Comment Period

County residents have the opportunity to present oral or written comments by attending a community meeting. Residents unable to attend a community meeting are invited to submit written comments during the community meeting period and up to 30 days after the last community meeting for inclusion in a summary of the community's input used during the County's planning process.

The CDC will include all public comments made both orally and in writing in the Consolidated Plan. The CDC will attach a summary of these comments and a summary of comments not accepted (and the reasons therefore) to the Consolidated Plan.

Publishing the Final Consolidated Plan

Following the public hearing, the Board of Supervisors authorizes submission of the final Consolidated Plan to HUD. The CDC shall make copies of the final Consolidated Plan available to the public for review at the CDC, at several public libraries throughout the County, and on the CDC Web site: www.lacdc.org. Final copies shall also be made available to the participating cities.

Citizen Participation in Participating Cities

Each participating city gives its constituency the opportunity to provide citizen input on housing and community development needs at a community meeting or public hearing by:

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

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

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

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

Countywide Public Hearing and Comment Period

After publication of the draft Consolidated Plan, the Board of Supervisors convenes a public hearing to obtain views of County residents on projects proposed for funding in the ensuing program year. The Consolidated Plan, developed and disseminated by the CDC, describes each proposed project in sufficient detail to enable citizens to determine how they may be affected. The CDC shall make copies of the draft Consolidated Plan available to the public for review at the office of the CDC, at public libraries throughout the County and on the CDC's Web site. Citizens will be notified of library locations and the time and location of the public hearing through advertisement of a public notice in several newspapers and on the Internet at least 30 calendar days before the public hearing. Citizens will have 30 calendar days and up to the day of the public hearing to comment. Before the day of the public hearing, comments must be made in writing to the CDC.

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

III. AMENDMENTS AND ADMINISTRATIVE UPDATES

As specified in CDBG regulations [Title 24 of the Code of Federal Regulations, Part 91.505(a)], the CDC shall amend the Consolidated Plan when it:

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

Standard Amendments

Amendments that are not considered substantial shall be referred to as standard amendments. Standard amendments do not require citizen participation.

Substantial Amendments

The County of Los Angeles has determined that an amendment is substantial when:

- The use of CDBG funds is changed from one eligible activity to another
- A new activity is proposed that is not contained in the Annual Action Plan
- A funded activity described in the Annual Action Plan is cancelled

The CDC will provide affected citizens a period of not less than 30 calendar days to make comments on a substantial amendment before it is implemented. Acceptable methods of meeting the citizen participation requirements include:

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

Notification to the public shall advise citizens of how and where to submit comments on the proposed changes. A summary of these comments, and a summary of comments not accepted and the reasons therefore, shall be attached to the substantial amendment that is submitted to HUD.

Activities Exempt from Substantial Amendment Citizen Participation Requirements

It may be necessary to amend the Consolidated Plan in the event of an emergency such as an earthquake, wildfire, severe storm, flood, or mudslide. These amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet community development needs that have a particular urgency. Therefore, the CDC and/or participating cities may utilize CDBG or HOME funds to meet an urgent need without a 30-day public comment period, which is otherwise required for substantial amendments.

Urgent Needs: To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate existing conditions that the CDC certifies:

- Pose a serious and immediate threat to the health and welfare of the community;
- Are of recent origin or recently became urgent;
- The County and/or participating city is unable to finance the activity on its own; and,
- Other resources of funding are not available to carry out the activity.

A condition will generally be considered to be of recent origin if it is developed or became critical within 18 months preceding the CDC's certification.

Records documenting the certification will include:

- A description of the condition that was addressed, showing the nature and degree of seriousness of the threat imposed;
- Evidence that the CDBG activity was designed to address the urgent need;
- Information on the timing of the development of the serious condition; and,
- Evidence confirming that other financial resources to alleviate the need was not available to the county and/or participating city.

Urgent need activities may include the following:

- Clearance of debris;
- Provision of extra security patrols;
- Demolition, clearance and/or reconstruction of damaged property posing an immediate threat to public safety;
- Emergency reconstruction of essential water, sewer, electrical and telephone facilities;
- Emergency repair of streets and sidewalks; and,
- Providing a variety of relief services to individuals.

Administrative Updates

Changes to the Consolidated Plan that do not meet the criteria for standard or substantial amendments and do not require citizen participation are defined as administrative updates. Examples of administrative updates include: grammatical or structural edits that do not substantially change the scope or meaning of an activity; and changes in the coding or eligibility determination of a project that do not change the scope, location, or beneficiaries.

Submission of Amendments and Administrative Updates to HUD

The CDC will submit Substantial Amendments to HUD on a quarterly basis. Standard Amendments and Administrative Updates are not formally noticed to the public, nor submitted to HUD. However, documentation describing general changes and/or identifying specific changes will be included in the annual Consolidated Annual Performance and Evaluation Report (CAPER), which is made available to the public.

IV. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Current regulations require that the CDC prepare and submit to HUD by September 30 of each year a Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER allows HUD, local officials, and the public to evaluate the CDC's overall performance, including whether activities and strategies undertaken during the preceding year actually made an impact on the goals and needs identified in the five-year Consolidated Plan and Annual Action Plan.

Before submitting the CAPER to HUD, a notice is published in a newspaper of general circulation that serves the community of affected citizens. The notice will indicate that copies of the CAPER are available for public review for a period of not less than 15 calendar days. The document will be available for review at the offices of the CDC, at several public libraries throughout the County, and on the CDC's Web site: www.lacdc.org.

The notification will also advise citizens of how and where to submit comments on the CAPER. A summary of these comments, and a summary of comments not accepted and the reasons therefore, shall be attached to the CAPER before it is submitted to HUD.

Availability Of Final Caper

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

V. TECHNICAL ASSISTANCE

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

VI. COMPLAINTS AND GRIEVANCES

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

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

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

Timely Response

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

Within 15 calendar days of receiving the complaint, the CDC shall discuss the matter with the administering agency and respond to the complainant in writing. A copy of the CDC's response will

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

VII. ANTI-DISPLACEMENT & CITIZEN PARTICIPATION FOR OTHER PROGRAMS

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

Background

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

In addition, the CDC follows the Citizen Participation process required in Paragraph 6012 of the State of California Relocation Regulations and HUD relocation regulations found in HUD Transmittal 1378 Paragraph 2-2. A summary of that process follows:

"All persons who may be displaced, neighborhood groups, formed relocation committees or similar individuals or organizations shall be given an opportunity and will be encouraged fully and meaningfully to participate in reviewing the relocation plans and/or assessments."

Displacement

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

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

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

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

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

Relocation of Displaced Persons

When a substantial number of persons will be displaced from their dwellings the CDC shall encourage the residents and community organizations in the displacement area to form a relocation committee. The committee shall include, when applicable, residential owner occupants, residential tenants, business people, and members of existing organizations within the area. In lieu of initiating a new process of citizen participation, public entities, which have conducted or are conducting a citizen participation process as part of an existing development program, will be utilized and committees they formed may be substituted if the goals of Citizen Participation will be reached.

During the relocation planning process the CDC will, at a minimum, guarantee the following:

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

Change in Use of Real Property

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

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

1. The new use of such property qualifies as meeting one of the national objectives and is not a building for the general conduct of government; or

2. The recipient determines, after consultation with affected citizens, that it is appropriate to change the property's use to another use which does not meet a national objective and reimburses the CDBG program in the amount of the current fair market value of the property, less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of and improvements to the property.

Citizens will be informed of changes in the use or planned use of property by means of a notice, which will be published in a newspaper of general circulation that serves the community of affected citizens. The notice will provide a description of the proposed change in use or planned use of the property and will also advise citizens of how and where to submit comments. Citizens will have an opportunity to comment on the proposed change in use or planned use of property for a period of not less than 15 days.

Further details on changes in use requirements are set forth in the CDBG regulations [Title 24 of the Code of Federal Regulations, Part 570.505].

Citizen Participation for Environmental Reviews

In accordance with the provisions of 24 CFR Part 58, the CDC has assumed from HUD the role of "Responsible Entity" for certain federally funded programs within the County of Los Angeles. As a "Responsible Entity," the CDC must assume the responsibility for environmental review, decision-making, and action that would otherwise apply to HUD under the National Environmental Policy Act of 1969 (NEPA) and other provisions of law that further the purposes of NEPA.

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

Citizen Participation for Loan Guarantee Programs

In accordance with Section 108 regulations, Subpart M-Loan Guarantees [Title 24 of the Code of Federal Regulations, Part 570.704], the CDC will comply with the following pre-submission and citizen participation requirements before submitting an application for Section 108 loan guarantee assistance to HUD. These requirements will also apply to the submission of an Economic Development Initiative (EDI), and Brownfield Economic Development Initiative (BEDI) application.

1. The CDC will develop a proposed application to include the community development objectives and activities the CDC proposes to pursue and carry out with the Section 108 funds. Each activity will be described in sufficient detail, including the provision under which the project is eligible, the national objective it meets, the amount of funds expected to be used, and the activity's location to allow citizens to determine the degree to which they will be affected. The proposed application will also indicate which activities will generate program income and where citizens may obtain additional information about proposed activities. The proposed application will also include a description of the pledge of grants required under Title 24 of the Code of Federal Regulations, Part 570.705(b)(2).
2. The CDC will also publish countywide a public notice which will include its proposed application so as give affected citizens an opportunity to examine the application's contents and to make comments. The public notice will also advise citizens on how and where to submit comments as well as notify citizens of when and where a public hearing will be held at which they can provide further input on the proposed application. The public notice will be published at least 14 calendar days in advance of the public hearing.
3. A minimum of two (2) public hearings, held at different stages of the Consolidated Plan citizen participation process, will be held for the purpose of obtaining the views of citizens and formulating or responding to proposals and questions. At least one of these hearings will be held before submission of a Section 108 application to HUD to obtain the views of citizens on community development and housing needs. At the hearing, each activity will be described in sufficient detail including: the provision under which the project is eligible, the national objective to be met, the amount of funds expected to be used, and the activity's location so that citizens can determine the degree to which they will be affected. Citizens will have up to 14 calendar days and including the day of the public hearing to comment.
4. Once the CDC has published the public notice and held the public hearing, the CDC will determine if the proposed application needs to be modified, based on comments and views received, before submitting the application to HUD. Upon completion, the final application will be made available to the public at the CDC's office.

APPENDIX B. FOCUS GROUP REPORTS

1) BARRIERS TO AFFORDABLE HOUSING

Introduction

On July 11, 2012, representatives of several organizations in Los Angeles County participated in a focus group to identify barriers to the provision and development of affordable housing in the Los Angeles Urban County. Convened by the Community Development Commission (CDC) of the County of Los Angeles, focus group participants represented the public, private, and nonprofit sectors, all stakeholders in the process of delivering affordable housing for citizens in the Urban County.

This report presents the ideas of the focus group participants and reports recommendations for the CDC to consider as it develops its *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*. Using this evaluation, the CDC can better understand how it can facilitate a cooperative approach to address priority housing needs outlined in its Consolidated Plan.

Focus Group Purpose

Consolidated Plan requirements include examining and describing both the local housing market and local housing needs, particularly for lower income households. The CDC must then prioritize housing needs and set long-term strategies to address those needs. Each year, the CDC uses the County's CDBG and HOME resources to fund housing activities and projects to carry out those strategies.

As part of its public involvement and research into housing needs, the CDC:

- Conducted research by gathering data and consulting with other organizations,
- Designed and compiled a community development survey that included questions about housing, and
- Held community meetings related to housing needs.

The focus group was part of the CDC's planning effort to develop the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*. The CDC also sponsored this affordable housing focus group to examine how to better promote the delivery of affordable housing in the Urban County. The goal was to generate answers to the following questions:

- What are the County's greatest housing needs?

- What regulatory, administration, or policy constraints do you see impacting affordable housing?
- Are there any building or zoning barriers that are affecting affordable housing?
- Are there any market or other constraints affecting affordable housing?

Consolidated Plan Background

The U.S. Department of Housing and Urban Development (HUD) annually awards funds to the Urban County, comprising 49 participating jurisdictions in the County of Los Angeles, plus the unincorporated areas of the County. The CDC administers the formula grant programs on behalf of the Urban County and distributes Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) funding.

An In 1994, HUD issued new rules to consolidate the planning, application, reporting, and citizen participation processes for the formula grant programs. The new single-planning process, termed the Consolidated Plan for Housing and Community Development, was intended to more comprehensively fulfill these basic goals:

1. *Provide decent housing,*
2. *Provide a suitable living environment*, and
3. *Expand economic opportunities*.

The Consolidated Plan is a three-part process comprising:

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

The first element referred to above, the strategic plan, also has several key parts:

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

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

Furthermore, the Consolidated Plan is designed to be created through a collaborative process whereby a community establishes a unified vision for community development actions. It offers the Los Angeles Urban County the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a

comprehensive context, and to reduce duplication of effort at the local level. Thus, the Consolidated Plan functions as:

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

The *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County* is the comprehensive five-year planning document identifying needs and respective resource investments in satisfying the Urban County's housing, homelessness, non-homeless special population, community development, and economic development needs. The plan outlines goals for CDBG, HOME, and ESG funds.

Community Development Block Grant Program

On behalf of the County, the CDC receives about $21 million annually in CDBG funding that strengthens neighborhoods throughout Los Angeles County. The CDC targets CDBG funding to benefit low- and moderate-income residents earning 80 percent or less of the County area median income.

HOME Investment Partnerships Program

The CDC receives about $7 million in HOME funds each year on behalf of the County. The CDC expends funds for housing development and rehabilitation for participating cities and in the unincorporated areas of the County. The CDC also uses HOME funds for a first-time homebuyer program.

Emergency Solutions Grants Program

The County receives about $2 million in ESG funds each year. Los Angeles County and the City of Los Angeles provide their ESG funds to the Los Angeles Homeless Services Authority (LAHSA), the lead Continuum of Care agency for the area. The ESG program aims to help individuals and families quickly find stable, permanent housing after experiencing a housing crisis or homelessness. Components of the ESG program include street outreach to unsheltered homeless persons, emergency shelter services, homelessness prevention and rapid re-housing, and Continuum of Care data collection.

Geographic Scope of the Consolidated Plan

The CDC administers CDBG, HOME, and ESG funds on behalf of 49 participating cities in the County of Los Angeles with populations of less than 50,000 people. These cities assess the needs and interests of their own communities and implement a wide range of community development and affordable housing activities within their jurisdictions. The CDC partners with these municipalities to

ensure that these activities are consistent with goals established in the Consolidated Plan and comply with all federal requirements.

Preliminary Findings of the Consolidated Plan

Preliminary research conducted for the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County* as well as citizen involvement conducted in the 2003–2008 Consolidated Plan found the following key trends:

Demographic and Economic Background

- Since 2000, the population of the Urban County has increased by 3.5 percent.
- Population growth climbed until 2004, then fell until 2007 and has increased more dramatically since.
- In 2010, 52.3 percent of Urban County residents were white; 18 percent were Asian, and 18.9 percent were of some other race. Nearly half the population was of Hispanic ethnicity, 44.8 percent.
- High levels of Hispanic and black population concentration were seen in some census tracts in 2010; these were generally located in the center of the County.
- Total full- and part-time employment increased a great deal since 1969, but has not increased since the late 1990s. While figures climbed upward in the late 2000s, the total number of jobs declined after 2007.
- Real per capita income, while staggering after 2007, has increased relatively steadily over time but since the early 1990s has been lower than State of California incomes.
- After 2007, the employment figures fell dramatically while the labor force continued to grow slightly.
- As such, the unemployment rate grew dramatically after 2007 but staggered seasonally and showed a decline in 2012. Los Angeles County unemployment figures were consistently higher than national unemployment rates.
- The poverty rate in the Urban County decreased slightly from 2000–2010, from 11.6 percent to 13.4 percent, but in both years was lower than poverty in the remainder of the County.

Housing Market Analysis

- The share of occupied housing units decreased slightly from 96.3 percent in 2000 to 94.9 in 2010. In both years, approximately 60 percent of occupied units were owner-occupied and approximately 40 percent were renter-occupied.
- In both years, approximately 23 percent of vacant housing units were classified as "other vacant" and were not available to the marketplace; these units can contribute to neighborhood blight.
- In both 2000 and 2010, approximately 20 percent of households contained one person, 27 percent contained two persons, and 16-17 percent contained three or four persons.

- In May 2012 the Los Angeles County foreclosure rate was 0.24 percent as compared to the national rate of 0.15 percent.

Previous Citizen Participation

2007 Community Surveys

- Need for Affordable For-Sale Housing. High Need:
  - 66 percent of respondents from unincorporated areas
  - 49 percent from the participating cities
  - 74+ percent from Bell, Bell Gardens, and Cudahy
  - 67 and 58 percent from Lomita and San Fernando, respectively
- Need for Affordable Rental Housing. High Need:
  - 61 percent of respondents from unincorporated areas
  - 39 percent from the participating cities
  - Around 78 percent from Bell, Bell Gardens, and Cudahy
  - 73 and 59 percent from Lomita and San Fernando, respectively

2007 Housing Focus Group

- Barriers/Constraints to Affordable Housing. Lack of:
  - Cost-effective land for development
  - Leveraged resources
  - Public understanding about need for affordable housing policy
  - Agency coordination/participation in affordable housing dialogue
  - Consistency in development and development approval process, across jurisdictions
  - Development flexibility
  - Options for inclusionary zoning, density bonuses, or mixed use development
  - Redevelopment strategy options
- Barriers/Constraints to Affordable Housing. Other Problems:
  - Competition between entities for limited resources
  - Miscommunication or lack of communication between regulatory agencies involved in approval of development projects
  - Process delays for development approval
  - Zoning is not appropriate or is overly conservative
  - Zoning and land use regulations or provisions are unclear

Many of these findings indicate a need to address the barriers to affordable housing in the Los Angeles Urban County. The CDC convened the Barriers to Affordable Housing Focus Group to examine current needs, barriers and constraints, and potentially develop new methods to address the Urban County's affordable housing shortage.

Focus Group Results

The focus group held on July 11, 2012 addressed the demand for and barriers to affordable housing. Los Angeles County continues to experience a growing demand for affordable housing; the supply of affordable units is not keeping up with demand due to several factors, including the lack of available developable land.

After reviewing the current socio-economic context within which housing choices are made, including emerging trends in the housing markets, participants in the focus group were asked to present their thoughts on what they considered to be their primary affordable housing barriers. These questions led to a discussion of those barriers as well as suggestions and areas of focus that would enhance the delivery system and the production of affordable housing in the Urban County. The primary effort was to uncover new or alternative ways to overcome these affordable housing barriers.

Three common themes emerged from the discussions related to barriers to affordable housing. These were regulatory constraints, economic constraints, and alternative approaches to securing and allocating resources.

Please note that these themes are not in priority order and represent the opinions of multiple individuals in attendance at the focus group.

Regulatory Constraints

The focus group identified several regulatory constraints they face that create issues in their affordable housing programs, as follows:

- Unclear definition of "affordable," either by HUD's standards or residents' standards
- Competition for limited resources between a large number of cities and areas with a wide variety of needs
- Discretionary approval creates production delays, and rejections often result from NIMBYism
- Lack of consistency in development and development approval process, such as a lack of a development plan that is consistent across jurisdictions
- Restrictive zoning, such as proximity to freeways
- Lack of flexibility of requirements

Economic Constraints

The group also identified economic constraints, in the wake of the loss of redevelopment agency funding and the national economic downturn:

- Lack of resources, funding cut
- Cost of housing and building in general

- Construction requirements, including energy efficiency and high standards, make subsidized housing production much more expensive than market rate housing
- Fewer bidders on projects due to high risk
- Funds also needed for maintaining and improving housing, not just construction
- Lack of larger affordable housing projects

Alternative Approaches

The focus group agreed that securing and properly distributing additional resources to assist with the production of affordable housing was a large challenge. However, there were a few suggestions, as follows:

- Maintain density bonuses to build investor interest
- Develop projects that contain both affordable and market rate housing
- Put more effort into transit-oriented development and higher density projects to lower costs due to parking and commuting
- Split funding among the buyers and the write-downs for the project

2) ESG COORDINATION

Introduction

On July 11, 2012, representatives of several organizations in Los Angeles County participated in a focus group to discuss barriers to the coordination of Emergency Shelters Grants (ESG) program funding in the Los Angeles Urban County. Convened by the Community Development Commission (CDC) of the County of Los Angeles, focus group participants represented the public, private, and nonprofit sectors, all stakeholders in the process of administering ESG funds to homeless services programs in the Urban County.

This report presents the ideas of the focus group participants and reports recommendations for the CDC to consider as it develops its *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*. Using this evaluation, the CDC can better understand how it can facilitate a cooperative approach to address priority housing needs outlined in its Consolidated Plan.

Focus Group Purpose

Consolidated Plan requirements include examining and describing both the local housing market and local housing needs, particularly for lower income households. The CDC must then prioritize housing needs and set long-term strategies to address those needs. Each year, the CDC uses the County's CDBG and HOME resources to fund housing activities and projects to carry out those strategies.

As part of its public involvement and research into housing needs, the CDC:

- Conducted research by gathering data and consulting with other organizations,
- Designed and compiled a community development survey that included questions about housing, and
- Held community meetings related to housing needs.

The focus group was part of the CDC's planning effort to develop the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*. The CDC also sponsored this ESG Coordination focus group to examine how to better promote the delivery of ESG funding in the Los Angeles Urban County. The goal was to generate answers to the following questions:

- What are the barriers and constraints for coordination of homeless services with mainstream services?
- What are the barriers and constraints on homeless services for CoC and other agency coordination?
- How can the County better focus its efforts in coordinating ESG funding and programs?

Consolidated Plan Background

The U.S. Department of Housing and Urban Development (HUD) annually awards funds to the Urban County, comprising 49 participating jurisdictions in the County of Los Angeles, plus the unincorporated areas of the County. The CDC administers the formula grant programs on behalf of the Urban County and distributes Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) funding.

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

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

- A planning document for the Los Angeles Urban County, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;

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On behalf of the County, the CDC receives about $21 million annually in CDBG funding that strengthens neighborhoods throughout Los Angeles County. The CDC targets CDBG funding to benefit low- and moderate-income residents earning 80 percent or less of the County area median income.

HOME Investment Partnerships Program

The CDC receives about $7 million in HOME funds each year on behalf of the County. The CDC expends funds for housing development and rehabilitation for participating cities and in the unincorporated areas of the County. The CDC also uses HOME funds for a first-time homebuyer program.

Emergency Solutions Grants Program

The County receives about $2 million in ESG funds each year. Los Angeles County and the City of Los Angeles provide their ESG funds to the Los Angeles Homeless Services Authority (LAHSA), the lead Continuum of Care agency for the area. The ESG program aims to help individuals and families quickly find stable, permanent housing after experiencing a housing crisis or homelessness. Components of the ESG program include street outreach to unsheltered homeless persons, emergency shelter services, homelessness prevention and rapid re-housing, and Continuum of Care data collection.

Geographic Scope of the Consolidated Plan

The CDC administers CDBG, HOME, and ESG funds on behalf of 49 participating cities in the County of Los Angeles with populations of less than 50,000 people. These cities assess the needs and interests of their own communities and implement a wide range of community development and affordable housing activities within their jurisdictions. The CDC partners with these municipalities to ensure that these activities are consistent with goals established in the Consolidated Plan and comply with all federal requirements.

Preliminary Findings of the Consolidated Plan

Preliminary research conducted for the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County* as well as citizen involvement conducted in the 2003–2008 Consolidated Plan found the following key trends:

Demographic and Economic Background

- Since 2000, the population of the Urban County has increased by 3.5 percent.
- Population growth climbed until 2004, then fell until 2007 and has increased more dramatically since.
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- High levels of Hispanic and black population concentration were seen in some census tracts in 2010; these were generally located in the center of the County.
- Total full- and part-time employment increased a great deal since 1969, but has not increased since the late 1990s. While figures climbed upward in the late 2000s, the total number of jobs declined after 2007.
- Real per capita income, while staggering after 2007, has increased relatively steadily over time but since the early 1990s has been lower than State of California incomes.
- After 2007, the employment figures fell dramatically while the labor force continued to grow slightly.
- As such, the unemployment rate grew dramatically after 2007 but staggered seasonally and showed a decline in 2012. Los Angeles County unemployment figures were consistently higher than national unemployment rates.
- The poverty rate in the Urban County decreased slightly from 2000–2010, from 11.6 percent to 13.4 percent, but in both years was lower than poverty in the remainder of the County.

Housing Market Analysis

- The share of occupied housing units decreased slightly from 96.3 percent in 2000 to 94.9 in 2010. In both years, approximately 60 percent of occupied units were owner-occupied and approximately 40 percent were renter-occupied.
- In both years, approximately 23 percent of vacant housing units were classified as "other vacant" and were not available to the marketplace; these units can contribute to neighborhood blight.
- In both 2000 and 2010, approximately 20 percent of households contained one person, 27 percent contained two persons, and 16-17 percent contained three or four persons.
- In May 2012 the Los Angeles County foreclosure rate was 0.24 percent as compared to the national rate of 0.15 percent.

Previous Citizen Participation

2007 Community Surveys

- Need for Homeless Shelters/Facilities. High Need:
  - 55 percent of respondents from unincorporated areas
  - 37 percent from the participating cities
  - 68 percent from Bell, Bell Gardens, and Cudahy
  - 53 and 51 percent from Lomita and West Hollywood, respectively
- Need for Homeless Shelters/Facilities. Low to Medium Need:
  - La Puente and San Dimas

Many of these findings indicate a need to address the coordination of ESG funds in the Los Angeles Urban County. The CDC convened the ESG Coordination Focus Group to examine current needs, barriers and constraints, and potentially develop new methods to address the Urban County's allocation of funds.

Focus Group Results

The focus group held on July 11, 2012 addressed the coordination of ESG funds. Los Angeles County continues to experience a growing demand homeless support services, including shelters and more permanent housing.

After reviewing the current socio-economic context, including the population growth and employment and poverty levels, participants in the focus group were asked to present their thoughts on what they considered to be their primary needs of homeless services. These questions led to a discussion of needs and barriers as well as suggestions that could enhance the delivery system and the production of homeless services using ESG and other funding in the Urban County. The primary effort was to uncover new or alternative ways to overcome these homeless services barriers.

Three common themes emerged from the discussions related to barriers to homeless services. These were identifying need, systemic barriers in the homeless services system, and suggestions to overcome barriers.

Please note that these themes are not in priority order and represent the opinions of multiple individuals in attendance at the focus group.

Identifying Need

There was a consensus among the focus group that identifying the need for homeless services and which type of service is a major barrier, and creates issues throughout the process of providing those services. The group identified several ways that make the actual homeless need difficult to pinpoint, including different and often constrictive definitions of "homelessness" across agencies; ways in which the homeless count could have been thrown off.

Systemic Barriers

The focus group cited many ways in which inefficiencies in the system cause barriers to effectively administering homeless services:

- Lack of communication and coordination between agencies
- Lack of flow from shelters to transitional housing to permanent housing
- Inflexible requirements from federal departments/programs
- Large delays in receiving benefits in vouchers
- Lack of funding for permanent housing services
- Lack of service dollars to pay for administrative staff
- Lack of shelters
- Lack of proper education and training in emergency shelters

Suggestions to Overcoming Barriers

Several suggestions to overcoming barriers were addressed, as follows:

- Targeting specific groups to ensure success
- Working with other community support systems not funded by federal programs
- LASHA working on standardized process
- Meet face-to-face with other agencies to foster stronger relationships

3) BUSINESS AND JOB DEVELOPMENT

Introduction

On July 12, 2012, representatives of several organizations in Los Angeles County participated in a focus group to identify business and job development needs in the Los Angeles Urban County. Convened by the Community Development Commission (CDC) of the County of Los Angeles, focus group participants represented the public, private, and nonprofit sectors, all stakeholders in the process of business and job development for citizens in the Urban County.

This report presents the ideas of the focus group participants and reports recommendations for the CDC to consider as it develops its *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*. Using this evaluation, the CDC can better understand how it can facilitate a cooperative approach to address priority housing needs outlined in its Consolidated Plan.

Focus Group Purpose

Consolidated Plan requirements include examining and describing both the local housing market and local housing needs, particularly for lower income households. The CDC must then prioritize housing needs and set long-term strategies to address those needs. Each year, the CDC uses the County's CDBG and HOME resources to fund housing activities and projects to carry out those strategies.

As part of its public involvement and research into housing needs, the CDC:

- Conducted research by gathering data and consulting with other organizations,
- Designed and compiled a community development survey that included questions about housing, and
- Held community meetings related to housing needs.

The focus group was part of the CDC's planning effort to develop the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*. The CDC also sponsored this economic development focus group to examine how to better promote business and job development in the Los Angeles Urban County. The goal was to generate answers to the following questions:

- What are the County's greatest business and development needs, both currently and in the future?
- Do you see other constraints to business development?
- Do you see ways to sustain economic development programs?
- How should the County address economic development project areas, and should CDBG funds target these efforts?

- How would you like the County to focus its efforts in this area?

Consolidated Plan Background

The U.S. Department of Housing and Urban Development (HUD) annually awards funds to the Urban County, comprising 49 participating jurisdictions in the County of Los Angeles, plus the unincorporated areas of the County. The CDC administers the formula grant programs on behalf of the Urban County and distributes Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) funding.

An In 1994, HUD issued new rules to consolidate the planning, application, reporting, and citizen participation processes for the formula grant programs. The new single-planning process, termed the Consolidated Plan for Housing and Community Development, was intended to more comprehensively fulfill these basic goals:

1. *Provide decent housing,*
2. *Provide a suitable living environment*, and
3. *Expand economic opportunities*.

The Consolidated Plan is a three-part process comprising:

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

The first element referred to above, the strategic plan, also has several key parts:

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

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

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

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

The *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County* is the comprehensive five-year planning document identifying needs and respective resource investments in satisfying the Urban County's housing, homelessness, non-homeless special population, community development, and economic development needs. The plan outlines goals for CDBG, HOME, and ESG funds.

Community Development Block Grant Program

On behalf of the County, the CDC receives about $21 million annually in CDBG funding that strengthens neighborhoods throughout Los Angeles County. The CDC targets CDBG funding to benefit low- and moderate-income residents earning 80 percent or less of the County area median income.

HOME Investment Partnerships Program

The CDC receives about $7 million in HOME funds each year on behalf of the County. The CDC expends funds for housing development and rehabilitation for participating cities and in the unincorporated areas of the County. The CDC also uses HOME funds for a first-time homebuyer program.

Emergency Solutions Grants Program

The County receives about $2 million in ESG funds each year. Los Angeles County and the City of Los Angeles provide their ESG funds to the Los Angeles Homeless Services Authority (LAHSA), the lead Continuum of Care agency for the area. The ESG program aims to help individuals and families quickly find stable, permanent housing after experiencing a housing crisis or homelessness. Components of the ESG program include street outreach to unsheltered homeless persons, emergency shelter services, homelessness prevention and rapid re-housing, and Continuum of Care data collection.

Geographic Scope of the Consolidated Plan

The CDC administers CDBG, HOME, and ESG funds on behalf of 49 participating cities in the County of Los Angeles with populations of less than 50,000 people. These cities assess the needs and interests of their own communities and implement a wide range of community development and affordable housing activities within their jurisdictions. The CDC partners with these municipalities to ensure that these activities are consistent with goals established in the Consolidated Plan and comply with all federal requirements.

Preliminary Findings of the Consolidated Plan

Preliminary research conducted for the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County* as well as citizen involvement conducted in the 2003–2008 Consolidated Plan found the following key trends:

Demographic and Economic Background

- Since 2000, the population of the Urban County has increased by 3.5 percent.
- Population growth climbed until 2004, then fell until 2007 and has increased more dramatically since.
- In 2010, 52.3 percent of Urban County residents were white; 18 percent were Asian, and 18.9 percent were of some other race. Nearly half the population was of Hispanic ethnicity, 44.8 percent.
- High levels of Hispanic and black population concentration were seen in some census tracts in 2010; these were generally located in the center of the County.
- Total full- and part-time employment increased a great deal since 1969, but has not increased since the late 1990s. While figures climbed upward in the late 2000s, the total number of jobs declined after 2007.
- Real per capita income, while staggering after 2007, has increased relatively steadily over time but since the early 1990s has been lower than State of California incomes.
- After 2007, the employment figures fell dramatically while the labor force continued to grow slightly.
- As such, the unemployment rate grew dramatically after 2007 but staggered seasonally and showed a decline in 2012. Los Angeles County unemployment figures were consistently higher than national unemployment rates.
- The poverty rate in the Urban County decreased slightly from 2000–2010, from 11.6 percent to 13.4 percent, but in both years was lower than poverty in the remainder of the County.

Housing Market Analysis

- The share of occupied housing units decreased slightly from 96.3 percent in 2000 to 94.9 in 2010. In both years, approximately 60 percent of occupied units were owner-occupied and approximately 40 percent were renter-occupied.
- In both years, approximately 23 percent of vacant housing units were classified as "other vacant" and were not available to the marketplace; these units can contribute to neighborhood blight.
- In both 2000 and 2010, approximately 20 percent of households contained one person, 27 percent contained two persons, and 16-17 percent contained three or four persons.
- In May 2012 the Los Angeles County foreclosure rate was 0.24 percent as compared to the national rate of 0.15 percent.

Previous Citizen Participation

2007 Community Surveys

- Need for Commercial/Industrial Improvements. High Need:
  - 33 percent of respondents from unincorporated areas
  - 30 percent from the participating cities
  - About 59 percent from Bell, Bell Gardens, and Cudahy
  - 37 and 45 percent from Lomita and San Fernando, respectively
- Need for Storefront Improvements. High Need:
  - 37 percent of respondents from unincorporated areas
  - 39 percent from the participating cities
  - 63+ percent from Bell, Bell Gardens, and Cudahy
  - 52 and 58 percent from San Fernando and La Puente, respectively
- Need for Business District Revitalization. High Need:
  - 37 percent of respondents from unincorporated areas
  - 40 percent from the participating cities
  - Around 65 percent from Bell, Bell Gardens, and Cudahy
  - 58 percent from La Puente
- Need for Job Creation/Retention. High Need:
  - 49 percent of respondents from unincorporated areas
  - 36 percent from the participating cities
  - Large percentages from Bell, Bell Gardens, Cudahy, Bradbury, Duarte, Lomita, and San Fernando
- Need for Employment Training. High Need:
  - 50 percent of respondents from unincorporated areas
  - 36 percent from the participating cities
  - 70+ percent from Bell, Bell Gardens, and Cudahy

2007 Economic Development Focus Group

- Economic and Community Development Needs. Need for:
  - Job creation and retention activities, including business recruitment
  - Focus on basic industries with higher paying jobs
  - Eliminate blight and promote security in some areas
  - Industrial capacity and strength scaled to the Urban County communities
  - Broader use of eminent domain
  - Land and parcels assembled for larger projects
  - Better zoning of economic development land
  - More trade within the Urban County
  - Community and policymaker understanding of benefits of economic development and redevelopment

Many of these findings indicate a need to address business and job development in the Los Angeles Urban County. The CDC convened the Business and Job Development Focus Group to examine current needs, barriers and constraints, and potentially develop new methods to address the Urban County's business and job development needs.

Focus Group Results

The focus group held on July 12, 2012 addressed business and job development needs. Los Angeles County continues to experience a growing demand for economic development and additional employment opportunities; the number of jobs is not keeping up with the growing labor force due to several factors, including the lack of new business development.

After reviewing the current socio-economic context within which economic and job development is occurring, participants in the focus group were asked to present their thoughts on what they considered to be the primary business and job development needs. These questions led to a discussion of needs and barriers as well as suggestions and areas of focus that would enhance business and job development in the Urban County. The primary effort was to uncover new or alternative ways to overcome barriers.

Three common themes emerged from the discussions related to Business and Job Development. These were financial industry barriers, business development barriers, and alternative approaches to securing and allocating resources.

Please note that these themes are not in priority order and represent the opinions of multiple individuals in attendance at the focus group.

Financial Industry Barriers

The focus group identified several barriers from the financial industry, which increased as a result of the economic downturn, and included:

- More requirements and more rigid requirements for loans
- Lack of funding to provide funds for start-up businesses
- Veterans have trouble getting loans for businesses
- Previous methods of funding for small businesses (credit cards, home equity, friends and family) are no longer available, and create difficulty in obtaining new loans

Business Development Barriers

The group also identified barriers to developing businesses in their communities:

- Small businesses lack infrastructure and knowledge to stay open
- Residential uses encroaching on industrial zones
- Difficulty filling storefront vacancies
- Difficulty attracting bigger industries, particularly in areas that can't offer incentives

- Lack of state assistance to keep businesses in California
- Trouble with revitalization; owner-based contribution program hurts with absentee landlords (don't like the tax, vote against further funding)
- CDBG not enough to implement strategies
- Difficulty coordinating with projects near transit areas

Alternative Approaches

The focus group agreed that securing and properly distributing additional resources to assist with the production of affordable housing was a substantive challenge. However, there were a few suggestions, as follows:

- Work on smaller level; provide microloans
- More funds for start-up businesses
- Smaller loans (businesses don't need big ones); microloans
- Seek out nontraditional lending partners for loans to get banks back on board
- Assess community needs (grocery, banks, etc.), recruit businesses to keep people in the community
- Assess community wants (specific stores) to get the most return
- Work with groups of businesses to identify funding gaps
- Offer waiver on state fee/insurance requirements to get businesses back in California

4) CDBG/HOME COORDINATION

Introduction

On July 12, 2012, representatives of several organizations in Los Angeles County participated in a focus group to identify issues regarding coordination of federal housing and community development funding in the Los Angeles Urban County. Convened by the Community Development Commission (CDC) of the County of Los Angeles, focus group participants represented the public, private, and nonprofit sectors, all stakeholders in the process of coordinating funding for citizens in the Urban County.

This report presents the ideas of the focus group participants and reports recommendations for the CDC to consider as it develops its *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*. Using this evaluation, the CDC can better understand how it can facilitate a cooperative approach to address priority housing needs outlined in its Consolidated Plan.

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The focus group was part of the CDC's planning effort to develop the *2013–2018 Housing and Community Development Consolidated Plan for the Los Angeles Urban County*. The CDC also sponsored this HOME and CDBG Coordination focus group to examine how to better encourage collaboration between the two grant programs to more efficiently provide housing and community development funding in the Los Angeles Urban County. The goal was to generate answers to the following questions:

- What are the County's greatest regional collaboration needs for CDBG and HOME funding?
- What are the barriers and constraints for the CDBG and HOME programs?
- How should the County prioritize costs and manage its programs collaboratively?
- Are any changes needed to better address regional needs?

- How can the County better focus its efforts to address needs across grantee areas?

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- In May 2012 the Los Angeles County foreclosure rate was 0.24 percent as compared to the national rate of 0.15 percent.

Previous Citizen Participation

2007 Community Surveys

- Need for Homeownership Assistance:
  - 59 Percent of respondents from unincorporated areas
  - 43 percent from the participating cities
  - 64 percent from Bell, Bell Gardens, and Cudahy
  - 50,60, and 80 percent from San Fernando, Lomita, and South El Monte, respectively
- Need for Residential Rehabilitation. High Need:
  - 51 percent of respondents from unincorporated areas
  - 39 percent from the participating cities
  - About 60 percent from Bell, Bell Gardens, Cudahy, Maywood, and South El Monte

2007 Housing Focus Group

- Approaches to Securing Resources:
  - Leverage resources like New Market Tax Credits
  - Promote linkage fees
  - Create a community trust fund
  - Create/assist with employer/CDC-sponsored employee home purchase programs
  - Create broader and larger revolving loan fund for affordable housing

2007 Economic Development Focus Group

- Funding Sources Needed: Tools for smaller economic development projects:
  - Micro-loan funds
  - Small business loans
  - "Economic lending cells"

Many of these findings indicate a need to better coordinate CDBG and HOME funding in the Los Angeles Urban County. The CDC convened the HOME and CDBG Coordination Focus Group to examine current needs, barriers and constraints, and potentially develop new methods to improve the Urban County's funding distribution systems.

Focus Group Results

The focus group held on July 12, 2012 addressed the needs and barriers relating to the structure and distribution of CDBG and HOME program funding across jurisdictions and agencies within the Urban County.

After reviewing the current socio-economic context within which CDBG and HOME funds are being administered, participants in the focus group were asked to present their thoughts on what they considered to be the barriers to these programs. These questions led to a discussion to the recent cuts made to the programs, and how cities have been refocusing their efforts as a result.

The discussions related to CDBG and HOME coordination centered on three primary areas. These were recent funding cuts, focus on rental property, and alternative approaches to securing and allocating resources.

Please note that these themes are not in priority order and represent the opinions of multiple individuals in attendance at the focus group.

Discussion of Cuts

The group discussed the cuts made to the CDBG and HOME programs and the elimination of most redevelopment agency funding in California. The group also discussed cities that are unable to deal with the cuts and are choosing to opt out of receiving these funds.

Focus on Rentals

The group discussed the way in which cities are dealing with the cuts and refocusing their funds. Some cities have put more effort into creating and maintaining rental properties rather than owner properties, for reasons including:

- Condos are cheaper to build and easier for low-income families to maintain
- Rentals require fewer funds for low-income families to afford
- Buyers not as interested in keeping the housing affordable
- If the housing is not purchased, house is foreclosed, but banks shy away from the affordable housing restrictions
- Long-term rental subsidies are expensive and require commitment

Alternative Approaches

Several other ways to appropriate administer remaining CDBG and HUD funds were addressed, as follows:

- Make housing permanently affordable by focusing funds on the unit
- Focus on redevelopment
- Create consistent requirements for HOME grantees
- Apply a more narrow focus to addressing needs
- Work with the City of LA to gain approval on enterprise zones
- Increase funding threshold to focus on higher cost, longer term projects

APPENDIX C. ADDITIONAL CENSUS BUREAU DATA

DEMOGRAPHIC CHARACTERISTICS

Table C.1
Elderly Population by Age
Los Angeles Urban County: Participating Cities
2010 Census Data

Place	65 to 66	67 to 69	70 to 74	75 to 79	80 to 84	85 and Over	Total
Agoura Hills	424	467	503	327	250	319	2,290
Arcadia	1,037	1,443	2,114	1,632	1,416	1,572	9,214
Artesia	252	361	492	413	350	380	2,248
Avalon	56	73	108	54	62	53	406
Azusa	474	678	876	648	523	377	3,576
Bell	332	418	634	433	308	271	2,396
Bell Gardens	360	487	508	380	257	209	2,201
Beverly Hills	748	939	1,376	1,099	1,039	1,315	6,516
Bradbury	29	42	40	35	27	36	209
Calabasas	427	558	736	521	383	278	2,903
Cerritos	1,535	1,860	2,125	1,421	911	819	8,671
Claremont	668	858	1,168	1,048	962	1,066	5,770
Commerce	178	222	287	259	218	206	1,370
Covina	735	917	1,183	1,078	889	768	5,570
Cudahy	234	231	296	206	155	100	1,222
Culver City	707	906	1,211	996	878	1,108	5,806
Diamond Bar	1,104	1,324	1,592	1,092	771	603	6,486
Duarte	407	514	800	548	492	617	3,378
El Segundo	236	277	375	319	239	232	1,678
Hawaiian Gardens	154	192	302	221	140	117	1,126
Hermosa Beach	290	348	430	275	200	214	1,757
Irwindale	23	28	38	28	19	15	151
La Cañada Flintridge	395	577	723	595	473	424	3,187
La Habra Heights	147	181	230	194	163	121	1,036
La Mirada	781	1,169	1,582	1,519	1,187	1,139	7,377
La Puente	494	653	873	709	559	378	3,666
La Verne	650	840	1,207	988	759	813	5,257
Lawndale	340	415	595	368	289	249	2,256
Lomita	362	452	552	479	342	345	2,532
Malibu	343	375	570	415	314	305	2,322
Manhattan Beach	637	850	1,032	740	646	552	4,457
Maywood	261	323	411	291	167	189	1,642
Monrovia	598	794	864	761	600	624	4,241
Rancho Palos Verdes	1,034	1,494	2,288	1,923	1,530	1,385	9,654
Rolling Hills Estates	198	290	440	355	326	260	1,869
San Dimas	710	940	1,255	837	715	726	5,183
San Fernando	283	313	491	376	262	268	1,993
San Gabriel	668	834	1,177	1,029	804	1,062	5,574
San Marino	262	391	533	437	375	311	2,309
Santa Fe Springs	249	336	496	387	386	306	2,160
Sierra Madre	265	340	390	347	276	277	1,895
Signal Hill	139	196	202	131	120	124	912
South El Monte	246	300	457	360	255	178	1,796
South Pasadena	465	548	683	575	458	375	3,104
Temple City	669	920	1,216	885	777	894	5,361
Torrance	2,490	3,375	4,701	4,361	3,542	3,257	21,726
Walnut	604	750	890	606	393	321	3,564
West Hollywood	462	693	1,154	912	933	971	5,125
Westlake Village	239	282	407	346	241	242	1,757
Participating Cities Total	24,401	31,774	42,613	33,959	27,381	26,771	186,899
Unincorporated Areas Total	15,121	19,581	26,062	19,912	14,704	12,834	108,214
Urban County Total	**39,522**	**51,355**	**68,675**	**53,871**	**42,085**	**39,605**	**295,113**
Remainder of County Total	101,629	130,781	176,508	139,010	110,637	112,021	770,586
Los Angeles County Total	141,151	182,136	245,183	192,881	152,722	151,626	1,065,699

Table C.2
Elderly Population by Age
Los Angeles Urban County: Unincorporated Areas
2010 Census Data

Place	65 to 66	67 to 69	70 to 74	75 to 79	80 to 84	85 and Over	Total
Acton	139	183	225	162	69	55	833
Alondra Park	124	132	168	129	117	100	770
Altadena	841	1,133	1,400	1,031	770	889	6,064
Avocado Heights	209	324	446	299	238	157	1,673
Charter Oak	133	177	218	166	138	89	921
Citrus	134	166	214	172	108	57	851
Del Aire	142	178	254	216	132	139	1,061
Desert View Highlands	27	41	50	41	29	17	205
East La Mirada	160	214	263	266	213	143	1,259
East Los Angeles	1,415	1,802	2,456	2,054	1,683	1,454	10,864
East Pasadena	127	158	213	178	152	129	957
East Rancho Dominguez	130	185	229	152	67	43	806
East San Gabriel	259	323	465	373	279	323	2,022
Florence-Graham	536	665	832	576	417	395	3,421
Hacienda Heights	1,141	1,463	2,033	1,608	1,155	922	8,322
La Crescenta-Montrose	313	451	559	450	353	302	2,428
Ladera Heights	187	229	376	278	220	238	1,528
Lake Los Angeles	168	210	252	159	96	52	937
Lennox	219	266	310	194	121	108	1,218
Littlerock	12	21	27	17	17	15	109
Marina del Rey	187	260	295	178	152	119	1,191
Mayflower Village	96	160	162	137	103	100	758
North El Monte	66	108	126	107	87	115	609
Quartz Hill	155	246	283	200	113	110	1,107
Rowland Heights	1,020	1,267	1,561	1,109	799	686	6,442
South San Gabriel	140	219	313	273	195	212	1,352
South San Jose Hills	268	322	441	324	151	134	1,640
South Whittier	624	777	1,137	967	780	700	4,985
Valinda	315	327	502	359	290	195	1,988
Val Verde	25	19	30	19	15	16	124
View Park-Windsor Hills	252	352	575	443	385	351	2,358
Vincent	205	289	359	257	176	133	1,419
Walnut Park	203	234	328	243	178	102	1,288
West Athens	136	183	248	182	88	59	896
West Carson	455	636	924	722	578	588	3,903
Westmont	341	531	771	507	308	220	2,678
West Puente Valley	308	437	577	541	373	246	2,482
West Rancho Dominguez	79	90	180	157	101	75	682
West Whittier Los Nietos	325	443	655	590	447	392	2,852
Willowbrook	362	455	658	571	426	426	2,898
Other Unincorporated	3,143	3,905	4,947	3,505	2,585	2,228	20,313
Unincorporated Areas Total	15,121	19,581	26,062	19,912	14,704	12,834	108,214
Urban County Total	**39,522**	**51,355**	**68,675**	**53,871**	**42,085**	**39,605**	**295,113**

Table C.3
Households by Type
Los Angeles Urban County: Participating Cities
2010 Census Data

Place	Married Family			Other Family			Total Families	Non-Family Household			Total Households
	Owner	Rent	Married Total	Male	Female	Other Total		Owner	Renter	Non-Family Total	
Agoura Hills	3,952	613	4,565	302	726	1,028	5,593	1,089	645	1,734	7,327
Arcadia	8,566	3,137	11,703	865	2,437	3,302	15,005	2,078	2,509	4,587	19,592
Artesia	1,620	1,053	2,673	334	670	1,004	3,677	401	457	858	4,535
Avalon	205	436	641	90	160	250	891	151	431	582	1,473
Azusa	3,901	2,409	6,310	1,014	2,275	3,289	9,599	1,554	1,563	3,117	12,716
Bell	1,702	2,957	4,659	1,019	1,879	2,898	7,557	273	1,040	1,313	8,870
Bell Gardens	1,507	3,791	5,298	1,128	2,146	3,274	8,572	233	850	1,083	9,655
Beverly Hills	4,199	2,414	6,613	494	1,354	1,848	8,461	1,685	4,723	6,408	14,869
Bradbury	211	20	231	15	27	42	273	62	19	81	354
Calabasas	4,379	745	5,124	315	942	1,257	6,381	1,149	1,013	2,162	8,543
Cerritos	9,132	1,711	10,843	628	1,884	2,512	13,355	1,676	495	2,171	15,526
Claremont	5,138	1,167	6,305	397	1,223	1,620	7,925	1,649	2,034	3,683	11,608
Commerce	968	725	1,693	308	708	1,016	2,709	211	462	673	3,382
Covina	5,671	2,260	7,931	1,072	2,815	3,887	11,818	1,846	2,191	4,037	15,855
Cudahy	645	2,296	2,941	686	1,362	2,048	4,989	124	494	618	5,607
Culver City	4,557	2,269	6,826	636	1,882	2,518	9,344	3,407	4,028	7,435	16,779
Diamond Bar	10,077	1,715	11,792	886	2,165	3,051	14,843	2,205	832	3,037	17,880
Duarte	2,748	849	3,597	363	1,004	1,367	4,964	1,101	948	2,049	7,013
El Segundo	1,875	1,175	3,050	326	729	1,055	4,105	777	2,203	2,980	7,085
Hawaiian Gardens	879	940	1,819	337	714	1,051	2,870	340	352	692	3,562
Hermosa Beach	2,336	918	3,254	325	460	785	4,039	1,516	3,995	5,511	9,550
Irwindale	145	44	189	32	88	120	309	36	29	65	374
La Cañada Flintridge	4,620	409	5,029	214	525	739	5,768	906	175	1,081	6,849
La Habra Heights	1,225	64	1,289	79	123	202	1,491	278	36	314	1,805
La Mirada	7,630	1,341	8,971	802	1,731	2,533	11,504	2,142	1,035	3,177	14,681
La Puente	3,645	1,722	5,367	930	1,824	2,754	8,121	628	702	1,330	9,451
La Verne	5,341	945	6,286	489	1,438	1,927	8,213	1,898	1,150	3,048	11,261
Lawndale	1,857	2,610	4,467	881	1,813	2,694	7,161	749	1,771	2,520	9,681
Lomita	1,919	1,490	3,409	481	1,160	1,641	5,050	1,298	1,720	3,018	8,068
Malibu	2,158	413	2,571	222	403	625	3,196	1,169	902	2,071	5,267
Manhattan Beach	6,350	1,233	7,583	438	892	1,330	8,913	2,219	2,906	5,125	14,038
Maywood	1,354	2,367	3,721	717	1,254	1,971	5,692	164	703	867	6,559
Monrovia	3,910	2,385	6,295	778	2,073	2,851	9,146	1,832	2,784	4,616	13,762
Rancho Palos Verdes	8,848	1,617	10,465	460	1,218	1,678	12,143	2,466	952	3,418	15,561
Rolling Hills Estates	1,928	172	2,100	83	192	275	2,375	541	49	590	2,965
San Dimas	5,537	1,067	6,604	613	1,462	2,075	8,679	1,941	1,410	3,351	12,030
San Fernando	1,985	1,297	3,282	592	1,098	1,690	4,972	474	521	995	5,967
San Gabriel	3,776	2,892	6,668	965	1,961	2,926	9,594	1,133	1,815	2,948	12,542
San Marino	2,988	232	3,220	143	367	510	3,730	539	61	600	4,330
Santa Fe Springs	1,704	650	2,354	368	965	1,333	3,687	478	582	1,060	4,747
Sierra Madre	1,801	490	2,291	139	442	581	2,872	872	1,093	1,965	4,837
Signal Hill	937	643	1,580	258	660	918	2,498	941	718	1,659	4,157
South El Monte	1,333	1,221	2,554	524	925	1,449	4,003	273	293	566	4,569
South Pasadena	3,086	1,818	4,904	451	1,264	1,715	6,619	1,059	2,789	3,848	10,467
Temple City	4,858	1,747	6,605	686	1,714	2,400	9,005	1,285	1,316	2,601	11,606
Torrance	20,016	9,738	29,754	2,510	6,148	8,658	38,412	7,502	10,087	17,589	56,001
Walnut	5,744	554	6,298	394	985	1,379	7,677	685	171	856	8,533
West Hollywood	869	2,191	3,060	431	852	1,283	4,343	3,798	14,370	18,168	22,511
Westlake Village	1,774	211	1,985	119	292	411	2,396	665	201	866	3,262
Participating Cities Total	181,606	75,163	256,769	26,339	61,431	87,770	344,539	61,498	81,625	143,123	487,662
Unincorporated Areas Total	116,284	45,999	162,283	22,811	50,654	73,465	235,748	33,398	30,302	63,700	299,448
Urban County Total	**297,890**	**121,162**	**419,052**	**49,150**	**112,085**	**161,235**	**580,287**	**94,896**	**111,927**	**206,823**	**787,110**
Remainder of County Total	615,097	446,516	1,061,613	167,218	384,962	552,180	1,613,793	262,281	578,020	840,301	2,454,094
Los Angeles County Total	912,987	567,678	1,480,665	216,368	497,047	713,415	2,194,080	357,177	689,947	1,047,124	3,241,204

Table C.4
Households by Type
Los Angeles Urban County: Participating Cities
2010 Census Data

Place	Married Family			Other Family			Total Families	Non-Family Household			Total Households
	Owner	Rent	Married Total	Male	Female	Other Total		Owner	Renter	Non-Family Total	
Acton	1,664	107	1,771	116	194	310	2,081	475	104	579	2,660
Alondra Park	814	569	1,383	223	442	665	2,048	291	380	671	2,719
Altadena	6,147	1,537	7,684	814	2,210	3,024	10,708	2,874	1,630	4,504	15,212
Avocado Heights	1,874	477	2,351	331	622	953	3,304	390	119	509	3,813
Charter Oak	1,143	343	1,486	226	553	779	2,265	435	344	779	3,044
Citrus	1,175	349	1,524	229	442	671	2,195	256	164	420	2,615
Del Aire	1,378	386	1,764	191	420	611	2,375	480	436	916	3,291
Desert View Highlands	233	109	342	57	135	192	534	100	44	144	678
East La Mirada	1,418	408	1,826	201	479	680	2,506	378	411	789	3,295
East Los Angeles	6,388	9,109	15,497	3,238	7,104	10,342	25,839	1,467	3,510	4,977	30,816
East Pasadena	895	263	1,158	115	241	356	1,514	332	250	582	2,096
East Rancho Dominguez	1,012	614	1,626	302	739	1,041	2,667	146	183	329	2,996
East San Gabriel	1,967	904	2,871	313	650	963	3,834	518	782	1,300	5,134
Florence-Graham	3,086	3,972	7,058	1,665	3,459	5,124	12,182	497	1,221	1,718	13,900
Hacienda Heights	8,477	1,674	10,151	1,024	2,331	3,355	13,506	1,876	811	2,687	16,193
La Crescenta-Montrose	3,165	1,025	4,190	298	784	1,082	5,272	859	957	1,816	7,088
Ladera Heights	1,047	193	1,240	113	462	575	1,815	622	314	936	2,751
Lake Los Angeles	1,397	396	1,793	324	548	872	2,665	479	123	602	3,267
Lennox	1,076	1,790	2,866	608	1,049	1,657	4,523	147	580	727	5,250
Littlerock	165	59	224	34	61	95	319	59	39	98	417
Marina del Rey	182	1,135	1,317	126	215	341	1,658	436	3,506	3,942	5,600
Mayflower Village	937	141	1,078	98	249	347	1,425	381	99	480	1,905
North El Monte	599	148	747	56	163	219	966	192	96	288	1,254
Quartz Hill	1,607	365	1,972	286	573	859	2,831	567	314	881	3,712
Rowland Heights	6,763	2,374	9,137	1,097	2,080	3,177	12,314	1,165	1,041	2,206	14,520
South San Gabriel	937	312	1,249	211	393	604	1,853	255	141	396	2,249
South San Jose Hills	2,026	539	2,565	405	730	1,135	3,700	296	116	412	4,112
South Whittier	6,068	2,432	8,500	1,276	2,678	3,954	12,454	1,433	1,180	2,613	15,067
Valinda	2,464	636	3,100	479	814	1,293	4,393	388	146	534	4,927
Val Verde	324	80	404	43	87	130	534	94	43	137	671
View Park-Windsor Hills	1,464	240	1,704	276	985	1,261	2,965	953	617	1,570	4,535
Vincent	1,942	425	2,367	361	661	1,022	3,389	408	103	511	3,900
Walnut Park	1,265	795	2,060	353	748	1,101	3,161	179	272	451	3,612
West Athens	641	387	1,028	227	774	1,001	2,029	267	229	496	2,525
West Carson	2,854	780	3,634	450	978	1,428	5,062	1,615	489	2,104	7,166
Westmont	1,431	1,564	2,995	904	3,194	4,098	7,093	609	1,993	2,602	9,695
West Puente Valley	2,520	410	2,930	403	910	1,313	4,243	359	186	545	4,788
West Rancho Dominguez	506	117	623	139	505	644	1,267	187	83	270	1,537
West Whittier Los Nietos	2,904	780	3,684	598	1,319	1,917	5,601	759	338	1,097	6,698
Willowbrook	2,255	1,371	3,626	859	2,635	3,494	7,120	730	871	1,601	8,721
Other Unincorporated	32,074	6,684	38,758	3,742	7,038	10,780	49,538	9,444	6,037	15,481	65,019
Unincorporated Areas Total	116,284	45,999	162,283	22,811	50,654	73,465	235,748	33,398	30,302	63,700	299,448
Urban County Total	**297,890**	**121,162**	**419,052**	**49,150**	**112,085**	**161,235**	**580,287**	**94,896**	**111,927**	**206,823**	**787,110**

Table C.5
Persons Per Household
Los Angeles Urban County: Participating Cities
2010 Census Data

Place	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons or More	Total
Agoura Hills	1,346	2,336	1,468	1,415	534	161	67	7,327
Arcadia	3,855	5,662	4,028	3,588	1,497	605	357	19,592
Artesia	661	974	871	874	537	290	328	4,535
Avalon	461	470	190	170	105	39	38	1,473
Azusa	2,238	2,858	2,156	2,170	1,474	843	977	12,716
Bell	967	1,428	1,582	1,806	1,358	808	921	8,870
Bell Gardens	750	1,240	1,557	1,993	1,739	1,051	1,325	9,655
Beverly Hills	5,400	4,470	2,034	1,757	875	243	90	14,869
Bradbury	61	124	55	56	27	15	16	354
Calabasas	1,624	2,812	1,688	1,605	638	127	49	8,543
Cerritos	1,801	4,481	3,256	3,417	1,467	663	441	15,526
Claremont	2,957	3,856	1,910	1,684	773	290	138	11,608
Commerce	559	523	585	599	482	284	350	3,382
Covina	3,153	4,290	2,901	2,817	1,501	651	542	15,855
Cudahy	399	789	893	1,204	1,023	635	664	5,607
Culver City	5,649	5,332	2,743	1,979	672	239	165	16,779
Diamond Bar	2,308	4,999	3,910	3,820	1,702	719	422	17,880
Duarte	1,666	1,891	1,152	1,015	611	313	365	7,013
El Segundo	2,254	2,252	1,155	958	337	94	35	7,085
Hawaiian Gardens	534	623	537	552	481	334	501	3,562
Hermosa Beach	3,644	3,450	1,263	888	244	46	15	9,550
Irwindale	48	77	70	66	46	32	35	374
La Cañada Flintridge	924	2,161	1,330	1,544	633	195	62	6,849
La Habra Heights	253	666	299	304	163	78	42	1,805
La Mirada	2,536	4,042	2,652	2,690	1,464	730	567	14,681
La Puente	989	1,556	1,540	1,631	1,431	860	1,444	9,451
La Verne	2,517	3,691	1,942	1,758	840	314	199	11,261
Lawndale	1,758	2,107	1,740	1,623	1,139	651	663	9,681
Lomita	2,420	2,458	1,328	1,080	466	198	118	8,068
Malibu	1,498	1,892	869	628	253	87	40	5,267
Manhattan Beach	3,627	4,663	2,228	2,427	858	189	46	14,038
Maywood	599	912	1,095	1,422	1,101	659	771	6,559
Monrovia	3,649	4,146	2,368	1,952	936	393	318	13,762
Rancho Palos Verdes	2,936	5,722	2,723	2,796	993	276	115	15,561
Rolling Hills Estates	512	1,070	547	526	229	62	19	2,965
San Dimas	2,668	3,812	2,186	1,904	875	350	235	12,030
San Fernando	731	1,042	986	1,135	872	510	691	5,967
San Gabriel	2,121	3,298	2,608	2,194	1,140	622	559	12,542
San Marino	531	1,351	845	996	418	135	54	4,330
Santa Fe Springs	894	995	795	843	591	320	309	4,747
Sierra Madre	1,596	1,691	717	537	209	55	32	4,837
Signal Hill	1,128	1,284	669	560	294	113	109	4,157
South El Monte	397	645	700	883	739	491	714	4,569
South Pasadena	3,073	3,186	1,868	1,646	487	140	67	10,467
Temple City	1,973	3,117	2,528	2,138	1,011	477	362	11,606
Torrance	14,472	16,895	10,307	9,296	3,271	1,145	615	56,001
Walnut	627	2,106	1,963	2,060	999	476	302	8,533
West Hollywood	13,434	7,172	1,335	414	111	31	14	22,511
Westlake Village	712	1,275	546	495	167	52	15	3,262
Participating Cities Total	110,910	137,892	84,718	79,915	39,813	18,091	16,323	487,662
Unincorporated Areas Total	48,785	70,617	51,293	52,132	33,303	18,873	24,445	299,448
Urban County Total	**159,695**	**208,509**	**136,011**	**132,047**	**73,116**	**36,964**	**40,768**	**787,110**
Remainder of County Total	625,233	644,494	390,926	353,980	210,450	107,992	121,019	2,454,094
Los Angeles County Total	784,928	853,003	526,937	486,027	283,566	144,956	161,787	3,241,204

Table C.6
Persons Per Household
Los Angeles Urban County: Unincorporated Areas
2010 Census

Place	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons or More	Total
Acton	436	969	454	431	204	95	71	2,660
Alondra Park	513	660	507	518	275	128	118	2,719
Altadena	3,489	4,701	2,749	2,293	1,007	498	475	15,212
Avocado Heights	368	735	673	716	526	321	474	3,813
Charter Oak	601	786	570	551	319	122	95	3,044
Citrus	278	488	435	444	357	223	390	2,615
Del Aire	674	897	572	548	306	153	141	3,291
Desert View Highlands	109	158	104	114	96	49	48	678
East La Mirada	619	921	620	598	334	117	86	3,295
East Los Angeles	3,781	4,981	4,920	5,466	4,621	2,938	4,109	30,816
East Pasadena	441	617	377	313	167	104	77	2,096
East Rancho Dominguez	228	373	423	428	465	335	744	2,996
East San Gabriel	1,064	1,407	1,016	905	406	202	134	5,134
Florence-Graham	1,178	1,782	2,047	2,506	2,300	1,612	2,475	13,900
Hacienda Heights	2,111	4,410	3,129	2,953	1,741	939	910	16,193
La Crescenta-Montrose	1,533	1,917	1,360	1,552	479	168	79	7,088
Ladera Heights	778	995	469	316	133	42	18	2,751
Lake Los Angeles	445	714	512	526	440	291	339	3,267
Lennox	510	741	770	995	849	574	811	5,250
Littlerock	77	104	65	64	50	30	27	417
Marina del Rey	3,037	2,047	366	126	20	2	2	5,600
Mayflower Village	385	538	366	345	151	66	54	1,905
North El Monte	218	384	242	231	95	52	32	1,254
Quartz Hill	692	1,115	713	573	361	159	99	3,712
Rowland Heights	1,585	3,804	3,133	2,892	1,535	793	778	14,520
South San Gabriel	308	533	452	392	251	137	176	2,249
South San Jose Hills	285	538	527	663	616	501	982	4,112
South Whittier	1,943	3,071	2,460	2,880	2,008	1,193	1,512	15,067
Valinda	375	683	715	896	819	504	935	4,927
Val Verde	90	143	117	138	74	45	64	671
View Park-Windsor Hills	1,354	1,478	787	535	215	95	71	4,535
Vincent	364	703	691	747	541	351	503	3,900
Walnut Park	317	550	551	672	549	336	637	3,612
West Athens	378	608	450	464	306	137	182	2,525
West Carson	1,687	2,039	1,308	1,004	560	293	275	7,166
Westmont	2,141	2,099	1,692	1,446	1,000	603	714	9,695
West Puente Valley	426	677	682	777	700	494	1,032	4,788
West Rancho Dominguez	210	347	295	224	194	115	152	1,537
West Whittier Los Nietos	843	1,336	1,125	1,290	859	541	704	6,698
Willowbrook	1,336	1,489	1,353	1,308	1,140	752	1,343	8,721
Other Unincorporated	11,578	18,079	11,496	12,292	6,234	2,763	2,577	65,019
Unincorporated Areas Total	48,785	70,617	51,293	52,132	33,303	18,873	24,445	299,448
Urban County Total	**159,695**	**208,509**	**136,011**	**132,047**	**73,116**	**36,964**	**40,768**	**787,110**

Table C.7
Group Quarters Populations
Los Angeles Urban County: Participating Cities
2010 Census Data

Place	Institutionalized					Noninstitutionalized				Group Quarters Population
	Correctional Institutions	Juvenile Institutions	Nursing Homes	Other Institutions	Total	College Dormitories	Military Quarters	Other Nonins.	Total	
Agoura Hills	0	0	73	0	73	0	0	15	15	88
Arcadia	0	0	220	3	223	0	0	639	639	862
Artesia	86	0	458	0	544	0	0	69	69	613
Avalon	1	0	6	0	7	0	0	0	0	7
Azusa	0	14	97	0	111	2,614	0	77	2,691	2,802
Bell	0	0	89	0	89	0	0	490	490	579
Bell Gardens	0	0	299	0	299	0	0	125	125	424
Beverly Hills	0	0	0	0	0	0	0	121	121	121
Bradbury	0	0	0	0	0	0	0	0	0	0
Calabasas	0	0	0	0	0	0	0	9	9	9
Cerritos	0	0	18	0	18	0	0	86	86	104
Claremont	0	6	192	0	198	4,723	0	203	4,926	5,124
Commerce	0	68	0	0	68	0	0	2	2	70
Covina	0	26	341	0	367	0	0	68	68	435
Cudahy	0	0	0	0	0	0	0	8	8	8
Culver City	0	0	227	0	227	4	0	80	84	311
Diamond Bar	0	5	22	0	27	0	0	102	102	129
Duarte	0	0	388	0	388	0	0	19	19	407
El Segundo	0	0	10	0	10	5	0	61	66	76
Hawaiian Gardens	0	0	0	0	0	0	0	16	16	16
Hermosa Beach	0	4	0	0	4	0	0	11	11	15
Irwindale	0	0	0	0	0	0	0	50	50	50
La Cañada Flintridge	0	0	6	0	6	0	0	21	21	27
La Habra Heights	0	6	0	0	6	0	0	14	14	20
La Mirada	0	0	271	0	271	2,483	0	103	2,586	2,857
La Puente	0	0	0	0	0	0	0	43	43	43
La Verne	0	71	104	0	175	414	0	87	501	676
Lawndale	6	11	0	0	17	0	0	158	158	175
Lomita	0	0	110	0	110	0	0	57	57	167
Malibu	6	9	0	0	15	0	0	126	126	141
Manhattan Beach	0	0	0	0	0	0	0	28	28	28
Maywood	0	0	119	0	119	0	0	0	0	119
Monrovia	15	4	76	0	95	0	0	61	61	156
Rancho Palos Verdes	0	0	27	0	27	126	0	187	313	340
Rolling Hills Estates	0	0	0	0	0	0	0	0	0	0
San Dimas	0	92	128	0	220	260	0	60	320	540
San Fernando	0	0	68	0	68	0	0	46	46	114
San Gabriel	0	5	395	18	418	0	0	34	34	452
San Marino	0	0	0	0	0	0	0	81	81	81
Santa Fe Springs	45	0	0	63	108	0	0	85	85	193
Sierra Madre	0	0	0	0	0	0	0	1	1	1
Signal Hill	0	0	44	0	44	0	0	2	2	46
South El Monte	0	0	0	10	10	0	0	47	47	57
South Pasadena	0	4	151	0	155	0	0	8	8	163
Temple City	0	5	388	0	393	0	0	29	29	422
Torrance	0	62	578	0	640	0	0	506	506	1,146
Walnut	0	2	10	0	12	0	0	22	22	34
West Hollywood	0	0	0	0	0	0	0	109	109	109
Westlake Village	0	0	7	0	7	0	0	121	121	128
Participating Cities Total	159	394	4,922	94	5,569	10,629	0	4,287	14,916	20,485
Unincorporated Areas Total	7,499	978	2,224	557	11,258	3,542	2	3,421	6,965	18,223
Urban County	**7,658**	**1,372**	**7,146**	**651**	**16,827**	**14,171**	**2**	**7,708**	**21,881**	**38,708**
Remainder of County	18,476	3,374	28,466	1,539	51,855	37,306	20	43,792	81,118	132,973
Los Angeles County	26,134	4,746	35,612	2,190	68,682	51,477	22	51,500	102,999	171,681

Table C.8
Group Quarters Populations
Los Angeles Urban County: Unincorporated Areas
2010 Census Data

Place	Institutionalized					Noninstitutionalized				Group Quarters Population
	Correctional Institutions	Juvenile Institutions	Nursing Homes	Other Institutions	Total	College Dormitories	Military Quarters	Other Nonins.	Total	
Acton	0	0	0	0	0	0	0	0	0	0
Alondra Park	0	0	6	0	6	0	0	59	59	65
Altadena	0	144	123	0	267	0	0	234	234	501
Avocado Heights	0	0	0	0	0	10	0	69	79	79
Charter Oak	0	0	0	0	0	0	0	132	132	132
Citrus	0	0	0	0	0	0	0	25	25	25
Del Aire	0	0	0	3	3	0	0	9	9	12
Desert View Highlands	0	0	0	0	0	0	0	7	7	7
East La Mirada	0	0	0	0	0	0	0	15	15	15
East Los Angeles	11	0	104	31	146	0	0	174	174	320
East Pasadena	0	18	0	0	18	0	0	7	7	25
East Rancho Dominguez	0	6	0	0	6	0	0	183	183	189
East San Gabriel	0	0	6	0	6	0	0	0	0	6
Florence-Graham	0	0	0	0	0	0	0	70	70	70
Hacienda Heights	0	0	36	4	40	0	0	70	70	110
La Crescenta-Montrose	0	0	0	0	0	0	0	1	1	1
Ladera Heights	0	4	0	0	4	0	0	8	8	12
Lake Los Angeles	0	0	0	0	0	0	0	29	29	29
Lennox	0	0	0	0	0	0	0	12	12	12
Littlerock	0	0	0	0	0	0	0	2	2	2
Marina del Rey	0	0	0	0	0	0	0	6	6	6
Mayflower Village	0	0	0	0	0	0	0	4	4	4
North El Monte	0	0	54	0	54	0	0	0	0	54
Quartz Hill	0	0	0	0	0	0	0	20	20	20
Rowland Heights	0	0	5	9	14	0	0	148	148	162
South San Gabriel	0	0	229	0	229	0	0	7	7	236
South San Jose Hills	0	0	0	0	0	0	0	27	27	27
South Whittier	0	0	0	15	15	0	0	282	282	297
Valinda	0	6	0	0	6	0	0	83	83	89
Val Verde	0	0	0	0	0	0	0	2	2	2
View Park-Windsor Hills	0	0	5	57	62	0	0	14	14	76
Vincent	0	5	0	0	5	0	0	18	18	23
Walnut Park	0	0	0	0	0	0	0	14	14	14
West Athens	0	5	0	0	5	0	0	50	50	55
West Carson	0	0	654	376	1,030	0	0	176	176	1,206
Westmont	0	3	38	0	41	0	0	119	119	160
West Puente Valley	0	0	5	0	5	0	0	82	82	87
West Rancho Dominguez	0	0	3	0	3	9	0	3	12	15
West Whittier Los Nietos	0	0	50	0	50	0	0	44	44	94
Willowbrook	0	0	249	41	290	0	0	116	116	406
Other Unincorporated	7,488	787	657	21	8,953	3,523	2	1,100	4,625	13,578
Unincorporated Areas Total	7,499	978	2,224	557	11,258	3,542	2	3,421	6,965	18,223
Urban County Total	**7,572**	**1,372**	**6,688**	**651**	**16,283**	**14,171**	**2**	**7,639**	**21,812**	**38,095**

ECONOMIC CONDITIONS

Table C.9
Households by Income Range
Los Angeles Urban County: Participating Cities
2010 Five-Year ACS Estimates

Place	Less than $15,000	$15,000-$19,999	$20,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000 or More	Total
Agoura Hills	271	124	144	272	661	890	1,082	3,949	7,393
Arcadia	1,861	476	633	1,125	1,666	3,469	2,417	7,336	18,983
Artesia	317	186	242	514	807	789	629	1,109	4,593
Avalon	177	72	10	210	215	162	209	260	1,315
Azusa	1,291	559	918	1,099	2,205	2,581	1,786	2,202	12,641
Bell	1,159	867	732	1,401	1,582	1,743	1,005	511	9,000
Bell Gardens	1,316	828	790	1,472	1,791	2,159	1,037	647	10,040
Beverly Hills	1,350	572	532	904	1,010	2,141	1,649	6,454	14,612
Bradbury	9	0	0	3	7	43	22	205	289
Calabasas	402	162	219	317	544	938	1,005	4,752	8,339
Cerritos	943	300	432	869	1,397	2,369	1,898	6,749	14,957
Claremont	767	365	633	734	985	1,683	1,469	4,538	11,174
Commerce	427	124	174	394	396	741	436	402	3,094
Covina	1,123	710	666	1,605	1,808	3,035	2,335	3,948	15,230
Cudahy	770	336	348	792	1,271	1,177	578	325	5,597
Culver City	1,573	534	516	1,390	1,960	2,697	2,337	5,863	16,870
Diamond Bar	745	310	446	831	1,642	3,634	2,454	7,754	17,816
Duarte	619	420	317	486	812	1,315	759	1,676	6,404
El Segundo	449	213	156	349	620	1,206	1,105	3,183	7,281
Hawaiian Gardens	362	276	173	441	519	1,027	471	439	3,708
Hermosa Beach	466	223	242	371	882	1,267	1,244	4,694	9,389
Irwindale	24	13	11	48	51	113	46	66	372
La Cañada Flintridge	229	91	185	264	440	608	551	4,538	6,906
La Habra Heights	108	13	96	56	156	141	133	1,026	1,729
La Mirada	901	697	331	1,224	1,392	2,331	2,160	5,439	14,475
La Puente	588	586	621	1,365	1,450	1,837	1,709	1,326	9,482
La Verne	891	483	416	519	1,418	1,537	1,856	3,848	10,968
Lawndale	1,097	528	833	1,209	1,438	2,028	1,273	1,436	9,842
Lomita	848	333	344	606	1,001	1,594	1,038	2,027	7,791
Malibu	256	136	142	301	202	448	355	2,833	4,673
Manhattan Beach	486	123	351	462	776	1,507	1,437	8,590	13,732
Maywood	912	480	563	1,008	1,004	1,394	682	568	6,611
Monrovia	1,274	631	787	850	1,696	2,529	1,703	4,278	13,748
Rancho Palos Verdes	691	277	401	588	908	1,889	1,862	8,428	15,044
Rolling Hills Estates	91	43	43	134	142	205	323	1,945	2,926
San Dimas	885	394	463	678	1,219	2,223	1,648	4,076	11,586
San Fernando	636	292	336	685	1,122	1,618	701	705	6,095
San Gabriel	1,212	981	684	1,093	1,472	2,307	1,516	3,153	12,418
San Marino	184	100	55	229	218	219	419	2,992	4,416
Santa Fe Springs	560	162	272	433	681	845	636	924	4,513
Sierra Madre	359	69	121	255	412	788	707	1,894	4,605
Signal Hill	318	57	345	127	496	874	597	1,460	4,274
South El Monte	340	341	215	724	815	1,135	447	638	4,655
South Pasadena	846	250	295	541	1,047	1,758	1,318	4,368	10,423
Temple City	825	366	432	1,074	1,493	2,166	1,717	3,193	11,266
Torrance	4,111	2,007	2,122	3,894	5,594	10,379	8,096	19,373	55,576
Walnut	479	92	183	295	912	1,175	1,070	4,214	8,420
West Hollywood	3,772	1,467	787	2,160	2,815	3,654	2,593	5,585	22,833
Westlake Village	140	97	47	131	370	336	278	1,790	3,189
Participating Cities Total	39,460	18,766	19,804	36,532	53,520	82,704	62,798	167,709	481,293
Unincorporated Areas Total	29,598	13,501	14,576	27,259	39,450	53,370	41,324	80,728	299,806
Urban County Total	**69,058**	**32,267**	**34,380**	**63,791**	**92,970**	**136,074**	**104,122**	**248,437**	**781,099**
Remainder of County Total	316,753	138,840	133,305	251,050	329,041	430,964	282,051	554,786	2,436,790
Los Angeles County Total	385,811	171,107	167,685	314,841	422,011	567,038	386,173	803,223	3,217,889

Table C.10
Households by Income Range
Los Angeles Urban County: Unincorporated Areas
2010 Five-Year ACS Estimates

Place	Less than $15,000	$15,000-$19,999	$20,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000 or More	Total
Acton	103	77	55	101	207	329	492	1,014	2,378
Alondra Park	436	74	195	179	516	636	372	514	2,922
Altadena	1,089	430	661	764	1,494	2,609	2,394	6,108	15,549
Avocado Heights	275	221	72	366	442	751	632	1,141	3,900
Charter Oak	296	98	235	254	274	516	566	827	3,066
Citrus	202	74	151	197	333	594	449	680	2,680
Del Aire	191	41	161	170	287	469	680	1,123	3,122
Desert View Highlands	19	13	0	101	91	88	140	150	602
East La Mirada	279	120	49	267	594	416	534	1,064	3,323
East Los Angeles	5,351	2,737	2,209	4,360	5,533	5,731	2,517	2,606	31,044
East Pasadena	139	134	131	168	152	386	267	692	2,069
East Rancho Dominguez	320	171	153	315	701	727	335	271	2,993
East San Gabriel	373	112	204	391	634	913	642	1,864	5,133
Florence-Graham	2,248	1,139	1,234	2,201	2,192	2,627	1,269	947	13,857
Hacienda Heights	1,268	566	660	1,167	2,042	3,017	2,365	5,294	16,379
La Crescenta-Montrose	457	281	110	419	597	1,225	1,096	2,849	7,034
Ladera Heights	88	96	14	108	167	613	465	1,359	2,910
Lake Los Angeles	337	165	143	273	840	661	362	362	3,143
Lennox	947	307	483	831	889	995	560	295	5,307
Littlerock	12	34	14	43	55	84	50	64	356
Marina del Rey	527	94	158	185	473	1,009	1,008	2,360	5,814
Mayflower Village	138	103	61	164	203	306	387	617	1,979
North El Monte	84	19	19	31	317	295	202	423	1,390
Quartz Hill	279	146	288	315	514	700	576	685	3,503
Rowland Heights	1,350	554	681	1,291	1,641	2,469	2,105	4,780	14,871
South San Gabriel	176	74	92	290	335	376	288	607	2,238
South San Jose Hills	241	286	214	560	816	1,135	642	606	4,500
South Whittier	1,026	534	815	1,149	1,927	3,353	3,315	3,270	15,389
Valinda	218	156	157	506	945	1,131	708	1,205	5,026
Val Verde	22	7	33	132	54	140	109	105	602
View Park-Windsor Hills	451	63	143	283	368	746	555	1,944	4,553
Vincent	159	143	183	295	623	827	791	994	4,015
Walnut Park	541	255	354	504	602	598	498	298	3,650
West Athens	458	233	193	196	443	379	223	451	2,576
West Carson	472	233	269	727	793	1,665	1,025	1,936	7,120
Westmont	2,300	740	749	1,479	1,424	1,585	802	797	9,876
West Puente Valley	358	134	237	379	777	990	1,011	1,009	4,895
West Rancho Dominguez	251	146	58	97	276	253	251	236	1,568
West Whittier Los Nietos	594	267	275	719	1,092	1,319	804	1,638	6,708
Willowbrook	1,746	505	718	1,215	1,582	1,481	830	924	9,001
Other Unincorporated	3,777	1,919	1,945	4,067	6,205	9,226	9,007	26,619	62,765
Unincorporated Areas Total	29,598	13,501	14,576	27,259	39,450	53,370	41,324	80,728	299,806
Urban County Total	**69,058**	**32,267**	**34,380**	**63,791**	**92,970**	**136,074**	**104,122**	**248,437**	**781,099**

CHARACTERISTICS OF THE HOUSING STOCK

Table C.11
Housing Units by Year Built
Los Angeles Urban County: Participating Cities
2010 Five-Year ACS Estimates

Place	1939 or Earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2004	2005 to 2010	Total
Agoura Hills	30	124	286	879	2,756	2,840	320	379	67	7,681
Arcadia	1,083	2,827	5,249	2,546	2,676	2,187	1,616	895	409	19,488
Artesia	206	580	1,346	963	427	520	345	234	87	4,708
Avalon	888	100	96	91	385	367	119	80	0	2,126
Azusa	488	1,186	3,071	1,794	3,022	2,293	639	586	69	13,148
Bell	2,280	2,154	1,916	1,298	849	376	540	123	40	9,576
Bell Gardens	650	1,871	1,865	1,683	1,721	761	1,034	468	263	10,316
Beverly Hills	5,944	2,050	2,290	2,380	1,391	966	541	299	142	16,003
Bradbury	3	20	77	56	55	40	53	18	9	331
Calabasas	94	16	52	1,294	1,882	2,857	1,923	224	344	8,686
Cerritos	77	105	306	3,429	9,566	1,040	253	349	50	15,175
Claremont	849	514	2,434	2,826	2,413	1,315	759	313	183	11,606
Commerce	248	802	912	341	250	460	149	48	0	3,210
Covina	915	566	6,564	2,852	2,535	1,683	518	238	105	15,976
Cudahy	337	508	1,281	1,334	692	1,051	281	204	181	5,869
Culver City	2,001	2,553	4,245	2,844	4,043	1,060	560	122	130	17,558
Diamond Bar	73	25	268	3,293	5,932	7,473	875	268	149	18,356
Duarte	175	935	1,615	950	1,042	1,320	367	76	93	6,573
El Segundo	805	881	1,684	1,229	1,200	972	376	234	83	7,464
Hawaiian Gardens	116	320	1,097	706	766	420	277	119	117	3,938
Hermosa Beach	1,700	664	1,778	1,486	2,395	961	711	437	179	10,311
Irwindale	44	72	34	84	13	66	46	7	26	392
La Cañada Flintridge	889	1,337	2,204	1,163	557	370	340	367	44	7,271
La Habra Heights	241	180	346	295	377	311	46	60	0	1,856
La Mirada	112	334	7,871	2,166	1,485	880	1,764	308	13	14,933
La Puente	296	472	4,450	1,839	1,197	969	507	34	13	9,777
La Verne	473	350	736	1,841	4,162	2,530	824	355	122	11,393
Lawndale	249	879	2,606	1,754	1,758	2,001	763	124	242	10,376
Lomita	946	793	1,924	1,970	1,412	778	311	104	0	8,238
Malibu	275	435	868	1,207	1,498	993	567	271	138	6,252
Manhattan Beach	1,217	1,681	4,187	1,871	1,637	1,552	1,567	984	432	15,128
Maywood	1,661	1,647	1,504	866	346	303	303	210	67	6,907
Monrovia	3,043	1,465	2,946	1,747	1,896	1,866	1,065	262	154	14,444
Rancho Palos Verdes	180	192	3,471	6,261	3,718	904	532	290	94	15,642
Rolling Hills Estates	9	123	844	746	793	225	149	61	0	2,950
San Dimas	415	335	994	1,918	3,923	2,781	1,184	274	213	12,037
San Fernando	1,176	1,273	2,162	626	323	455	140	118	105	6,378
San Gabriel	2,377	2,694	2,385	1,402	1,514	1,596	749	261	91	13,069
San Marino	2,163	1,017	732	344	132	111	129	64	38	4,730
Santa Fe Springs	38	128	2,485	535	673	493	191	192	14	4,749
Sierra Madre	1,339	549	1,153	870	430	324	164	27	32	4,888
Signal Hill	429	336	466	539	564	1,074	406	617	93	4,524
South El Monte	409	844	1,506	827	616	211	184	97	76	4,770
South Pasadena	4,339	1,090	1,788	1,643	1,199	611	196	64	37	10,967
Temple City	1,128	2,238	3,683	1,715	987	648	587	461	317	11,764
Torrance	2,025	3,692	19,958	14,309	9,554	4,670	1,860	1,776	805	58,649
Walnut	106	94	199	1,143	1,719	4,449	678	158	115	8,661
West Hollywood	5,340	1,967	5,033	5,858	4,360	1,222	528	207	168	24,683
Westlake Village	33	57	14	863	1,114	613	515	105	8	3,322
Participating Cities Total	49,914	45,075	114,981	90,676	93,955	63,968	28,551	13,572	6,157	506,849
Unincorporated Areas Total	36,059	38,954	73,257	47,846	42,427	36,686	21,917	16,264	5,079	318,489
Urban County Total	**85,973**	**84,029**	**188,238**	**138,522**	**136,382**	**100,654**	**50,468**	**29,836**	**11,236**	**825,338**
Remainder of County Total	430,844	312,006	534,235	379,978	359,994	302,594	158,323	79,419	43,005	2,600,398
Los Angeles County Total	516,817	396,035	722,473	518,500	496,376	403,248	208,791	109,255	54,241	3,425,736

Table C.12
Housing Units by Year Built
Los Angeles Urban County: Unincorporated Areas
2010 Five-Year ACS Estimates

Place	1939 or Earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2004	2005 to 2010	Total
Acton	63	55	87	96	378	1,173	492	203	26	2,573
Alondra Park	90	661	952	418	270	567	30	0	28	3,016
Altadena	6,155	3,483	3,388	1,260	637	419	462	217	56	16,077
Avocado Heights	282	472	654	1,159	856	400	98	77	0	3,998
Charter Oak	29	41	1,163	525	559	689	249	45	0	3,300
Citrus	54	155	1,656	361	383	180	11	11	0	2,811
Del Aire	314	1,148	1,224	142	130	52	96	71	88	3,265
Desert View Highlands	0	16	444	63	73	22	27	44	0	689
East La Mirada	17	36	812	1,811	641	29	89	7	0	3,442
East Los Angeles	9,648	5,695	5,943	4,689	3,197	1,732	1,470	352	234	32,960
East Pasadena	744	736	294	168	113	58	24	13	21	2,171
East Rancho Dominguez	359	1,021	892	277	159	301	74	68	17	3,168
East San Gabriel	314	1,262	1,384	1,024	838	309	175	107	53	5,466
Florence-Graham	4,357	2,855	2,329	1,642	1,134	1,387	382	701	91	14,878
Hacienda Heights	204	374	3,130	4,862	5,875	1,880	588	143	154	17,210
La Crescenta-Montrose	889	1,504	2,232	1,331	354	464	333	184	35	7,326
Ladera Heights	121	160	1,297	944	269	45	103	0	13	2,952
Lake Los Angeles	0	35	38	41	615	2,509	275	52	35	3,600
Lennox	645	855	1,259	1,372	612	364	264	7	79	5,457
Littlerock	26	11	104	24	49	82	71	0	0	367
Marina del Rey	28	100	322	2,748	2,765	318	305	254	370	7,210
Mayflower Village	79	719	693	179	72	60	43	180	20	2,045
North El Monte	92	227	801	117	114	41	12	0	0	1,404
Quartz Hill	62	238	695	217	1,114	685	418	292	78	3,799
Rowland Heights	113	212	737	3,727	5,423	3,406	1,743	262	57	15,680
South San Gabriel	162	290	556	522	271	347	115	92	19	2,374
South San Jose Hills	73	117	1,732	1,077	1,120	164	264	11	28	4,586
South Whittier	708	1,153	8,206	2,435	1,243	1,290	397	323	59	15,814
Valinda	105	217	2,907	957	466	299	114	71	0	5,136
Val Verde	47	82	104	25	0	177	162	29	37	663
View Park-Windsor Hills	1,374	1,636	1,084	393	101	215	84	48	22	4,957
Vincent	122	332	2,860	382	181	156	88	0	0	4,121
Walnut Park	1,529	1,121	611	170	177	143	95	0	6	3,852
West Athens	276	260	1,094	327	244	341	166	33	0	2,741
West Carson	160	548	1,461	1,749	1,940	1,122	377	134	123	7,614
Westmont	2,000	2,687	2,082	1,980	693	383	463	358	47	10,693
West Puente Valley	73	330	3,164	834	333	245	33	25	0	5,037
West Rancho Dominguez	85	328	674	221	111	107	40	46	21	1,633
West Whittier Los Nietos	347	1,655	3,043	800	597	293	195	75	0	7,005
Willowbrook	920	2,746	2,029	1,094	1,016	870	575	258	107	9,615
Other Unincorporated	3,393	3,381	9,120	5,683	7,304	13,362	10,915	11,471	3,155	67,784
Unincorporated Areas Total	36,059	38,954	73,257	47,846	42,427	36,686	21,917	16,264	5,079	318,489
Urban County Total	**85,973**	**84,029**	**188,238**	**138,522**	**136,382**	**100,654**	**50,468**	**29,836**	**11,236**	**825,338**

Table C.13
Building Permits - Number of Units
Los Angeles Urban County: Participating Cities
2000 & 2010 Census Data and Intercensal Estimates

Place	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total
Agoura Hills	180	35	10	342	26	2	5	7	2	2	24	2	637
Arcadia	135	131	151	255	232	248	205	163	110	74	33	110	1,847
Artesia	9	2	3	4	5	3	2	1	.	.	.	1	30
Avalon	2	5	4	.	1	3	.	1	1	.	.	1	18
Azusa	63	131	151	164	23	57	53	170	4	2	35	153	1,006
Bell	1	4	67	27	10	5	16	18	4	12	7	.	171
Bell Gardens	9	52	18	7	25	88	46	37	15	5	541	68	911
Beverly Hills	4	41	37	37	136	55	63	51	22	63	29	58	596
Bradbury	8	8	10	12	14	11	6	11	5	1	3	2	91
Calabasas	47	28	51	44	160	234	63	8	1	2	.	2	640
Cerritos	15	9	13	13	15	15	8	8	.	.	.	.	96
Claremont	76	21	30	58	129	35	93	273	5	39	5	3	767
Commerce	42	28	38	39	43	43	31	21	11	.	.	.	296
Covina	42	38	7	2	46	85	33	10	.	.	.	32	295
Cudahy	70	19	1	.	1	.	.	.	.	.	20	.	111
Culver City	35	6	9	8	13	11	6	5	13	1	3	28	138
Diamond Bar	27	125	29	14	18	16	123	70	34	26	21	20	523
Duarte	26	22	23	29	29	28	22	21	14	32	3	37	286
El Segundo	4	8	25	22	72	23	20	23	21	4	3	11	236
Hawaiian Gardens	6	23	16	24	26	25	19	15	10	3	68	.	235
Hermosa Beach	112	62	61	51	64	82	80	39	51	7	10	27	646
Irwindale	.	.	.	.	.	.	.	.	.	1	.	.	1
La Cañada Flintridge	26	29	31	34	39	41	29	20	9	9	13	9	289
La Habra Heights	18	12	13	4	10	11	11	5	1	7	4	5	101
La Mirada	132	92	94	113	125	117	120	113	63	10	3	.	982
La Puente	12	9	5	7	10	9	1	1	.	11	9	2	76
La Verne	73	62	69	70	94	102	99	87	103	6	2	2	769
Lawndale	5	2	4	5	4	5	3	.	.	9	3	3	43
Lomita	11	9	9	5	.	.	.	.	.	.	.	.	34
Malibu	51	69	52	39	16	15	24	31	30	19	25	20	391
Manhattan Beach	184	198	183	168	200	173	176	146	80	31	45	54	1,638
Maywood	4	5	.	1	6	68	20	12	13	1	3	.	133
Monrovia	56	47	41	40	35	104	56	123	18	4	8	.	532
Rancho Palos Verdes	40	12	12	29	33	10	12	19	12	9	5	15	208
Rolling Hills Estates	16	14	15	6	.	.	.	.	.	.	.	.	51
San Dimas	26	46	12	15	10	10	9	5	27	3	1	6	170
San Fernando	4	6	12	13	14	14	13	49	4	5	3	2	139
San Gabriel	40	49	49	75	44	68	54	44	10	9	11	9	462
San Marino	9	2	7	8	5	6	5	2	7	2	5	4	62
Santa Fe Springs	27	15	21	25	40	45	61	66	.	44	57	52	453
Sierra Madre	28	31	25	26	27	26	27	19	.	.	1	.	210
Signal Hill	86	103	58	202	96	91	25	12	4	.	.	19	696
South El Monte	4	3	3	39	7	18	52	5	75	1	7	1	215
South Pasadena	22	3	3	70	25	67	26	26	5	3	1	7	258
Temple City	254	240	218	252	269	266	248	212	38	33	38	32	2,100
Torrance	204	150	276	146	359	306	361	163	45	20	41	13	2,084
Walnut	33	9	68	117	11	4	13	9	4	34	49	85	436
West Hollywood	133	7	7	113	70	4	77	109	46	25	6	19	616
Westlake Village	2	1	.	1	.	.	.	.	.	.	.	.	4
Participating Cities Total	2,413	2,023	2,041	2,775	2,637	2,649	2,416	2,230	917	569	1,145	914	22,729
Unincorporated Areas Total	3,231	2,439	2,632	4,528	3,804	2,570	2,198	1,628	886	396	295	1,081	25,688
Urban County Total	5,644	4,462	4,673	7,303	6,441	5,219	4,614	3,858	1,803	965	1,440	1,995	48,417
Remainder of County Total	11,324	13,832	11,781	13,600	20,088	18,279	20,588	15,386	10,007	4,173	5,929	7,900	152,887
Los Angeles County Total	16,968	18,294	16,454	20,903	26,529	23,498	25,202	19,244	11,810	5,138	7,369	9,895	201,304

Table C.14
Single-Family Building Permits
Los Angeles Urban County: Participating Cities
2000 & 2010 Census Data and Intercensal Estimates

Place	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total
Agoura Hills	20	35	10	6	26	2	5	7	2	2	24	2	141
Arcadia	135	131	127	201	185	196	139	93	47	34	33	29	1,350
Artesia	1	2	3	4	5	3	2	1	.	.	.	1	22
Avalon	2	5	4	.	1	3	.	1	1	.	.	1	18
Azusa	61	131	151	164	21	57	53	159	4	2	35	153	991
Bell	1	.	4	27	10	5	16	18	4	12	7	.	104
Bell Gardens	5	52	18	7	23	3	30	28	13	1	.	3	183
Beverly Hills	4	19	27	34	34	38	27	29	22	13	29	20	296
Bradbury	5	5	7	9	11	11	6	11	5	1	3	2	76
Calabasas	47	28	51	44	160	234	63	8	1	2	.	2	640
Cerritos	15	9	13	13	15	15	8	8	.	.	.	.	96
Claremont	61	21	28	38	78	35	93	43	5	6	3	3	414
Commerce	37	28	33	39	43	43	31	21	11	.	.	.	286
Covina	42	38	7	.	40	51	33	.	.	.	.	.	211
Cudahy	25	19	1	.	1	.	.	.	.	.	.	.	46
Culver City	35	6	9	8	11	11	6	5	9	1	3	.	104
Diamond Bar	27	125	29	14	18	16	123	70	34	26	21	20	523
Duarte	8	6	5	5	3	4	2	1	.	24	.	35	93
El Segundo	4	6	25	22	65	23	20	23	17	4	3	3	215
Hawaiian Gardens	6	23	16	24	26	25	19	15	10	3	.	.	167
Hermosa Beach	112	62	61	51	64	79	80	39	51	7	10	27	643
Irwindale	.	.	.	.	.	.	.	.	.	1	.	.	1
La Cañada Flintridge	26	29	31	34	39	41	29	20	9	9	13	9	289
La Habra Heights	18	12	13	4	10	11	11	5	1	7	4	5	101
La Mirada	4	4	4	5	5	3	2	1	1	.	.	.	29
La Puente	.	1	1	1	2	3	1	1	.	9	9	2	30
La Verne	43	47	49	55	59	57	44	30	2	6	2	2	396
Lawndale	5	2	4	5	4	5	3	.	.	9	3	3	43
Lomita	11	9	9	5	.	.	.	.	.	.	.	.	34
Malibu	51	47	52	39	16	7	24	31	30	19	12	20	348
Manhattan Beach	178	189	177	156	196	169	176	146	80	29	45	52	1,593
Maywood	2	1	.	1	2	7	14	8	6	1	3	.	45
Monrovia	56	47	37	38	35	90	51	55	18	4	8	.	439
Rancho Palos Verdes	40	12	12	29	33	10	12	19	12	9	5	15	208
Rolling Hills Estates	16	14	15	6	.	.	.	.	.	.	.	.	51
San Dimas	26	46	12	15	10	10	9	5	27	3	1	6	170
San Fernando	4	6	12	8	7	14	13	12	4	5	3	2	90
San Gabriel	33	40	44	63	41	53	43	17	10	9	11	9	373
San Marino	9	2	7	8	5	6	5	2	7	2	3	4	60
Santa Fe Springs	2	.	1	.	.	.	.	.	.	44	57	52	156
Sierra Madre	13	11	10	11	12	11	7	19	.	.	1	.	95
Signal Hill	86	103	58	110	81	31	25	12	2	.	.	8	516
South El Monte	4	3	3	39	7	18	50	5	3	1	3	1	137
South Pasadena	15	3	3	3	17	12	11	7	5	3	1	7	87
Temple City	32	32	34	40	44	44	34	23	38	33	38	32	424
Torrance	124	150	181	134	185	84	115	81	22	15	41	8	1,140
Walnut	33	9	68	9	11	4	13	9	4	34	49	85	328
West Hollywood	2	1	1	44	48	4	12	2	2	2	6	4	128
Westlake Village	2	1	.	1	.	.	.	.	.	.	.	.	4
Participating Cities Total	1,488	1,572	1,467	1,573	1,709	1,548	1,460	1,090	519	392	489	627	13,934
Unincorporated Areas Total	2,268	1,787	2,333	3,462	2,280	1,653	1,489	1,219	475	295	295	351	17,907
Urban County Total	**3,756**	**3,359**	**3,800**	**5,035**	**3,989**	**3,201**	**2,949**	**2,309**	**994**	**687**	**784**	**978**	**31,841**
Remainder of County Total	4,616	4,949	4,480	5,291	8,774	9,322	6,993	4,793	2,255	1,581	1,600	1,297	55,951
Los Angeles County Total	8,372	8,308	8,280	10,326	12,763	12,523	9,942	7,102	3,249	2,268	2,384	2,275	87,792

Table C.15
Duplex Building Permits - Number of Units
Los Angeles Urban County: Participating Cities
2000 & 2010 Census Data and Intercensal Estimates

Place	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total
Agoura Hills	.	.	.	.	.	.	.	.	.	.	.	.	.
Arcadia	.	.	.	.	.	.	.	.	.	.	.	.	.
Artesia	.	.	.	.	.	.	.	.	.	.	.	.	.
Avalon	.	.	.	.	.	.	.	.	.	.	.	.	.
Azusa	2	.	.	.	2	.	.	8	.	.	.	.	12
Bell	.	.	.	.	.	.	.	.	.	.	.	.	.
Bell Gardens	4	.	.	.	2	6	16	2	2	4	2	.	38
Beverly Hills	.	.	.	.	.	.	.	.	.	.	.	.	.
Bradbury	.	.	.	.	.	.	.	.	.	.	.	.	.
Calabasas	.	.	.	.	.	.	.	.	.	.	.	.	.
Cerritos	.	.	.	.	.	.	.	.	.	.	.	.	.
Claremont	.	.	2	.	.	.	.	.	.	.	2	.	4
Commerce	.	.	.	.	.	.	.	.	.	.	.	.	.
Covina	.	.	.	2	2	6	.	.	.	.	.	2	12
Cudahy	.	.	.	.	.	.	.	.	.	.	.	.	.
Culver City	.	.	.	.	2	.	.	.	.	.	.	.	2
Diamond Bar	.	.	.	.	.	.	.	.	.	.	.	.	.
Duarte	18	16	18	24	26	24	20	20	14	8	.	2	190
El Segundo	.	2	.	.	.	.	.	.	.	.	.	8	10
Hawaiian Gardens	.	.	.	.	.	.	.	.	.	.	.	.	.
Hermosa Beach	.	.	.	.	.	.	.	.	.	.	.	.	.
Irwindale	.	.	.	.	.	.	.	.	.	.	.	.	.
La Cañada Flintridge	.	.	.	.	.	.	.	.	.	.	.	.	.
La Habra Heights	.	.	.	.	.	.	.	.	.	.	.	.	.
La Mirada	.	.	.	.	.	.	.	.	.	.	.	.	.
La Puente	12	8	4	6	8	6	.	.	.	2	.	.	46
La Verne	.	.	.	.	.	.	.	.	.	.	.	.	.
Lawndale	.	.	.	.	.	.	.	.	.	.	.	.	.
Lomita	.	.	.	.	.	.	.	.	.	.	.	.	.
Malibu	.	.	.	.	.	.	.	.	.	.	.	.	.
Manhattan Beach	6	6	6	12	4	4	.	.	.	2	.	2	42
Maywood	2	4	.	.	4	.	6	4	4	.	.	.	24
Monrovia	.	.	4	2	.	.	.	.	.	.	.	.	6
Rancho Palos Verdes	.	.	.	.	.	.	.	.	.	.	.	.	.
Rolling Hills Estates	.	.	.	.	.	.	.	.	.	.	.	.	.
San Dimas	.	.	.	.	.	.	.	.	.	.	.	.	.
San Fernando	.	.	.	2	4	.	.	2	.	.	.	.	8
San Gabriel	2	.	.	.	.	2	.	.	.	.	.	.	4
San Marino	.	.	.	.	.	.	.	.	.	.	2	.	2
Santa Fe Springs	.	.	.	.	.	.	.	.	.	.	.	.	.
Sierra Madre	.	.	.	.	.	.	.	.	.	.	.	.	.
Signal Hill	.	.	.	.	.	.	.	.	2	.	.	.	2
South El Monte	.	.	.	.	.	.	2	.	.	.	4	.	6
South Pasadena	4	.	.	.	8	2	.	.	.	.	.	.	14
Temple City	4	2	4	8	14	10	10	8	.	.	.	.	60
Torrance	12	.	4	2	2	6	14	28	4	2	.	.	74
Walnut	.	.	.	.	.	.	.	.	.	.	.	.	.
West Hollywood	4	.	.	.	.	.	.	4	.	.	.	.	8
Westlake Village	.	.	.	.	.	.	.	.	.	.	.	.	.
Participating Cities Total	70	38	42	58	78	66	68	76	26	18	10	14	564
Unincorporated Areas Total	22	24	44	122	40	76	68	10	24	44	.	38	512
Urban County Total	**92**	**62**	**86**	**180**	**118**	**142**	**136**	**86**	**50**	**62**	**10**	**52**	**1,076**
Remainder of County Total	272	180	178	376	394	476	508	554	454	320	256	248	4,216
Los Angeles County Total	364	242	264	556	512	618	644	640	504	382	266	300	5,292

Table C.16
Tri- and Four-Plex Building Permits - Number of Units
Los Angeles Urban County: Participating Cities
2000 & 2010 Census Data and Intercensal Estimates

Place	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total
Agoura Hills	.	.	.	.	.	.	.	.	.	.	.	.	.
Arcadia	.	.	.	.	.	.	.	.	.	.	.	.	.
Artesia	8	.	.	.	.	.	.	.	.	.	.	.	8
Avalon	.	.	.	.	.	.	.	.	.	.	.	.	.
Azusa	.	.	.	.	.	.	.	3	.	.	.	.	3
Bell	.	4	.	.	.	.	.	.	.	.	.	.	4
Bell Gardens	.	.	.	.	.	.	.	7	.	.	48	.	55
Beverly Hills	.	.	.	3	.	4	3	.	.	.	.	4	14
Bradbury	3	3	3	3	3	.	.	.	.	.	.	.	15
Calabasas	.	.	.	.	.	.	.	.	.	.	.	.	.
Cerritos	.	.	.	.	.	.	.	.	.	.	.	.	.
Claremont	.	.	.	.	.	.	.	.	.	.	.	.	.
Commerce	.	.	.	.	.	.	.	.	.	.	.	.	.
Covina	.	.	.	.	4	11	.	.	.	.	.	.	15
Cudahy	.	.	.	.	.	.	.	.	.	.	.	.	.
Culver City	.	.	.	.	.	.	.	.	4	.	.	.	4
Diamond Bar	.	.	.	.	.	.	.	.	.	.	.	.	.
Duarte	.	.	.	.	.	.	.	.	.	.	3	.	3
El Segundo	.	.	.	.	.	.	.	.	4	.	.	.	4
Hawaiian Gardens	.	.	.	.	.	.	.	.	.	.	.	.	.
Hermosa Beach	.	.	.	.	.	3	.	.	.	.	.	.	3
Irwindale	.	.	.	.	.	.	.	.	.	.	.	.	.
La Cañada Flintridge	.	.	.	.	.	.	.	.	.	.	.	.	.
La Habra Heights	.	.	.	.	.	.	.	.	.	.	.	.	.
La Mirada	31	23	21	36	44	36	35	32	9	.	3	.	270
La Puente	.	.	.	.	.	.	.	.	.	.	.	.	.
La Verne	.	.	.	.	.	.	.	.	.	.	.	.	.
Lawndale	.	.	.	.	.	.	.	.	.	.	.	.	.
Lomita	.	.	.	.	.	.	.	.	.	.	.	.	.
Malibu	.	4	.	.	.	8	.	.	.	.	8	.	20
Manhattan Beach	.	3	.	.	.	.	.	.	.	.	.	.	3
Maywood	.	.	.	.	.	7	.	.	3	.	.	.	10
Monrovia	.	.	.	.	.	.	.	.	.	.	.	.	.
Rancho Palos Verdes	.	.	.	.	.	.	.	.	.	.	.	.	.
Rolling Hills Estates	.	.	.	.	.	.	.	.	.	.	.	.	.
San Dimas	.	.	.	.	.	.	.	.	.	.	.	.	.
San Fernando	.	.	.	3	3	.	.	13	.	.	.	.	19
San Gabriel	.	4	.	12	3	4	11	8	.	.	.	.	42
San Marino	.	.	.	.	.	.	.	.	.	.	.	.	.
Santa Fe Springs	.	.	.	.	.	.	.	.	.	.	.	.	.
Sierra Madre	.	.	.	.	.	.	.	.	.	.	.	.	.
Signal Hill	.	.	.	92	15	.	.	.	.	.	.	4	111
South El Monte	.	.	.	.	.	.	.	.	.	.	.	.	.
South Pasadena	3	.	.	.	.	.	.	3	.	.	.	.	6
Temple City	57	52	50	71	82	76	73	61	.	.	.	.	522
Torrance	58	.	.	4	40	.	23	6	13	3	.	.	147
Walnut	.	.	.	.	.	.	.	.	.	.	.	.	.
West Hollywood	.	.	.	3	3	.	.	4	.	3	.	3	16
Westlake Village	.	.	.	.	.	.	.	.	.	.	.	.	.
Participating Cities Total	160	93	74	227	197	149	145	137	33	6	62	11	1,294
Unincorporated Areas Total	63	88	.	3	101	470	119	193	4	.	.	9	1,050
Urban County Total	**223**	**181**	**74**	**230**	**298**	**619**	**264**	**330**	**37**	**6**	**62**	**20**	**2,344**
Remainder of County Total	201	99	142	143	100	111	225	143	149	108	74	53	1,548
Los Angeles County Total	424	280	216	373	398	730	489	473	186	114	136	73	3,892

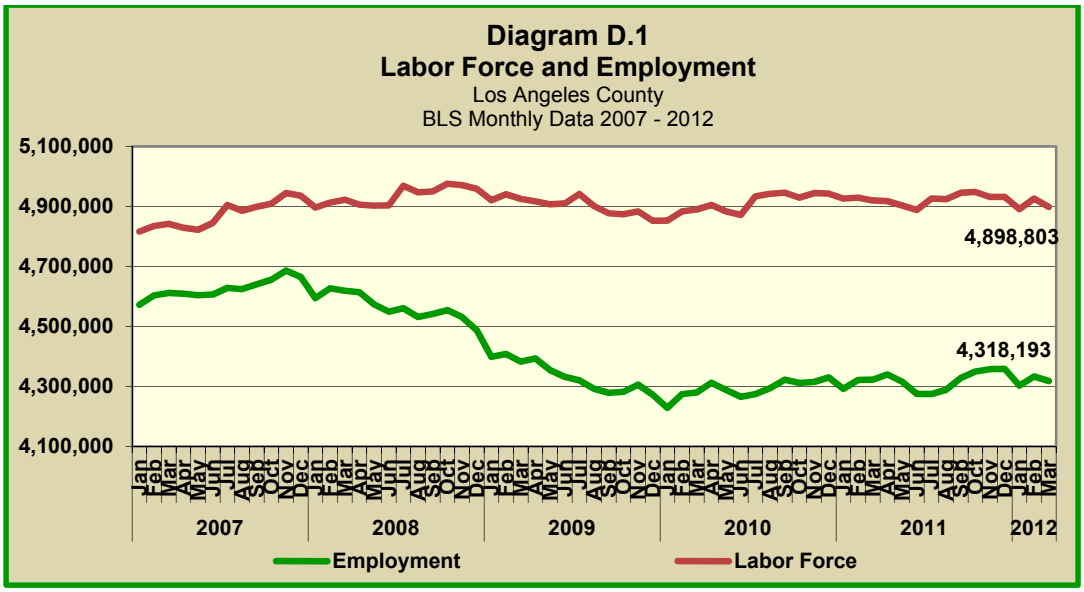
Table C.17
Multi-Family Building Permits - Number of Units
Los Angeles Urban County: Participating Cities
2000 & 2010 Census Data and Intercensal Estimates

Place	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total
Agoura Hills	160	.	.	336	.	.	.	.	.	.	.	.	496
Arcadia	.	.	24	54	47	52	66	70	63	40	.	81	497
Artesia	.	.	.	.	.	.	.	.	.	.	.	.	.
Avalon	.	.	.	.	.	.	.	.	.	.	.	.	.
Azusa	.	.	.	.	.	.	.	.	.	.	.	.	.
Bell	.	.	63	.	.	.	.	.	.	.	.	.	63
Bell Gardens	.	.	.	.	.	79	.	.	.	.	491	65	635
Beverly Hills	.	22	10	.	102	13	33	22	.	50	.	34	286
Bradbury	.	.	.	.	.	.	.	.	.	.	.	.	.
Calabasas	.	.	.	.	.	.	.	.	.	.	.	.	.
Cerritos	.	.	.	.	.	.	.	.	.	.	.	.	.
Claremont	15	.	.	20	51	.	.	230	.	33	.	.	349
Commerce	5	.	5	.	.	.	.	.	.	.	.	.	10
Covina	.	.	.	.	.	17	.	10	.	.	.	30	57
Cudahy	45	.	.	.	.	.	.	.	.	.	20	.	65
Culver City	.	.	.	.	.	.	.	.	.	.	.	28	28
Diamond Bar	.	.	.	.	.	.	.	.	.	.	.	.	.
Duarte	.	.	.	.	.	.	.	.	.	.	.	.	.
El Segundo	.	.	.	.	7	.	.	.	.	.	.	.	7
Hawaiian Gardens	.	.	.	.	.	.	.	.	.	.	68	.	68
Hermosa Beach	.	.	.	.	.	.	.	.	.	.	.	.	.
Irwindale	.	.	.	.	.	.	.	.	.	.	.	.	.
La Cañada Flintridge	.	.	.	.	.	.	.	.	.	.	.	.	.
La Habra Heights	.	.	.	.	.	.	.	.	.	.	.	.	.
La Mirada	97	65	69	72	76	78	83	80	53	10	.	.	683
La Puente	.	.	.	.	.	.	.	.	.	.	.	.	.
La Verne	30	15	20	15	35	45	55	57	101	.	.	.	373
Lawndale	.	.	.	.	.	.	.	.	.	.	.	.	.
Lomita	.	.	.	.	.	.	.	.	.	.	.	.	.
Malibu	.	18	.	.	.	.	.	.	.	.	5	.	23
Manhattan Beach	.	.	.	.	.	.	.	.	.	.	.	.	.
Maywood	.	.	.	.	.	54	.	.	.	.	.	.	54
Monrovia	.	.	.	.	.	14	5	68	.	.	.	.	87
Rancho Palos Verdes	.	.	.	.	.	.	.	.	.	.	.	.	.
Rolling Hills Estates	.	.	.	.	.	.	.	.	.	.	.	.	.
San Dimas	.	.	.	.	.	.	.	.	.	.	.	.	.
San Fernando	.	.	.	.	.	.	.	22	.	.	.	.	22
San Gabriel	5	5	5	.	.	9	.	19	.	.	.	.	43
San Marino	.	.	.	.	.	.	.	.	.	.	.	.	.
Santa Fe Springs	25	15	20	25	40	45	61	66	.	.	.	.	297
Sierra Madre	15	20	15	15	15	15	20	.	.	.	.	.	115
Signal Hill	.	.	.	.	.	60	.	.	.	.	.	7	67
South El Monte	.	.	.	.	.	.	.	.	72	.	.	.	72
South Pasadena	.	.	.	67	.	53	15	16	.	.	.	.	151
Temple City	161	154	130	133	129	136	131	120	.	.	.	.	1,094
Torrance	10	.	91	6	132	216	209	48	6	.	.	5	723
Walnut	.	.	.	108	.	.	.	.	.	.	.	.	108
West Hollywood	127	6	6	66	19	.	65	99	44	20	.	12	464
Westlake Village	.	.	.	.	.	.	.	.	.	.	.	.	.
Participating Cities Total	695	320	458	917	653	886	743	927	339	153	584	262	6,937
Unincorporated Areas Total	878	540	255	941	1,383	371	522	206	383	57	.	683	6,219
Urban County Total	**1,573**	**860**	**713**	**1,858**	**2,036**	**1,257**	**1,265**	**1,133**	**722**	**210**	**584**	**945**	**13,156**
Remainder of County Total	6,235	8,604	6,981	7,790	10,820	8,370	12,862	9,896	7,149	2,164	3,999	6,302	91,172
Los Angeles County Total	7,808	9,464	7,694	9,648	12,856	9,627	14,127	11,029	7,871	2,374	4,583	7,247	104,328

APPENDIX D. ADDITIONAL BLS AND BEA DATA

This section contains additional Bureau of Labor Statistics (BLS) data and Bureau of Economic Analysis (BEA) data, addressing employment and income.

BLS DATA



BEA DATA

Table D.1
Total Employment and Real Personal Income
Los Angeles County
1969–2010 BEA Data, 2011 Dollars

Year	1,000s of 2011 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	146,096,881	10,079,391	-9,995,122	23,163,336	13,795,782	162,981,486	23,316	3,431,772	42,571
1970	144,113,108	9,718,230	-10,164,492	23,385,115	16,183,864	163,799,365	23,256	3,391,725	42,488
1971	141,455,865	9,817,611	-10,903,457	23,611,232	17,844,811	162,190,840	22,833	3,331,726	42,458
1972	148,758,647	10,899,628	-12,128,304	23,807,762	18,261,948	167,800,425	23,780	3,428,169	43,393
1973	154,381,320	12,963,182	-13,011,039	24,706,030	18,852,221	171,965,349	24,424	3,587,503	43,034
1974	154,871,933	13,282,611	-13,570,560	25,649,424	20,206,083	173,874,269	24,538	3,660,126	42,312
1975	151,851,148	12,661,811	-13,476,116	25,087,828	22,784,694	173,585,743	24,393	3,631,029	41,820
1976	160,688,689	13,626,156	-14,225,655	25,114,327	23,560,772	181,511,977	25,169	3,728,979	43,092
1977	169,316,818	14,557,550	-15,277,494	25,966,453	23,334,331	188,782,558	26,034	3,867,266	43,781
1978	181,887,275	15,996,534	-16,624,352	27,974,374	23,360,188	200,600,951	27,287	4,092,098	44,447
1979	190,542,976	17,571,972	-17,769,074	30,634,564	23,041,230	208,877,724	28,222	4,288,473	44,430
1980	192,852,221	17,421,150	-18,780,778	34,011,367	24,033,073	214,694,733	28,602	4,339,187	44,444
1981	193,965,902	18,947,292	-18,702,845	38,237,474	25,548,611	220,101,850	28,927	4,378,453	44,299
1982	191,859,477	19,118,271	-18,441,686	39,690,789	26,297,436	220,287,746	28,361	4,292,303	44,699
1983	197,907,037	20,096,722	-18,962,370	41,334,775	26,857,679	227,040,399	28,663	4,358,701	45,406
1984	211,299,321	22,185,356	-19,856,721	46,242,641	26,586,459	242,086,343	30,104	4,553,435	46,404
1985	220,899,238	23,569,225	-20,961,420	47,950,936	27,805,946	252,125,476	30,811	4,691,775	47,082
1986	232,255,766	25,075,944	-22,196,862	48,908,045	28,967,751	262,858,757	31,317	4,821,201	48,175
1987	247,948,703	26,716,658	-23,821,506	49,085,341	29,086,130	275,582,009	32,218	4,990,255	49,686
1988	257,164,677	28,472,685	-24,501,491	50,651,932	29,452,649	284,295,082	32,800	5,175,107	49,692
1989	259,518,701	28,933,225	-25,231,051	53,052,754	30,607,450	289,014,630	32,866	5,252,277	49,411
1990	265,309,815	29,352,288	-26,539,187	58,567,927	32,159,215	300,145,481	33,807	5,315,064	49,916
1991	256,936,891	28,623,072	-25,475,329	55,929,433	34,253,565	293,021,488	32,746	5,153,471	49,857
1992	257,168,820	28,306,661	-24,498,297	53,631,610	38,865,012	296,860,485	32,782	4,957,898	51,871
1993	252,330,480	27,594,863	-24,933,931	51,876,984	40,097,108	291,775,777	32,062	4,895,596	51,542
1994	251,914,961	27,600,118	-24,453,462	53,284,133	40,923,572	294,069,085	32,328	4,884,290	51,577
1995	254,357,649	27,387,342	-24,436,074	55,065,195	41,606,496	299,205,924	32,920	4,988,201	50,992
1996	260,030,271	27,358,485	-24,705,678	57,388,910	42,976,730	308,331,748	33,782	5,063,499	51,354
1997	270,112,692	28,094,029	-27,059,227	60,187,918	42,049,917	317,197,272	34,454	5,093,798	53,028
1998	290,361,242	29,528,857	-26,041,854	64,695,463	44,011,946	343,497,941	36,881	5,265,804	55,141
1999	300,315,211	30,486,863	-25,472,528	62,315,967	45,743,161	352,414,948	37,343	5,343,489	56,203
2000	311,408,052	31,611,320	-26,902,060	65,004,809	46,224,919	364,124,400	38,175	5,457,760	57,058
2001	320,561,724	32,641,546	-25,541,078	66,369,805	50,391,054	379,139,960	39,387	5,500,965	58,274
2002	324,598,546	33,577,869	-25,441,063	64,491,222	52,768,060	382,838,897	39,444	5,415,383	59,940
2003	329,329,590	34,333,861	-24,922,090	63,656,889	54,356,128	388,086,656	39,734	5,421,629	60,744
2004	337,903,020	35,985,530	-24,810,574	63,224,909	55,789,884	396,121,709	40,448	5,476,266	61,703
2005	339,633,368	36,231,284	-24,186,966	69,534,817	56,160,114	404,910,049	41,374	5,539,280	61,314
2006	347,757,832	36,384,345	-24,699,414	78,623,629	58,277,410	423,575,112	43,497	5,636,872	61,693
2007	346,946,848	35,939,904	-24,965,109	81,566,789	59,645,549	427,254,173	44,045	5,772,756	60,100
2008	345,949,099	36,169,220	-24,581,315	87,605,583	63,023,575	435,827,722	44,768	5,669,532	61,019
2009	321,633,789	34,575,663	-23,300,463	74,070,440	70,226,208	408,054,312	41,692	5,457,669	58,932
2010	325,907,333	34,511,441	-23,408,878	75,247,737	76,205,253	419,440,005	42,683	5,406,102	60,285

Table D.2
Employment by Industry
Los Angeles County
2001–2010 BEA Data

NAICS Categories	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% Change 01–10
Farm employment	7,824	9,015	9,027	7,825	6,629	6,292	6,692	5,841	5,517	5,719	-26.9%
Forestry, fishing, related activities, and other	3,550	3,254	2,982	2,923	2,928	2,961	3,018	2,867	2,854	2,830	-20.3%
Mining	8,052	7,257	8,118	7,464	7,665	8,595	9,722	12,309	12,094	12,941	60.7%
Utilities	12,388	12,317	12,770	13,058	13,261	13,424	13,859	14,159	14,374	12,228	-1.3%
Construction	214,228	205,213	207,043	221,440	232,370	242,363	244,885	228,099	197,098	181,183	-15.4%
Manufacturing	610,413	565,785	525,932	511,561	497,687	489,780	477,283	461,109	420,534	406,878	-33.3%
Wholesale trade	259,648	257,122	252,887	257,449	264,905	274,383	277,698	270,361	249,630	250,441	-3.5%
Retail trade	512,544	509,967	517,004	524,091	535,820	544,647	546,505	528,722	497,887	494,274	-3.6%
Transportation and warehousing	211,110	201,209	196,841	198,290	204,549	204,710	211,491	201,203	190,799	190,220	-9.9%
Information	271,629	244,404	241,421	255,274	250,035	248,266	252,143	252,145	233,770	232,228	-14.5%
Finance and insurance	247,553	243,468	241,808	238,215	246,311	251,346	274,802	269,622	278,702	280,888	13.5%
Real estate and rental and leasing	222,518	216,837	235,034	266,752	288,055	306,388	317,330	290,337	286,429	283,243	27.3%
Professional and technical services	416,397	405,288	415,911	422,056	429,719	444,201	473,921	468,714	444,614	441,689	6.1%
Management of companies and enterprises	87,364	89,115	82,983	75,346	73,987	67,585	63,094	62,753	58,829	58,644	-32.9%
Administrative and waste services	380,617	370,067	371,351	369,969	365,207	388,851	393,302	369,838	347,090	354,421	-6.9%
Educational services	115,231	123,133	125,337	127,634	130,729	134,471	133,766	137,994	144,586	142,276	23.5%
Health care and social assistance	438,835	451,871	464,829	467,144	471,870	480,399	499,223	511,117	521,081	530,388	20.9%
Arts, entertainment, and recreation	169,299	170,871	176,062	177,156	180,038	186,731	196,842	199,314	195,300	196,835	16.3%
Accommodation and food services	320,490	322,264	331,875	338,381	344,708	350,572	355,187	362,157	349,034	351,878	9.8%
Other services, except public administration	363,221	371,332	376,233	379,527	380,434	381,255	402,083	392,592	384,512	371,412	2.3%
Government and government enterprises	628,054	635,594	626,181	614,711	612,373	609,652	619,910	628,279	622,935	605,486	-3.6%
Total	**5,500,965**	**5,415,383**	**5,421,629**	**5,476,266**	**5,539,280**	**5,636,872**	**5,772,756**	**5,669,532**	**5,457,669**	**5,406,102**	**-1.7%**

Table D.3
Real Earnings by Industry
Los Angeles County
2001–2010 BEA Data, 2011 Dollars

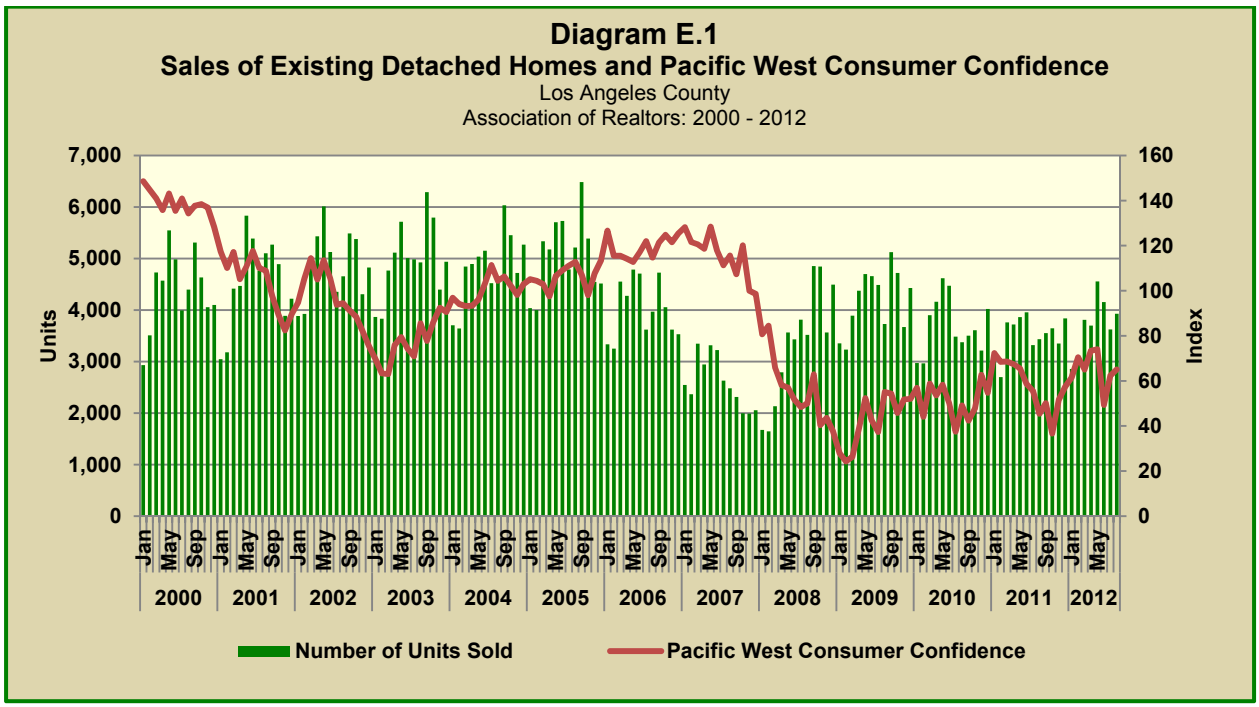
NAICS Categories	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% Change 01–10
Farm earnings	271,292	278,835	326,806	286,526	277,874	298,492	253,160	185,350	172,178	178,910	-34.1%
Forestry, fishing, related activities, and other	108,427	99,757	105,527	105,851	108,863	106,505	97,175	82,073	80,059	75,238	-30.6%
Mining	683,243	778,333	1,005,166	1,322,851	1,267,248	1,528,714	1,438,938	2,295,171	1,162,547	1,352,314	97.9%
Utilities	1,537,292	1,508,122	1,641,791	1,791,269	1,889,401	2,182,607	2,081,811	2,013,452	2,025,036	1,643,818	6.9%
Construction	14,591,013	14,621,104	14,489,367	15,419,599	15,874,411	16,483,382	16,062,038	14,220,414	11,746,347	11,029,452	-24.4%
Manufacturing	38,531,782	37,459,026	36,597,626	36,412,999	35,380,941	35,527,596	34,319,007	34,297,750	30,982,696	29,851,363	-22.5%
Wholesale trade	24,542,229	23,452,096	22,816,473	22,745,272	22,346,516	22,214,057	21,493,156	21,690,149	19,632,377	18,496,343	-24.6%
Retail trade	17,980,015	18,283,199	18,211,913	19,072,235	19,891,407	20,776,644	21,192,701	19,324,048	17,421,325	17,768,074	-1.2%
Transportation and warehousing	20,730,683	20,905,743	21,522,091	21,678,439	21,769,112	21,857,609	21,334,875	18,957,566	18,406,658	18,862,036	-9.0%
Information	12,609,740	12,270,133	12,357,439	12,705,982	12,502,063	12,579,185	12,748,035	11,835,130	10,884,086	11,250,416	-10.8%
Finance and insurance	28,863,457	28,508,526	28,454,685	28,542,233	27,627,428	27,029,698	27,728,445	31,896,465	30,746,942	31,537,957	9.3%
Real estate and rental and leasing	21,036,244	20,970,584	20,485,106	21,579,467	22,960,519	24,070,212	23,430,377	22,133,318	19,890,715	20,360,611	-3.2%
Professional and technical services	9,602,324	9,742,286	10,042,565	10,360,386	10,428,271	10,096,479	8,292,958	8,438,873	6,754,847	7,017,167	-26.9%
Management of companies and enterprises	32,972,368	32,320,761	33,139,307	34,762,100	35,646,263	38,764,285	39,810,436	41,786,132	36,748,148	38,462,428	16.7%
Administrative and waste services	7,880,151	8,265,664	8,098,016	8,178,729	7,857,091	7,867,954	7,686,923	6,773,030	5,909,838	5,893,115	-25.2%
Educational services	13,538,908	12,928,906	12,955,199	12,801,470	13,090,771	13,753,573	13,749,418	13,339,160	12,136,265	12,694,862	-6.2%
Health care and social assistance	4,249,553	4,758,286	4,942,765	5,180,525	5,183,959	5,432,262	5,522,486	5,820,368	6,053,211	6,456,048	51.9%
Arts, entertainment, and recreation	23,637,531	25,798,759	26,984,366	28,282,713	28,424,792	29,069,274	28,815,327	30,305,265	30,625,565	31,072,095	31.5%
Accommodation and food services	9,298,602	9,600,325	10,702,556	11,163,523	10,545,191	10,881,429	10,831,130	10,772,980	10,296,898	10,396,658	11.8%
Other services, except public administration	8,629,620	9,077,966	9,255,019	9,675,097	9,610,133	9,754,437	10,150,643	9,655,584	8,965,777	9,533,464	10.5%
Government and government enterprises	12,290,564	13,135,446	12,931,424	13,162,059	13,452,395	13,469,559	13,652,548	12,963,182	12,461,618	12,592,697	2.5%
Total	**320,561,724**	**324,598,546**	**329,329,590**	**337,903,020**	**339,633,368**	**347,757,832**	**346,946,848**	**345,949,099**	**321,633,789**	**325,907,333**	**1.7%**

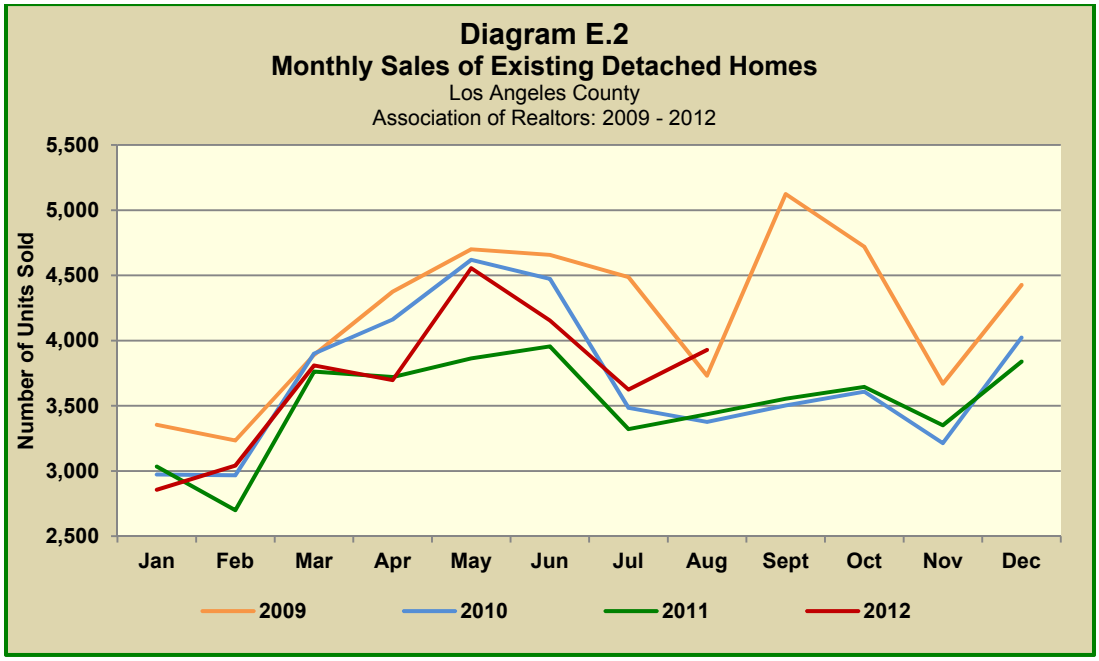
Table D.4
Real Earnings Per Job by Industry
Los Angeles County
2001–2010 BEA Data, 2011 Dollars

NAICS Categories	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% Change 01-10
Farm employment	34,674	30,930	36,203	36,617	41,918	47,440	37,830	31,733	31,209	31,283	-9.8%
Forestry, fishing, related activities, and other	30,543	30,657	35,388	36,213	37,180	35,969	32,199	28,627	28,052	26,586	-13.0%
Mining	84,854	107,253	123,819	177,231	165,329	177,861	148,008	186,463	96,126	104,498	23.2%
Utilities	124,095	122,442	128,566	137,178	142,478	162,590	150,214	142,203	140,882	134,431	8.3%
Construction	68,110	71,248	69,982	69,633	68,315	68,011	65,590	62,343	59,596	60,875	-10.6%
Manufacturing	63,124	66,207	69,586	71,180	71,091	72,538	71,905	74,381	73,675	73,367	16.2%
Wholesale trade	94,521	91,210	90,224	88,349	84,357	80,960	77,398	80,227	78,646	73,855	-21.9%
Retail trade	35,080	35,852	35,226	36,391	37,123	38,147	38,779	36,549	34,991	35,948	2.5%
Transportation and warehousing	98,198	103,901	109,337	109,327	106,425	106,774	100,878	94,221	96,471	99,159	1.0%
Information	46,423	50,204	51,186	49,774	50,001	50,668	50,559	46,938	46,559	48,446	4.4%
Finance and insurance	116,595	117,094	117,675	119,817	112,165	107,540	100,903	118,301	110,322	112,279	-3.7%
Real estate and rental and leasing	94,537	96,711	87,158	80,897	79,709	78,561	73,836	76,233	69,444	71,884	-24.0%
Professional and technical services	23,061	24,038	24,146	24,547	24,268	22,730	17,499	18,004	15,193	15,887	-31.1%
Management of companies and enterprises	377,414	362,686	399,351	461,366	481,791	573,563	630,970	665,883	624,660	655,863	73.8%
Administrative and waste services	20,704	22,336	21,807	22,107	21,514	20,234	19,545	18,314	17,027	16,627	-19.7%
Educational services	117,494	105,000	103,363	100,298	100,137	102,279	102,787	96,665	83,938	89,227	-24.1%
Health care and social assistance	9,684	10,530	10,634	11,090	10,986	11,308	11,062	11,388	11,617	12,172	25.7%
Arts, entertainment, and recreation	139,620	150,984	153,266	159,649	157,882	155,675	146,388	152,048	156,813	157,859	13.1%
Accommodation and food services	29,014	29,790	32,249	32,991	30,592	31,039	30,494	29,747	29,501	29,546	1.8%
Other services, except public administration	23,759	24,447	24,599	25,493	25,261	25,585	25,245	24,594	23,317	25,668	8.0%
Government and government enterprises	19,569	20,666	20,651	21,412	21,968	22,094	22,023	20,633	20,005	20,798	6.3%
Total	**58,274**	**59,940**	**60,744**	**61,703**	**61,314**	**61,693**	**60,100**	**61,019**	**58,932**	**60,285**	**3.5%**

APPENDIX E. ADDITIONAL CAR DATA

This section contains additional data from the California Association of Realtors (CAR).





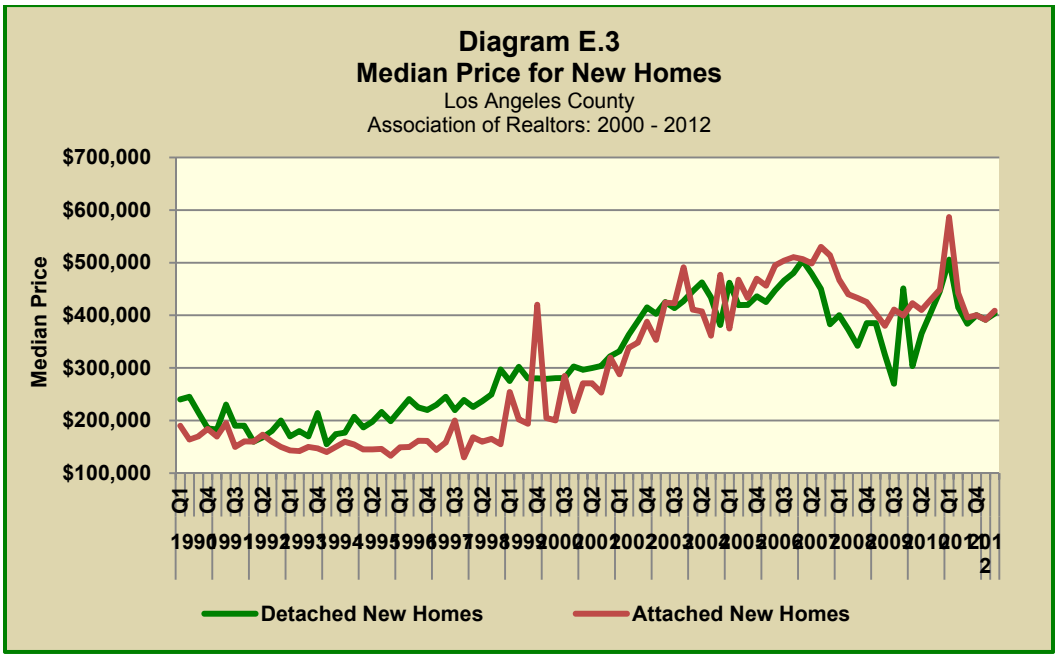


Diagram E.3
Median Price for New Homes
Los Angeles County
Association of Realtors: 2000 - 2012
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
Median Price
Detached New Homes
Attached New Homes

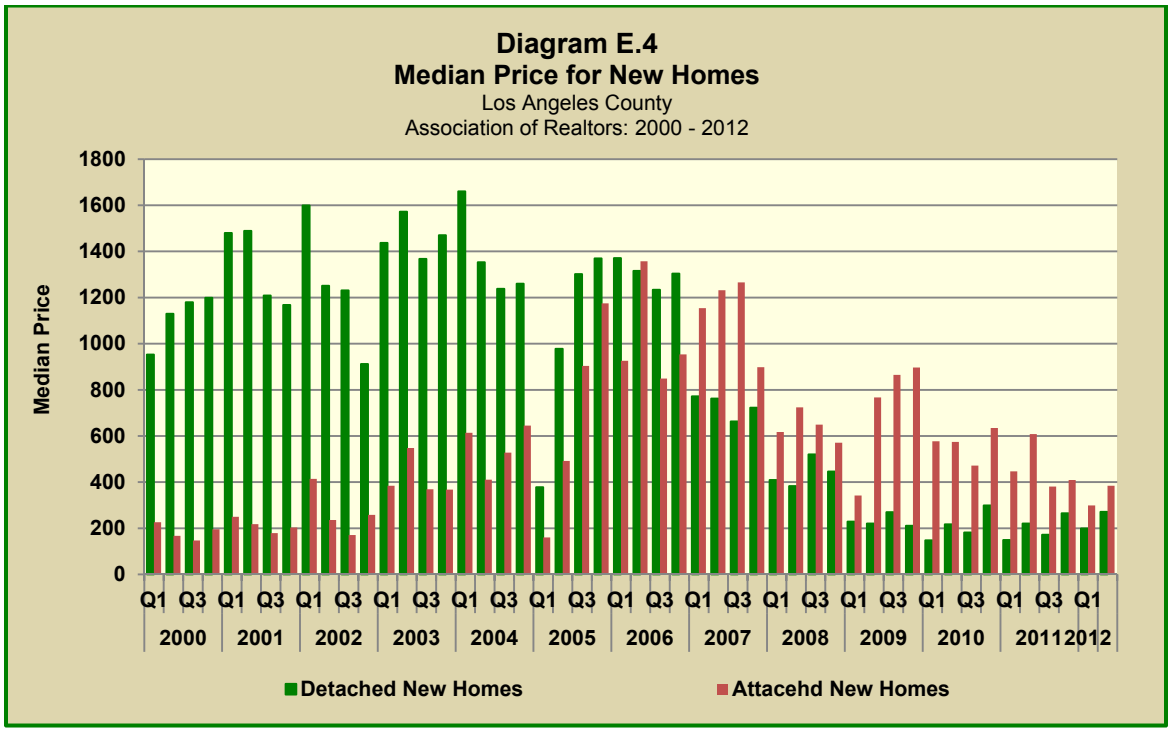


Diagram E.4
Median Price for New Homes
Los Angeles County
Association of Realtors: 2000 - 2012
1800
1600
1400
1200
1000
800
600
400
200
0
Median Price
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
Detached New Homes
Attacehd New Homes

APPENDIX F. ADDITIONAL CHAS DATA

This section contains additional Comprehensive Housing Affordability Strategy (CHAS) data distributed by HUD.

HOUSING PROBLEMS

Table F.1
Households with Incomes of 30 Percent or Less of MFI with Housing Problems by Race/Ethnicity
Los Angeles Urban County: Participating Cities
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Agoura Hills	300	0	0	0	0	0	15	315
Arcadia	495	14	960	0	0	20	60	1,549
Artesia	180	0	95	0	0	115	200	590
Avalon	55	0	0	0	0	0	55	110
Azusa	450	45	70	0	0	8	1,045	1,618
Bell	220	10	0	0	0	0	1,690	1,920
Bell Gardens	129	0	0	10	0	0	2,060	2,199
Beverly Hills	1,070	90	85	0	0	0	30	1,275
Bradbury	10	0	0	0	0	0	0	10
Calabasas	355	15	45	0	0	0	20	435
Cerritos	230	65	345	0	10	40	85	775
Claremont	395	10	80	0	0	10	180	675
Commerce	30	0	10	0	0	10	485	535
Covina	620	60	100	0	0	10	580	1,370
Cudahy	30	10	0	0	0	15	960	1,015
Culver City	510	110	185	0	0	25	385	1,215
Diamond Bar	180	50	430	0	0	0	80	740
Duarte	140	135	95	0	0	0	115	485
El Segundo	360	0	10	10	0	25	85	490
Hawaiian Gardens	80	70	105	0	0	0	355	610
Hermosa Beach	245	0	30	0	0	10	15	300
Irwindale	0	0	0	0	0	0	24	24
La Cañada Flintridge	105	0	90	0	0	0	25	220
La Habra Heights	45	0	20	0	0	0	15	80
La Mirada	485	0	170	10	0	35	260	960
La Puente	65	0	150	0	0	0	870	1,085
La Verne	610	70	20	0	0	10	160	870
Lawndale	295	200	95	0	0	0	640	1,230
Lomita	200	30	50	0	0	60	225	565
Malibu	240	0	15	0	0	25	15	295
Manhattan Beach	505	0	25	0	0	0	30	560
Maywood	25	15	4	0	0	0	1,435	1,479
Monrovia	475	175	95	25	0	45	510	1,325
Rancho Palos Verdes	345	25	180	0	0	0	15	565
Rolling Hills Estates	50	0	65	0	0	0	0	115
San Dimas	500	0	120	0	0	40	235	895
San Fernando	55	0	0	0	0	0	820	875
San Gabriel	145	35	945	10	0	30	560	1,725
San Marino	120	0	65	0	0	0	0	185
Santa Fe Springs	75	10	25	0	0	20	440	570
Sierra Madre	310	0	15	0	0	0	35	360
Signal Hill	75	40	80	0	0	0	45	240
South El Monte	10	0	65	0	0	0	665	740
South Pasadena	380	0	280	0	0	40	119	819
Temple City	280	0	450	0	0	20	115	865
Torrance	1,690	65	1,285	15	4	75	735	3,869
Walnut	100	0	270	0	0	0	50	420
West Hollywood	2,640	165	185	0	0	230	325	3,545
Westlake Village	145	0	0	0	0	0	0	145
Participating Cities	16,054	1,514	7,409	80	14	918	16,868	42,857
Unincorporated Areas	5,663	5,643	3,024	67	73	404	20,605	35,479
Urban County	**21,717**	**7,157**	**10,433**	**147**	**87**	**1,322**	**37,473**	**78,336**

Table F.2
Households with Incomes of 30 Percent or Less of MFI with Housing Problems by Race/Ethnicity
Los Angeles Urban County: Unincorporated Areas
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Acton	75	0	0	0	0	0	0	75
Alondra Park	95	45	90	0	0	0	215	445
Altadena	485	275	49	0	20	0	335	1,164
Avocado Heights	20	0	39	0	0	0	245	304
Charter Oak	125	15	0	0	0	0	115	255
Citrus	90	10	25	0	0	10	145	280
Del Aire	40	0	0	0	0	0	95	135
Desert View Highlands	0	0	0	0	0	0	15	15
East La Mirada	0	110	0	0	0	0	195	305
East Los Angeles	110	20	10	0	0	0	130	270
East Pasadena	105	0	44	10	0	4	6,395	6,558
East Rancho Dominguez	45	0	20	0	0	0	60	125
East San Gabriel	60	0	210	0	0	10	50	330
Florence-Graham	35	745	4	10	0	0	3,135	3,929
Hacienda Heights	205	0	410	5	0	0	465	1,085
La Crescenta-Montrose	320	10	125	0	0	0	40	495
Ladera Heights	30	155	0	0	0	0	0	185
Lake Los Angeles	180	100	0	0	0	0	160	440
Lennox	40	205	20	0	0	0	1,095	1,360
Littlerock	25	0	0	0	0	0	0	25
Marina del Rey	320	15	30	0	0	35	15	415
Mayflower Village	55	0	80	0	0	0	30	165
North El Monte	40	0	0	0	0	0	15	55
Quartz Hill	265	20	0	0	0	0	60	345
Rowland Heights	150	8	960	0	0	15	405	1,538
South San Gabriel	25	0	100	0	0	0	165	290
South San Jose Hills	55	0	70	0	0	0	245	370
South Whittier	245	10	0	0	0	25	975	1,255
Valinda	25	20	10	0	0	0	275	330
Val Verde	15	0	0	0	0	0	10	25
View Park-Windsor Hills	0	325	25	0	0	0	0	350
Vincent	45	45	35	0	0	10	95	230
Walnut Park	20	0	0	0	0	0	765	785
West Athens	0	285	0	0	0	4	175	464
West Carson	205	0	75	0	20	0	75	375
Westmont	0	135	15	0	0	0	35	185
West Puente Valley	10	1,850	0	0	0	100	895	2,855
West Rancho Dominguez	75	0	20	0	0	0	310	405
West Whittier Los Nietos	30	10	4	0	0	0	545	589
Willowbrook	25	1,030	20	0	0	80	885	2,040
Other Unincorporated	1,973	200	534	42	33	111	1,740	4,633
Unincorporated Areas Total	5,663	5,643	3,024	67	73	404	20,605	35,479
Urban County Total	**21,717**	**7,157**	**10,433**	**147**	**87**	**1,322**	**37,473**	**78,336**

Table F.3
Households with Incomes of 31 to 50 Percent of MFI with Housing Problems by Race/Ethnicity

Los Angeles Urban County: Participating Cities
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Agoura Hills	140	55	0	0	0	0	50	245
Arcadia	295	40	490	0	0	35	235	1,095
Artesia	200	0	225	0	0	0	105	530
Avalon	45	0	0	0	0	0	115	160
Azusa	290	50	140	0	0	0	1,030	1,510
Bell	65	0	30	20	0	0	1,870	1,985
Bell Gardens	30	10	10	0	0	0	1,815	1,865
Beverly Hills	865	10	15	0	0	0	75	965
Bradbury	0	0	0	0	0	0	0	0
Calabasas	310	0	4	0	0	0	0	314
Cerritos	195	55	485	0	0	0	150	885
Claremont	480	115	90	0	0	0	225	910
Commerce	20	0	0	0	0	0	315	335
Covina	375	155	44	10	0	55	835	1,474
Cudahy	50	20	0	0	0	0	1,050	1,120
Culver City	485	155	110	15	0	20	415	1,200
Diamond Bar	135	0	450	0	0	70	85	740
Duarte	230	50	30	0	0	20	325	655
El Segundo	265	0	20	15	0	0	50	350
Hawaiian Gardens	120	45	115	0	0	4	365	649
Hermosa Beach	330	0	35	0	0	15	10	390
Irwindale	0	0	0	0	0	0	40	40
La Cañada Flintridge	180	0	75	0	0	0	0	255
La Habra Heights	40	0	29	0	0	0	15	84
La Mirada	425	15	225	0	0	15	445	1,125
La Puente	10	4	55	0	0	0	1,550	1,619
La Verne	490	40	35	0	0	0	190	755
Lawndale	310	100	115	0	0	15	975	1,515
Lomita	300	0	140	0	0	55	285	780
Malibu	345	0	0	0	0	0	0	345
Manhattan Beach	300	0	10	0	0	0	115	425
Maywood	0	0	0	0	0	0	1,450	1,450
Monrovia	705	80	35	30	0	80	455	1,385
Rancho Palos Verdes	365	40	125	0	0	0	10	540
Rolling Hills Estates	55	0	4	0	0	0	0	59
San Dimas	485	35	44	0	0	15	115	694
San Fernando	45	0	0	0	0	0	855	900
San Gabriel	215	0	860	30	0	0	335	1,440
San Marino	65	0	35	0	0	0	25	125
Santa Fe Springs	70	0	0	0	0	0	385	455
Sierra Madre	235	0	0	0	0	0	60	295
Signal Hill	140	35	110	0	0	0	160	445
South El Monte	25	0	50	10	0	0	855	940
South Pasadena	365	10	200	0	0	14	19	608
Temple City	205	20	425	0	0	15	210	875
Torrance	1,760	195	975	0	0	55	755	3,740
Walnut	0	4	355	0	0	0	25	384
West Hollywood	1,975	50	70	0	0	90	210	2,395
Westlake Village	55	0	0	0	0	0	10	65
Participating Cities	14,090	1,388	6,265	130	0	573	18,669	41,115
Unincorporated Areas	4,767	3,547	2,546	70	65	262	19,517	30,774
Urban County	**18,857**	**4,935**	**8,811**	**200**	**65**	**835**	**38,186**	**71,889**
Remainder of County	70,493	34,285	29,759	660	295	3,890	162,944	302,326
Los Angeles County	89,350	39,220	38,570	860	360	4,725	201,130	374,215

Table F.4
Households with Incomes 31 to 50 Percent of MFI with Housing Problems by Race/Ethnicity
Los Angeles Urban County: Unincorporated Areas
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Acton	75	0	0	0	0	0	0	75
Alondra Park	105	45	60	0	0	30	135	375
Altadena	445	335	10	0	0	30	325	1,145
Avocado Heights	10	0	10	0	0	0	355	375
Charter Oak	110	15	10	0	0	0	145	280
Citrus	40	0	0	0	0	4	175	219
Del Aire	35	0	0	0	0	0	65	100
Desert View Highlands	0	0	0	0	0	0	85	85
East Compton	10	65	0	0	0	10	405	490
East La Mirada	50	15	20	0	0	0	140	225
East Los Angeles	50	4	30	10	0	15	5,670	5,779
East Pasadena	85	0	0	0	10	0	125	220
Eas San Gabriel	35	0	270	0	0	0	150	455
Florence-Graham	10	170	0	0	25	10	2,315	2,530
Hacienda Heights	225	0	440	10	0	10	205	890
La Crescenta-Montrose	220	0	40	0	0	25	65	350
Ladera Heights	0	95	0	0	0	0	0	95
Lake Los Angeles	130	55	0	0	0	10	170	365
Lennox	60	20	0	0	0	0	980	1,060
Littlerock	4	0	0	0	10	0	10	24
Marina del Rey	185	40	0	0	0	0	0	225
Mayflower Village	75	4	25	0	0	0	30	134
North El Monte	0	0	0	0	0	0	0	0
Quartz Hill	140	40	10	0	0	0	75	265
Rowland Heights	125	40	855	0	0	10	370	1,400
South San Gabriel	25	0	75	0	0	0	185	285
South San Jose Hills	25	10	25	15	0	0	540	615
South Whittier	170	0	80	0	0	30	1,130	1,410
Valinda	40	19	0	0	0	0	610	669
Val Verde	15	25	0	0	0	0	90	130
View Park-Windsor Hills	0	175	20	0	0	0	0	195
Vincent	75	40	20	0	0	0	310	445
Walnut Park	4	0	0	0	0	0	750	754
West Athens	10	160	0	0	0	0	100	270
West Carson	115	45	70	0	0	0	75	305
West Compton	0	75	0	0	0	0	19	94
Westmont	30	995	0	0	0	10	455	1,490
West Puente Valley	25	20	35	0	0	0	290	370
West Whittier Los Nietos	50	30	0	15	0	0	495	590
Willowbrook	4	535	10	0	0	0	885	1,434
Other Unincorporated	1,955	475	431	20	20	68	1,588	4,557
Unincorporated Areas	4,767	3,547	2,546	70	65	262	19,517	30,774
Urban County	**18,857**	**4,935**	**8,811**	**200**	**65**	**835**	**38,186**	**71,889**

Table F.5
Households with Incomes of 51 to 80 Percent of MFI with Housing Problems by Race/Ethnicity
Los Angeles Urban County: Participating Cities
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Agoura Hills	575	25	45	0	0	0	0	645
Arcadia	555	0	690	0	0	0	275	1,520
Artesia	54	15	425	0	0	20	200	714
Avalon	70	0	0	0	0	15	85	170
Azusa	400	130	65	0	0	10	1,425	2,030
Bell	85	0	0	0	0	0	930	1,015
Bell Gardens	35	0	0	0	0	0	1,565	1,600
Beverly Hills	1,265	110	115	0	0	15	20	1,525
Bradbury	0	0	0	0	0	0	0	0
Calabasas	420	59	40	0	0	0	10	529
Cerritos	250	230	605	20	15	0	115	1,235
Claremont	575	80	49	20	0	20	155	899
Commerce	0	0	15	0	0	10	490	515
Covina	575	150	135	30	0	25	865	1,780
Cudahy	0	10	0	0	0	0	745	755
Culver City	845	280	140	0	0	100	335	1,700
Diamond Bar	375	80	960	0	0	15	525	1,955
Duarte	155	70	105	0	0	0	485	815
El Segundo	265	25	30	0	0	35	135	490
Hawaiian Gardens	35	40	49	0	0	0	515	639
Hermosa Beach	695	20	30	0	0	15	15	775
Irwindale	0	0	0	0	0	0	25	25
La Cañada Flintridge	235	0	105	0	0	10	0	350
La Habra Heights	20	0	4	0	0	0	50	74
La Mirada	615	20	235	0	0	0	630	1,500
La Puente	120	0	210	0	10	15	1,210	1,565
La Verne	430	50	25	0	0	0	300	805
Lawndale	195	220	235	0	10	25	905	1,590
Lomita	330	0	29	0	25	25	235	644
Malibu	255	0	10	0	0	0	0	265
Manhattan Beach	690	0	34	0	0	40	15	779
Maywood	20	0	0	0	0	0	1,060	1,080
Monrovia	680	110	25	35	0	0	545	1,395
Rancho Palos Verdes	400	15	320	0	0	10	95	840
Rolling Hills Estates	75	0	10	0	0	0	10	95
San Dimas	520	55	85	0	0	50	260	970
San Fernando	50	30	20	45	0	0	775	920
San Gabriel	95	0	1,060	0	0	10	400	1,565
San Marino	125	0	115	0	0	0	0	240
Santa Fe Springs	115	10	0	0	0	15	605	745
Sierra Madre	235	20	30	0	0	15	0	300
Signal Hill	100	40	50	0	0	0	70	260
South El Monte	10	0	60	25	0	0	695	790
South Pasadena	375	10	185	0	0	25	205	800
Temple City	280	40	820	15	0	0	215	1,370
Torrance	1,910	195	1,885	0	0	95	970	5,055
Walnut	145	30	495	0	0	20	130	820
West Hollywood	2,235	165	85	0	0	130	335	2,950
Westlake Village	225	0	4	0	0	0	55	284
Participating Cities	17,714	2,334	9,634	190	60	765	18,685	49,382
Unincorporated Areas	6,387	3,546	3,387	85	72	510	20,516	34,503
Urban County	**24,101**	**5,880**	**13,021**	**275**	**132**	**1,275**	**39,201**	**83,885**
Remainder of County	81,724	31,895	31,589	675	1,008	4,130	143,139	294,160
Los Angeles County	105,825	37,775	44,610	950	1,140	5,405	182,340	378,045

Table F.6
Households with Incomes of 51 to 80 Percent of MFI with Housing Problems by Race/Ethnicity
Los Angeles Urban County: Unincorporated Areas
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Acton	75	0	0	0	0	0	0	75
Alondra Park	65	15	45	0	30	0	115	270
Altadena	470	270	25	15	0	44	420	1,244
Avocado Heights	50	0	25	0	0	0	355	430
Charter Oak	90	30	10	0	4	25	130	289
Citrus	85	0	0	0	0	15	290	390
Del Aire	45	0	15	0	0	0	110	170
Desert View Highlands	25	20	0	0	0	20	15	80
East Compton	10	85	0	0	0	0	295	390
East La Mirada	185	0	4	0	0	10	135	334
East Los Angeles	10	0	19	0	0	10	3,855	3,894
East Pasadena	4	0	45	0	0	0	80	129
Eas San Gabriel	140	10	175	0	0	20	165	510
Florence-Graham	0	120	0	0	0	0	1,665	1,785
Hacienda Heights	105	55	765	40	15	60	810	1,850
La Crescenta-Montrose	300	0	150	0	0	50	55	555
Ladera Heights	0	90	0	0	0	0	0	90
Lake Los Angeles	150	45	0	0	0	0	265	460
Lennox	0	40	0	0	0	0	585	625
Littlerock	0	30	10	0	0	0	10	50
Marina del Rey	435	15	25	0	0	15	45	535
Mayflower Village	14	0	60	0	0	4	30	108
North El Monte	70	0	85	0	0	0	140	295
Quartz Hill	220	55	0	0	0	20	85	380
Rowland Heights	145	30	915	0	22	0	545	1,657
South San Gabriel	4	0	100	0	0	0	80	184
South San Jose Hills	10	35	39	0	0	0	695	779
South Whittier	335	25	55	0	0	25	1,860	2,300
Valinda	85	10	125	0	0	0	815	1,035
Val Verde	15	0	10	0	0	0	20	45
View Park-Windsor Hills	0	310	0	25	0	55	0	390
Vincent	15	0	0	0	0	0	430	445
Walnut Park	0	0	0	0	0	25	565	590
West Athens	60	265	0	0	0	0	70	395
West Carson	205	190	160	0	0	10	200	765
West Compton	0	150	10	0	0	40	139	339
Westmont	0	690	10	0	0	0	610	1,310
West Puente Valley	0	0	14	0	0	0	875	889
West Whittier Los Nietos	140	10	10	0	0	0	1,035	1,195
Willowbrook	0	460	0	0	0	0	765	1,225
Other Unincorporated	2,825	491	481	5	1	62	2,157	6,022
Unincorporated Areas	6,387	3,546	3,387	85	72	510	20,516	34,503
Urban County	**24,101**	**5,880**	**13,021**	**275**	**132**	**1,275**	**39,201**	**83,885**

Table F.7
Households with Incomes of 81 to 100 Percent of MFI with Housing Problems by Race/Ethnicity

Los Angeles Urban County: Participating Cities
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Agoura Hills	445	0	15	0	0	0	80	540
Arcadia	210	10	790	50	0	0	60	1,120
Artesia	45	0	90	0	0	0	65	200
Avalon	19	0	0	0	0	10	30	59
Azusa	145	45	90	0	0	10	470	760
Bell	95	0	0	0	0	0	375	470
Bell Gardens	10	0	0	0	0	0	635	645
Beverly Hills	815	4	65	0	0	0	0	884
Bradbury	0	0	0	0	0	0	0	0
Calabasas	215	0	25	0	0	0	0	240
Cerritos	205	50	485	25	25	25	120	935
Claremont	295	15	4	0	0	45	100	459
Commerce	0	0	0	0	0	0	255	255
Covina	255	55	100	0	0	0	460	870
Cudahy	0	0	15	10	0	0	455	480
Culver City	405	10	80	0	0	0	120	615
Diamond Bar	380	40	725	0	0	0	210	1,355
Duarte	80	10	20	0	0	0	320	430
El Segundo	200	15	35	0	0	0	15	265
Hawaiian Gardens	30	15	0	0	0	15	250	310
Hermosa Beach	220	15	15	0	0	0	60	310
Irwindale	0	0	0	0	0	0	40	40
La Cañada Flintridge	90	0	20	0	0	0	10	120
La Habra Heights	70	0	0	0	0	0	65	135
La Mirada	270	0	125	0	0	0	245	640
La Puente	20	0	50	0	0	0	645	715
La Verne	420	0	20	0	0	0	245	685
Lawndale	75	50	50	0	0	10	160	345
Lomita	160	0	60	0	0	0	85	305
Malibu	195	0	10	0	0	0	0	205
Manhattan Beach	270	0	55	0	0	50	10	385
Maywood	15	0	0	0	0	0	430	445
Monrovia	365	0	100	0	0	0	200	665
Rancho Palos Verdes	360	0	185	0	0	0	4	549
Rolling Hills Estates	20	0	25	0	0	0	0	45
San Dimas	435	0	45	0	0	15	245	740
San Fernando	65	0	0	0	0	0	305	370
San Gabriel	100	35	395	0	0	0	70	600
San Marino	45	0	10	0	0	0	0	55
Santa Fe Springs	60	0	0	0	0	0	315	375
Sierra Madre	60	0	0	0	0	15	60	135
Signal Hill	100	110	175	0	0	15	10	410
South El Monte	10	0	4	0	0	0	210	224
South Pasadena	150	10	165	0	0	10	65	400
Temple City	120	0	485	10	0	0	65	680
Torrance	1,280	125	1,055	4	0	45	355	2,864
Walnut	40	10	250	0	0	0	65	365
West Hollywood	725	0	45	0	0	25	55	850
Westlake Village	115	0	10	0	0	0	10	135
Participating Cities	9,704	624	5,893	99	25	290	8,049	24,684
Unincorporated Areas	3,824	1,416	2,173	57	40	131	7,931	15,572
Urban County	**13,528**	**2,040**	**8,066**	**156**	**65**	**421**	**15,980**	**40,256**
Remainder of County	41,587	10,925	15,629	249	355	2,344	51,110	122,199
Los Angeles County	55,115	12,965	23,695	405	420	2,765	67,090	162,455

Table F.8
Households with Incomes of 81 to 100 Percent of MFI with Housing Problems by Race/Ethnicity

Los Angeles Urban County: Unincorporated Areas
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Acton	0	0	0	0	0	0	35	35
Alondra Park	10	25	35	0	0	0	100	170
Altadena	245	210	15	0	0	15	265	750
Avocado Heights	45	0	0	0	0	0	195	240
Charter Oak	55	0	10	0	0	0	85	150
Citrus	65	0	0	0	0	0	115	180
Del Aire	125	0	0	0	0	0	150	275
Desert View Highlands	0	0	0	0	0	0	0	0
East Compton	0	20	0	0	0	0	40	60
East La Mirada	75	0	4	0	0	0	50	129
East Los Angeles	15	20	4	10	0	0	1,110	1,159
East Pasadena	50	0	0	0	0	0	40	90
Eas San Gabriel	40	0	120	0	0	0	75	235
Florence-Graham	0	80	0	0	0	0	555	635
Hacienda Heights	100	0	455	30	0	10	480	1,075
La Crescenta-Montrose	235	0	105	0	0	35	60	435
Ladera Heights	0	45	0	0	0	10	0	55
Lake Los Angeles	95	10	0	0	0	0	84	189
Lennox	0	10	0	0	0	0	290	300
Littlerock	15	0	0	0	0	0	0	15
Marina del Rey	290	25	0	0	0	0	25	340
Mayflower Village	35	0	40	0	0	0	25	100
North El Monte	0	0	0	0	0	0	0	0
Quartz Hill	85	10	10	0	0	0	4	109
Rowland Heights	130	0	575	0	30	0	240	975
South San Gabriel	0	0	0	0	0	0	30	30
South San Jose Hills	0	0	115	0	0	0	235	350
South Whittier	275	10	30	0	0	0	875	1,190
Valinda	10	0	15	0	0	0	255	280
Val Verde	0	0	0	0	0	0	0	0
View Park-Windsor Hills	0	100	0	0	0	0	0	100
Vincent	14	0	10	0	0	0	335	359
Walnut Park	0	0	0	0	0	0	220	220
West Athens	0	55	0	0	0	0	40	95
West Carson	65	50	90	0	0	0	64	269
West Compton	0	35	0	0	0	0	4	39
Westmont	0	280	0	0	0	0	245	525
West Puente Valley	0	0	45	0	0	0	220	265
West Whittier Los Nietos	60	0	0	0	0	0	250	310
Willowbrook	0	210	0	0	0	0	215	425
Other Unincorporated	1,690	221	495	17	10	61	920	3,414
Unincorporated Areas	3,824	1,416	2,173	57	40	131	7,931	15,572
Urban County	**13,528**	**2,040**	**8,066**	**156**	**65**	**421**	**15,980**	**40,256**

Table F.9
Households with Incomes of 101 or More Percent of MFI with Housing Problems by Race/Ethnicity

Los Angeles Urban County: Participating Cities
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Agoura Hills	1,265	0	130	0	0	150	25	1,570
Arcadia	935	0	1,515	0	15	135	130	2,730
Artesia	65	40	285	0	0	100	65	555
Avalon	30	0	0	0	0	0	35	65
Azusa	300	55	145	35	0	600	140	1,275
Bell	25	0	4	0	15	315	140	499
Bell Gardens	0	25	15	0	0	180	310	530
Beverly Hills	2,660	125	105	0	0	90	64	3,044
Bradbury	85	0	40	0	0	4	0	129
Calabasas	1,840	0	240	0	0	115	0	2,195
Cerritos	275	210	1,525	10	0	255	15	2,290
Claremont	905	75	200	20	0	235	120	1,555
Commerce	30	10	0	0	0	150	70	260
Covina	685	45	185	10	0	575	70	1,570
Cudahy	0	0	10	0	0	65	170	245
Culver City	1,165	275	460	0	0	190	45	2,135
Diamond Bar	875	185	1,680	0	0	460	40	3,240
Duarte	315	130	100	0	0	245	25	815
El Segundo	800	0	40	0	10	130	0	980
Hawaiian Gardens	20	40	40	0	0	90	60	250
Hermosa Beach	1,215	50	75	0	0	130	75	1,545
Irwindale	4	0	0	0	0	4	0	8
La Cañada Flintridge	1,105	0	530	0	0	50	10	1,695
La Habra Heights	205	0	110	0	0	50	0	365
La Mirada	720	100	495	0	0	580	105	2,000
La Puente	15	0	100	0	0	505	75	695
La Verne	1,000	80	220	0	0	510	4	1,814
Lawndale	305	15	85	10	0	164	105	684
Lomita	340	15	125	10	0	119	70	679
Malibu	950	0	15	0	0	40	25	1,030
Manhattan Beach	2,425	0	155	0	0	180	85	2,845
Maywood	0	0	20	0	0	260	115	395
Monrovia	870	50	240	0	40	335	10	1,545
Rancho Palos Verdes	1,745	95	835	0	0	210	35	2,920
Rolling Hills Estates	515	30	180	0	0	10	0	735
San Dimas	845	95	250	0	0	395	245	1,830
San Fernando	45	0	55	0	0	345	50	495
San Gabriel	219	25	715	0	70	185	14	1,228
San Marino	365	0	585	0	0	95	10	1,055
Santa Fe Springs	60	60	15	40	0	400	60	635
Sierra Madre	600	0	20	0	0	90	10	720
Signal Hill	180	85	165	0	0	135	10	575
South El Monte	0	0	85	0	0	155	75	315
South Pasadena	485	15	275	0	0	155	24	954
Temple City	375	40	780	35	0	135	40	1,405
Torrance	3,645	300	2,285	60	0	1,005	250	7,545
Walnut	250	35	935	0	0	185	0	1,405
West Hollywood	1,770	20	65	0	0	70	90	2,015
Westlake Village	670	0	40	0	0	25	0	735
Participating Cities	33,198	2,325	16,174	230	150	10,606	3,116	65,799
Unincorporated Areas	13,404	3,737	5,622	40	36	578	12,700	36,117
Urban County	**46,602**	**6,062**	**21,796**	**270**	**186**	**11,184**	**15,816**	**101,916**
Remainder of County	120,103	22,288	34,949	625	624	-5,819	80,879	253,649
Los Angeles County	166,705	28,350	56,745	895	810	5,365	96,695	355,565

Table F.10
Households with Incomes of 101 or More Percent of MFI with Housing Problems by Race/Ethnicity

Los Angeles Urban County: Unincorporated Areas
2005–2009 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Acton	180	0	10	0	0	0	10	200
Alondra Park	60	4	40	0	0	0	100	204
Altadena	985	820	195	0	6	60	295	2,361
Avocado Heights	45	35	70	0	0	0	330	480
Charter Oak	105	15	35	0	0	0	280	435
Citrus	35	0	40	0	0	70	235	380
Del Aire	225	0	80	0	0	0	200	505
Desert View Highlands	0	0	0	0	0	0	0	0
East Compton	0	0	0	0	0	0	90	90
East La Mirada	230	0	25	0	0	10	250	515
East Los Angeles	25	25	0	0	0	0	1,435	1,485
East Pasadena	120	0	59	0	0	0	80	259
Eas San Gabriel	195	0	310	0	0	10	90	605
Florence-Graham	4	115	0	0	0	0	630	749
Hacienda Heights	420	80	540	0	0	35	685	1,760
La Crescenta-Montrose	630	0	315	0	0	4	115	1,064
Ladera Heights	95	565	15	0	0	25	20	720
Lake Los Angeles	60	0	0	0	0	0	0	60
Lennox	0	0	0	0	0	0	210	210
Littlerock	20	0	0	0	0	0	0	20
Marina del Rey	920	100	50	0	0	0	35	1,105
Mayflower Village	50	35	145	0	0	0	80	310
North El Monte	15	15	170	40	0	0	65	305
Quartz Hill	275	10	30	0	0	0	50	365
Rowland Heights	165	90	1,050	0	0	25	450	1,780
South San Gabriel	0	0	110	0	0	25	70	205
South San Jose Hills	0	0	40	0	0	0	315	355
South Whittier	365	20	105	0	0	0	1,365	1,855
Valinda	15	10	75	0	0	0	405	505
Val Verde	40	0	0	0	0	0	45	85
View Park-Windsor Hills	55	510	0	0	0	0	25	590
Vincent	35	0	35	0	0	0	340	410
Walnut Park	0	0	4	0	0	0	215	219
West Athens	0	80	0	0	0	0	85	165
West Carson	190	135	315	0	19	25	250	934
West Compton	0	35	0	0	0	0	65	100
Westmont	15	245	0	0	0	0	240	500
West Puente Valley	35	0	60	0	0	0	355	450
West Whittier Los Nietos	85	10	35	0	0	0	490	620
Willowbrook	20	130	0	0	0	0	255	405
Other Unincorporated	7,690	653	1,664	0	11	289	2,445	12,752
Unincorporated Areas	13,404	3,737	5,622	40	36	578	12,700	36,117
Urban County	**46,602**	**6,062**	**21,796**	**270**	**186**	**11,184**	**15,816**	**101,916**

APPENDIX G. OTHER ADDITIONAL DATA

CALIFORNIA DOJ OAG DATA

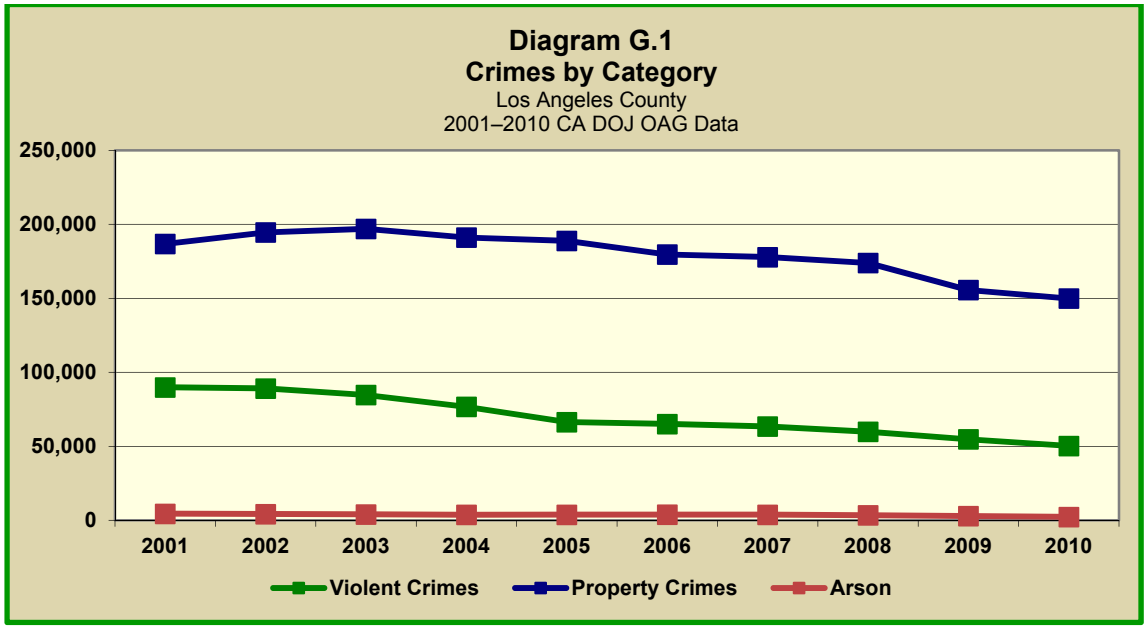


Table G.1
Felony Arrests by Offense
Los Angeles County
2001–2010 CA DOJ OAG Data

Category	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% Change 01–10
Violent Offenses	**42,095**	**39,768**	**39,633**	**37,397**	**36,322**	**35,384**	**36,250**	**36,452**	**35,319**	**33,147**	**-21.3%**
Homicide	727	706	681	728	745	704	737	634	614	470	-35.4%
Forcible Rape	709	702	697	607	570	555	608	646	610	628	-11.4%
Robbery	7,149	6,903	7,216	7,533	7,330	7,907	8,205	8,434	7,861	7,034	-1.6%
Assault	32,947	30,859	30,472	27,993	27,136	25,711	26,184	26,237	25,813	24,581	-25.4%
Kidnapping	563	598	567	536	541	507	516	501	421	434	-22.9%
Property Offenses	**38,439**	**37,840**	**38,973**	**39,683**	**38,343**	**36,967**	**37,130**	**37,201**	**34,630**	**32,638**	**-15.1%**
Burglary	13,243	12,493	12,584	13,011	12,623	12,506	13,216	14,100	14,092	13,331	0.7%
Theft	11,999	11,740	12,405	12,933	12,341	12,504	12,852	13,925	12,690	12,352	2.9%
Motor Vehicle Theft	8,384	8,848	9,527	9,465	9,478	8,240	7,243	5,496	4,561	4,063	-51.5%
Forgery, Checks, Cards	4,504	4,440	4,153	4,020	3,627	3,430	3,514	3,418	3,099	2,709	-39.9%
Arson	309	319	304	254	274	287	305	262	188	183	-40.8%
Drug Offenses	**33,570**	**36,060**	**42,002**	**46,060**	**48,411**	**47,549**	**45,112**	**40,928**	**32,193**	**33,920**	**1.0%**
Narcotics	19,083	19,710	22,162	23,418	23,499	24,954	23,126	21,162	13,972	12,672	-33.6%
Marijuana	3,033	3,010	3,492	4,071	3,834	4,005	5,094	5,358	4,715	4,766	57.1%
Dangerous Drugs	10,851	12,872	15,916	18,212	20,796	18,262	16,621	14,016	13,227	16,252	49.8%
Other	603	468	432	359	282	328	271	392	279	230	-61.9%
Sex Offenses	**2,215**	**2,261**	**2,193**	**2,127**	**1,908**	**2,109**	**2,086**	**2,146**	**2,041**	**1,932**	**-12.8%**
Lewd or Lascivious	1,172	1,233	1,115	1,113	907	1,108	1,011	1,057	1,014	920	-21.5%
Other	1,043	1,028	1,078	1,014	1,001	1,001	1,075	1,089	1,027	1,012	-3.0%
Other Offenses	**14,672**	**16,162**	**18,137**	**21,419**	**23,840**	**24,928**	**25,333**	**24,613**	**23,524**	**21,347**	**45.5%**
Weapons	5,216	5,956	6,808	7,583	8,266	8,382	8,066	7,623	6,909	6,628	27.1%
Driving Under the Influence	1,593	1,588	1,568	1,448	1,610	1,698	1,740	1,702	1,470	1,231	-22.7%
Hit-and-Run	413	401	435	370	385	385	376	347	277	256	-38.0%
Escape	67	137	142	133	117	85	32	25	21	13	-80.6%
Bookmaking	45	41	17	17	6	2	3	9	7	3	-93.3%
Other	7,338	8,039	9,167	11,868	13,456	14,376	15,116	14,907	14,840	13,216	80.1%
Total	**130,991**	**132,091**	**140,938**	**146,686**	**148,824**	**146,937**	**145,911**	**141,340**	**127,707**	**122,984**	**-6.1%**

Table G.2
Misdemeanor Arrests by Offense
Los Angeles County
2001–2010 CA DOJ OAG Data

Offense	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% Change 01–10
Manslaughter-vehicular	6	5	5	12	6	8	10	6	10	8	33.3%
Assault and battery	15,664	15,122	15,524	15,226	14,982	14,973	15,382	15,838	15,381	15,194	-3.0%
Burglary	103	122	72	100	71	64	87	78	92	102	-1.0%
Petty theft	17,698	16,621	16,222	15,910	15,296	13,772	14,800	16,375	15,378	15,980	-9.7%
Other theft	993	1,015	1,005	966	926	878	844	1,354	901	836	-15.8%
Checks and access cards	145	141	133	143	148	135	147	98	89	86	-40.7%
Marijuana	13,309	12,847	13,181	13,583	13,911	16,097	18,493	18,493	17,705	15,023	12.9%
Other drugs	15,354	14,310	16,608	17,421	17,881	17,365	17,177	15,819	12,945	12,291	-19.9%
Indecent exposure	400	398	394	330	312	354	354	327	312	314	-21.5%
Annoying children	153	166	136	151	137	144	161	130	159	168	9.8%
Obscene matter	17	12	9	14	13	12	23	25	13	15	-11.8%
Lewd conduct	1,443	1,804	1,892	1,974	1,984	1,937	1,829	1,599	1,340	684	-52.6%
Prostitution	5,078	5,758	6,434	7,197	6,698	5,654	5,632	5,568	4,796	5,707	12.4%
Delinquency of minor	111	72	107	111	118	112	117	122	117	93	-16.2%
Drunk	11,530	11,029	11,478	11,705	11,398	11,594	12,203	14,744	13,881	13,313	15.5%
Liquor laws	5,837	7,401	8,951	6,588	5,642	6,577	5,816	4,532	4,092	4,719	-19.2%
Disorderly conduct	306	220	382	275	340	437	408	497	401	592	93.5%
Disturbing the peace	2,378	2,457	3,166	2,888	2,664	2,662	2,053	1,987	1,819	1,811	-23.8%
Vandalism	4,530	3,963	3,426	3,293	3,675	4,493	4,013	3,576	3,040	2,391	-47.2%
Malicious Mischief	132	154	129	126	106	83	115	102	84	102	-22.7%
Trespassing	3,890	3,918	3,892	3,728	4,258	3,941	3,677	3,301	3,223	3,406	-12.4%
Weapons	1,178	1,161	1,149	1,216	1,262	1,262	1,290	1,158	1,084	1,054	-10.5%
Driving under the influence	37,973	37,955	37,645	36,291	37,901	38,816	40,996	43,737	42,474	41,138	8.3%
Hit-and-run	870	995	1,064	1,037	899	1,069	1,024	1,097	1,063	976	12.2%
Selected traffic violation	4,213	3,960	3,881	3,772	3,840	4,315	4,090	4,562	4,913	5,283	25.4%
Joy riding	58	71	150	152	220	221	173	136	99	76	31.0%
Gambling	219	330	294	289	466	406	536	478	471	384	75.3%
Nonsupport	52	36	31	17	8	13	11	14	11	9	-82.7%
Glue sniffing	175	139	141	172	210	334	473	741	763	663	278.9%
City/county ordinance	27,955	25,063	30,268	36,430	39,600	39,644	41,486	40,381	40,021	37,755	35.1%
FTA-non traffic	17,314	18,300	18,318	24,166	25,711	28,429	31,147	35,998	40,473	39,974	130.9%
Other	9,004	8,967	10,543	12,566	12,245	12,512	12,546	11,689	11,458	12,231	35.8%
Status offenses[140]	14,507	13,348	13,300	12,867	13,197	15,579	16,026	13,272	11,049	8,873	-38.8%
Total	**198,088**	**194,512**	**206,630**	**217,849**	**222,928**	**228,313**	**237,113**	**244,562**	**238,608**	**232,378**	**17.3%**

[140] Status offenses include truancy, incorrigibility, running away, and curfew violations, and are only committed or engaged in by juveniles.

APPENDIX H: GLOSSARY

Accessible (Fair Housing Act): Public or common use area of a building that can be approached, entered, and used by individuals with physical impairments.

Accessible (Section 504): Facility or portion of a facility, when designed, constructed, or altered, which can be approached, entered, and used by individuals with physical impairments.

Accessible housing: Housing designed to allow easier access for physically disabled or vision impaired persons.

ACS: American Community Survey, conducted by the U.S. Census Bureau every year.

ADDI: American Dream Downpayment Initiative, designed to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayments, closing costs, and up-front rehabilitation. Administered as a part of HOME.

Affordability (HOME): Refers to the requirements of the HOME Program that relate to the cost of housing both at initial occupancy and over established timeframes, as prescribed in the HOME regulations. Affordability requirements vary depending on the nature of the HOME-assisted activity (i.e., homeownership or rental housing).

Affordable housing: Housing is considered affordable if it and all related expenses impose a cost of no more than 30 percent of a household's monthly income. See **Cost Burden**. Programs that encourage affordable housing include decent and safe rental and homeowner housing, for extremely low-, very low-, low-, and moderate-income households.

Age Discrimination Act of 1975: Prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance.

Agency (U.S. Government): Any department, agency, commission, authority, administration, board, or other independent establishment in the executive branch of the government, including any corporation wholly or partly owned by the United States that is an independent instrumentality of the United States, not including the municipal government of the District of Columbia.

AMI: Area median income

Annual Action Plan: One-year plan for the expenditure of federal housing and community development funds. Five annual action plans correspond to the priority needs, goals, and objectives set out in each period's five-year Consolidated Plan. An Action Plan includes an application for federal funds under HUD's formula grant programs, identification of federal and other resources expected to be used in the year, and description of activities to be undertaken.

Architectural Barriers Act of 1968: Requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 be accessible to and useable by handicapped persons.

At Risk of Homelessness (Category 1): An individual or family who has an annual income below 30 percent of MFI, does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition, and meets one of the following conditions:

- Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance,
- Is living in the home of another because of economic hardship,
- Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance,
- Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals,
- Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than 1.5 persons per room,

Is exiting a publicly funded institution or system of care, or

Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

At Risk of Homelessness (Category 2): A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute

At Risk of Homelessness (Category 3): An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

BEA: Bureau of Economic Analysis.

BLL: Blood lead level, a measure of lead in the blog measured in micrograms of lead per deciliter of blood (µg/dL). Lead poisoning occurs with an EBLL (elevated blood lead level), determined by the U.S. CDC to be 25 (µg/dL) in adults and 5 (µg/dL) in children.

BLS: Bureau of Labor Statistics

California Fair Employment and Housing Act (FEHA): Extends additional protections based on sexual orientation, ancestry, source of income, and marital status.

Brownfields Economic Development Initiative (BEDI) Grant Program: Designed to help cities redevelop abandoned, idled, or underutilized industrial and commercial properties and facilities where expansion or redevelopment is complicated by real or potential environmental contamination. Provides funding to local governments which can be used in conjunction with CDBG and Section 108 loan guarantees to finance redevelopment of brownfield sites.

CAPER (Consolidated Annual Performance and Evaluation Performance Report): Annual report that allows HUD, local officials, and the public to evaluate a grantee's overall performance, including whether activities and strategies undertaken during the preceding year made an impact on the goals and needs identified in the Consolidated Plan.

Capital Fund Program (CFP): Provides funds, annually, to PHAs for the development, financing, and modernization of public housing developments and for management improvements.

CAR: California Association of Realtors®

CDBG (Community Development Block Grant) Program: Federal grant program that distributes housing and community development funds to states, counties, and cities. Funds are used for activities such as housing construction and rehabilitation; economic development; public services that benefit low- and moderate- income people; and activities that eliminate slums and blight or meet urgent needs.

CDC: Community Development Commission of the County of Los Angeles, lead agency for the *2013–2018 Los Angeles Urban County Consolidated Plan for Housing and Community Development* and administrator of the County's federal housing and community development program funds. The CDC comprises numerous divisions, each with its own area of responsibility. CDC staff also coordinate with other County departments, approximately 85 community-based organizations, and the Los Angeles Homeless Services Authority to meet Consolidated Plan goals and allocate CDBG, HOME and ESG program funds.

CDC (U.S.): U.S. Centers for Disease Control and Prevention

CDHS: California Department of Health Services

Census tract: Geographic are of measurement defined by the U.S. Census Bureau. Census tract boundaries are updated with each decennial census based on population size, and ideally represent approximately the same number of persons in each tract (generally between 1,200 and 8,000 persons, with an optimum size of 4,000 persons).

Certification: A written assertion based on supporting evidence that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

CHAS: HUD's Comprehensive Housing Affordability Strategy

CHDO (Community and Housing Development Organization): Private nonprofit, community-based service organization whose primary purpose is to provide and develop decent, affordable housing. Certified CHDOs are approved by HUD grantees to confirm that they meet certain HOME Program requirements, making them eligible for HOME funding. At least one-third of the board of CHDOs must come from low-income areas.

Chronically Homeless: Having a disabling condition and having either been continuously homeless for a year or more or have had at least four (4) episodes of homelessness in the past three (3) years: sleeping in a place not meant for human habitation and/or in an emergency shelter/safe haven during that time.

CLPPP: U.S. CDC's Childhood Lead Poisoning Prevention Program

CoC (Continuum of Care): Policies designed to address homelessness that include a coordinated, community-based process of identifying needs and building a system to address those needs, based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs–physical, economic, and social.

Consolidated Plan (Consolidated Plan for Housing and Community Development): Five-year planning document prepared by HUD grantees in exchange for federal funding from the CDBG, ESG, HOME, and HOPWA programs. Consolidated Plans evaluate needs based on current data and citizen participation; define goals and objectives to meet priority needs; create a five-year strategy to achieve goals; and describe individual activities and current funding levels in an Annual Action Plan for the first year of the five-year period.

Cost burden: The condition that occurs when a household has gross housing costs that range from 30.1 to 50 percent of gross household income.

CPP: Citizen Participation Plan, required for Consolidated Plans

Developmental Disability (Developmental Disabilities Assistance and Bill of Rights Act of 2000):

- (1) A severe, chronic disability of an individual that:
  - (i) Is attributable to a mental or physical impairment or combination of mental and physical impairments,
  - (ii) Is manifested before the individual attains age 22,
  - (iii) Is likely to continue indefinitely,
  - (iv) Results in substantial functional limitations in three or more of the following areas of major life activity:
    - (A) Self-care;
    - (B) Receptive and expressive language;
    - (C) Learning;
    - (D) Mobility;
    - (E) Self-direction;
    - (F) Capacity for independent living; or
    - (G) Economic self-sufficiency.

  or

  - (v) Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.
- (2) An individual from birth to age 9, inclusive, who has a substantial developmental delay or specific congenital or acquired condition if the individual, without services and supports, has a high probability of meeting three (3) or more of above the criteria later in life.

Disability: A lasting physical, mental, or emotional condition that makes it difficult for a person to conduct daily activities of living or impedes him or her from being able to go outside the home alone or to work.

Disproportionate share: Exists when the percentage of a population is 10 percentage points or more above the study area average.

DPH: Los Angeles County Department of Public Health

EBLL: See BLL.

EDI: Economic Development Initiative Grant Program; provides grants to local governments to be used in conjunction with Section 108 loan guarantees, enhancing the security of Section 108 loans and making more feasible the development and revitalization projects that Section 108 guarantees finance. EDI grants may be used to provide additional security for Section 108 loans (for example, as a loss reserve), thereby reducing the exposure of its CDBG funds (which by law must be pledged as security for the loan guarantees) or to pay for costs associated with a project.

Elderly (CDC, CDBG non-housing activities): A person aged 55 or older, as defined by the County for non-housing activities; CDBG regulations do not define the term "elderly" and allow grantees to choose their own definitions. The CDBG low and moderate-income limited clientele national objective at 570.208(a)(2)(i)(A) includes the elderly.

Elderly (Census Bureau): A person aged 65 or older. Includes the **frail elderly** population: those aged 75 or older.

Elderly (HUD): A person aged 62 or older, as defined in 24 CFR 91.5 and 24 CFR 5.100.

Emergency shelter (HUD): Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Entitlement community: Unit of general local government that qualifies to receive CBDG entitlement funds. These are:

- Principal cities of Metropolitan Statistical Areas;
- Other metropolitan cities with populations of at least 50,000; and
- Qualified urban counties with populations of at least 200,000 (excluding the population of entitlement cities).

Entitlement grant: Formula block grant program funding providing annual funds to eligible local government recipients. See **Entitlement Communities, Grant**.

ESG (Emergency Solutions Grants) Program: A federally funded program designed to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. ESG fund can be used by grantees or subrecipients for programs that meet one of five program goals: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System or HMIS.

ESG: Emergency Shelter Grants program

Fair Housing Act: Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and persons securing custody of children under the age of 18), and handicap (disability).

Fair Housing Amendments Act: Title VIII was amended in 1988 (effective March 12, 1989); in connection with prohibitions on discrimination against individuals with disabilities, contains design and construction accessibility provisions for certain new multi-family dwellings developed for first occupancy on or after March 13, 1991.

Family: A household composed of two or more people related by birth, marriage, or adoption and residing together.

Fannie Mae: Federal National Mortgage Association (FNMA), a government-sponsored enterprise that purchases mortgages from lenders and repackages them as mortgage-backed securities for investors.

Financing: Functions necessary to provide the financial resources to fund government operations and federal assistance including the functions of taxation, fee and revenue generation, public debt, deposit funds, and intragovernmental collections.

First-Time Homebuyer (Los Angeles County Housing Resource Center): A low-income family or individual applicant to the Affordable Homeownership Program who has not owned a home during the three years preceding application. The program provides first-time homebuyers financial assistance for owner-occupied home purchases.

Fiscal Year: Yearly accounting period, July 1 through June 30 of each calendar year.

Frail Elderly: A person aged 75 or older (See **Elderly**).

Freddie Mac: Federal Home Loan Mortgage Corporation (FHLMC), a government-sponsored enterprise that purchases mortgages from lenders and repackage them as mortgage-backed securities for investors.

Grant (Federal): An award of financial assistance from a federal agency to a recipient to carry out a public purpose of support or stimulation authorized by a law of the United States. Federal grants are not federal assistance or loans to individuals.

Grantee: Unit of state or local government or other entity named in the notice of grant awards as the recipient.

Gross housing costs: For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and electricity or natural gas energy charges.

Group home: Housing occupied by two or more single persons or families consisting of common space and/or facilities for group use by the occupants of the unit and (except in the case of shared one-bedroom units) separate private space for each family.

HACoLA: Housing Authority of the County of Los Angeles

HAL: High annual percentage rate (APR) loan, defined as more than three percentage points higher than comparable treasury rates for home purchase loans, or five percentage points higher for refinance loans.[141]

HAMFI: HUD Area Median Family Income, the threshold that varies geographically and by family size, and is used to calculate income levels. In 2011, it was $64,000 in the Los Angeles-Long Beach metropolitan area in 2011 for families of all sizes.[142]

HCV Program: Housing Choice Voucher Program, formerly the Section 8 Program. Primary program that provides rental assistance to low-income families who are unable to afford market rents. Assistance is provided on behalf of the family or individual in the form of vouchers or certificates; participants can choose any housing that meets the requirements of the program.

HEARTH Act: Homeless Emergency Assistance and Rapid Transition to Housing Act

HHPF: Homeless and Housing Program Fund, created by Los Angeles County Board of Supervisors

HMDA: Home Mortgage Disclosure Act

HOME Program: Home Investment Partnerships Program, largest federal block grant program for states and local governments; designed to provide decent and affordable housing for low-income families.

Homeless (HUD): On January 4, 2012 the federal definition of homeless was revised to include four categories:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they resided for up to 90 days (it was previously 30 days) if they were in shelter or a place not meant for human habitation before entering the institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days (previously 7 days) and lack resources or support networks to remain in housing. The regulation also describes specific documentation requirements for this category.
- (New category) Families with children or unaccompanied youth (up to age 24) who are unstably housed and likely to continue in that state. Unstably housed families are those who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.

[141] 12 CFR Part 203, http://www.ffiec.gov/hmda/pdf/regc_020702.pdf

[142] HUD, FY 2011 Income Limits, May 31, 2011, http://www.huduser.org/portal/datasets/il/il11/ca_v2.pdf

- People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening situations related to violence; have no other residence; and lack the resources or support networks to obtain other permanent housing.

Homeless Management Information System (HMIS): Information system designated by the Continuum of Care to comply with HUD's data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

HOPWA Program: Housing Opportunities for People with AIDS Program, designed to provide entitlements with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immunodeficiency syndrome (AIDS) or related diseases and their families.

Household: A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall. Households include family and non-family households.

Housing problems (HUD): Overcrowding, incomplete plumbing or kitchen facilities, or cost burdens

Housing: Includes manufactured housing and manufactured housing lots, permanent housing for disabled homeless persons, transitional housing, single-room occupancy housing, and group homes. Does not include emergency shelters (including shelters for disaster victims) or facilities such as nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities, and student dormitories.

HPI: Homeless Prevention Initiative, created by Los Angeles County Board of Supervisors

HUD: U.S. Department of Housing and Urban Development; federal agency responsible for national policy and programs that address housing needs, improve and develop communities, and enforce fair housing laws.

Income levels (HUD): Income levels serve as eligibility criteria for persons, households, and areas participating in federally funded programs. Income levels are based on median family income (MFI), which varies geographically and by family size.

- **Extremely Low-Income:** Between 0 and 30 percent of MFI
- **Very Low-Income:** Between 30.1 and 50 percent of MFI
- **Low-Income:** Between 50.1 and 80 percent of MFI
- **Moderate-Income:** Between 80.1 and 100 percent of MFI

Incomplete kitchen facilities: A housing unit is classified as lacking complete kitchen facilities when any of the following are not present: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

Incomplete plumbing facilities: A housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower.

Joint Powers Authority: Entity wherein two or more public authorities can operate collectively.

Jurisdiction: Unit of government such as a city, county, or state.

Labor force: The total number of persons working or looking for work.

LAHSA: Los Angeles Homeless Services Authority, a Joint Powers Authority established in 1993 as an independent agency by the County and the City of Los Angeles.

Large family (HUD): Family of five or more persons.

LCCA: Lead Contamination Control Act

Lead-based paint hazard: Any condition that causes exposure to lead, such as lead-contaminated dust; soil; or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

Letter of Credit: Line of credit to a grant recipient established at a time of approval of application.

Liability: Assets owed for items received, services received, assets acquired, construction performed (regardless of whether invoices have been received), an amount received but not yet earned, or other expenses incurred.

Limited Clientele Activities: For school-wide activities that benefit the entire student population, who are at least 51 percent low- or moderate- income, the eligibility citation of 570.208(2)(D) will be applied. To demonstrate that the school population meets the 51 percent low – or moderate –income level, staff will obtain the percentage of students participating in free or reduced-price lunch program from the respective school district's website.

LMA (CDBG): Low-Mod Area

LMC (CDBG): Low-Mod Limited Clientele

LMH (CDBG): Low-Mod Housing

LMJ (CDBG): Low-Mod Jobs

Los Angles Urban County: The County's unincorporated areas and 49 participating cities which participate in the Urban County funding program. The population of the Los Angeles Urban County was 2,478,556 in 2010, making it the largest Urban County in the U.S.

Low-mod: Low- to moderate-income (household, family, individual, e.g.)

MFI: Median family income

Mixed-use development: The use of a building, set of buildings, or neighborhood for more than one purpose.

MSA: Metropolitan Statistical Area

NIMBYism: "Not in my backyard" mentality among community members, often in protest of affordable or multi-family housing.

NOFA: Notice of Funding Availability, which notifies prospective applicants for HUD's competitive funding of funding availability for the following fiscal year.

Non-entitlement community: Unit of general local government that does not qualify to receive CBDG entitlement funds or unit of local government that has opted not to participate in an urban county entitlement program.

Other vacant units (Census Bureau): Vacant housing units that are not for sale or rent.

Overcrowding: Condition that occurs when a housing unit has more than one to 1.5 persons per room.

Permanent supportive housing (HUD): Long-term housing that enables special needs populations to live as independently as possible in a permanent setting. Includes supportive services for homeless individuals with disabilities provided by the organization managing the housing or other public or private service agencies.

Person with a disability (HUD): Any person who has a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such an impairment.

Poverty: The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

Predatory loan: As defined by the Predatory Lending Consumer Protection Act of 2002 as well as the Home Owner Equity Protection Act (HOEPA), loans are considered predatory based on:

1. If they are HOEPA loans;[143]
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans); and
3. Presence of HALs. For full definition, see **HAL.**

Private non-profit organization: A secular or religious organization described in section 501 (c) of the Internal Revenue Code of 1988 which: (a) is exempt from taxation under subtitle A of the Code; (b) has an accounting system and a voluntary board; and (c) practices nondiscrimination in the provision of assistance.

[143] Loans are subject to the HOEPA if they impose rates or fees above a certain threshold set by the Federal Reserve Board. "HMDA Glossary." http://www.ffiec.gov/hmda/glossary.htm#H

Program Income: Gross income received by the participating jurisdiction, State recipient, or a subrecipient directly generated from the use of federal funds or matching contributions.

Project sponsor: Any nonprofit organization or governmental housing agency that receives funds under a contract with the grantee (the CDC) to carry out eligible activities. The selection of project sponsors is not subject to the procurement requirements of 24 CFR 85.36.

Protected class: Group of people protected from discrimination and harassment. California residents are protected from housing discrimination based on race, sex, religion, familial status, disability, national origin, color, sexual orientation, ancestry, age, source of income, and marital status.

Public housing: Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.

PHA: Public Housing Authority

Rapid Re-Housing Assistance: The provision of housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

RDA: Redevelopment agency

Rehabilitation: The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. Includes cases where the use of a building is changed to an emergency shelter and the cost of this change and any rehabilitation costs do not exceed 75 percent of the value of the building before the change in use.

Rental assistance: Provides financial assistance for rental housing costs through either project-based (property) or tenant-based (portable with tenant) assistance. See **HCV, Section 8, TBRA.**

Renovation: Rehabilitation that involves costs of 75 percent or less of the value of the building before rehabilitation.

RFP: Request for proposals, an instrument used to solicit proposals and/or offers for proposed contracts using the negotiated procurement method.

RHNA: Regional Housing Needs Assessment, mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. In Los Angeles County, conducted by SCAG.

SCAG: Southern California Association of Governments, the designated metropolitan planning organization for Southern California.

Section 108 Loan Guarantee Program: Loan guarantee provision of the CDBG program. Provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects.

Section 109 of the Housing and Community Development Act of 1974: Prohibits discrimination on the basis of race, color, national origin, sex, or religion in programs and activities receiving financial assistance from the CDBG program.

Section 504 of Rehabilitation Act of 1973: Protects qualified individuals from discrimination based on disability.

Section 8: See HCV (Housing Choice Voucher) Program.

Senior: Elderly person, usually more than 60 or 65 years old. See **Elderly.**

Severe cost burden: Occurs when gross housing costs represent 50 percent or more of gross household income.

Severe overcrowding: Occurs when a housing unit has more than 1.5 persons per room.

Shelter Plus Care (S+C) Program: Federally-funded McKinney Act program designed to provide housing and supportive services on a long-term basis for homeless persons with mental and/or physical disabilities.

Single-family housing: A one- to four-family residence, condominium unit, cooperative unit, combination of manufactured housing and lot, or manufactured housing lot.

Special needs populations: Include the elderly and the frail elderly; neglected or abused children; persons with physical or sensory disabilities (including mobility impaired, blind, deaf, or chemically/environmentally sensitive); persons suffering from mental illness; victims of domestic violence; persons with disabilities related to substance abuse and chemical dependency; and emancipated foster youth

SRO: Single-room occupancy hotel room, formerly a common public housing option for homeless persons.

State: Any State of the United States and the Commonwealth of Puerto Rico.

Subrecipient: A public or private nonprofit agency, authority, or organization or an authorized for-profit entity selected by the participating jurisdiction to administer all or apportion of the jurisdiction's federal grant funds. Subrecipients receive federal funds from the primary entitlement recipient or another subrecipient to undertake activities eligible for such assistance.

Subsidy: A payment or benefit made where the benefit exceeds the cost to the beneficiary.

Substantial rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of $25,000 per dwelling unit.

Supportive housing: Housing linked with social services tailored to the needs of the population being housed; designed to help those with special needs live more stable, productive lives.

Supportive Housing Program: Helps develop housing and related supportive services for people moving from homelessness to independent living.

TBRA: Tenant-Based Rental Assistance; any form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance elsewhere.

Tenure: The status by which a housing unit is held. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Title II of the Americans with Disabilities Act of 1990: Prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities, including public housing, housing assistance, and housing referrals.

Title VI of the Civil Rights Act of 1964: Prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.

Title IX of the Education Amendments Act of 1972: Prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.

Transit-oriented development (TOD): A mixed-use residential and commercial area designed to maximize access to transportation services. Typically within a 1/4 to 1/2 mile radius from a transit spot, accessible to pedestrians.

Transitional housing: Temporary housing designed to provide a safe living environment for homeless individuals and families while facilitating their transition to permanent housing within a reasonable amount of time (usually 24 months).

Transitional housing (HUD): A project that has its purpose facilitating the movement of homelessness individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional supportive housing is where the homeless get a change to re-establish their lives through the stability and safety that housing provides.

Unit of general local government: A city, town, township, county, parish, village, or other general purpose political subdivision of a State; a consortium of such political subdivisions recognized by HUD in accordance with § 92.101; and any agency or instrumentality thereof that is established pursuant to legislation and designated by the chief executive to act on behalf of the jurisdiction with regard to provisions of this part.

Unruh Civil Rights Act: Provides additional protection from discrimination by business establishments, including housing providers, based on age.

Urban County (HUD): A county that receives a CDBG entitlement grant and includes units of general local government that sign cooperation agreements with the county. Also eligible to participate in the HOME program if it joins a consortium.

VA: U.S. Department of Veterans Affairs

Victim Service Provider: A private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. Includes rape crisis centers, battered women's shelters, domestic violence transitional housing programs, and other programs.

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