PHASES & FACES | of affordable housing in LA

Advancing Livable Communities

The Many Phases of Los Angeles Housing + Community Investment Department

1960

City of Los Angeles HUMAN RELATIONS COMMISSION

The Human Relations Commission is established to promote equal participation in the civic process through innovative peace building programs and models designed to reduce discrimination, increase cultural competency and improve intergroup relations. 1967

1970

HOUSING COST INCREASES shock Los Angeles residents. A rent control movement gains strength resulting in the Rent Stabilization Ordinance (RSO) which stabilizes annual rent increase. 1975

Home sale prices rise out of reach for many, leading to condominium conversions of apartments, displacing long-term tenants. 1975

The Los Angeles Commission on the Status of Women is established to advance the general welfare of women and girls, and to ensure that all women have full and equal participation in City government. 1975

EQUAL HOUSING OPPORTUNITY

The city funds non-profit fair housing councils to prevent discrimination in homes sales and rental housing. 1976

The U.S. Department of Housing & Urban Development (HUD) allocates Community Development Block Grant (CDBG) funds for housing, neighborhood revitalization, economic development, public services, and infrastructure improvement. 1976

The U.S. outlaws the use of **LEAD** in house paint to prevent the poisoning of American children. 1978

Advocates urge the City and County to work together to address the **GROWING NUMBER OF PERSONS LIVING IN THE STREETS.** 1978

The City approves a new Rent Stabilization Ordinance (RSO) for most apartment buildings built before October 1978, rolls back rent increases, and creates the Rent Adjustment Commission (RAC). 1979

1980

Community Action Board, City of Los Angeles

A Community Action Board is established to guide City leadership on anti-poverty programs funded with the Community Services Block Grant. 1981

Activists urge the city to spend more on affordable housing. 1985

Spaces in mobile home parks are added to the protection of the Rent Stabilization Ordinance (RSO). 1985

Mayor Bradley appoints Gary Squier as the City's first Affordable Housing Coordinator and creates a Blue Ribbon Committee for Affordable Housing. 1987

As housing prices rise, so does homelessness, and some sleep in City Council Chambers. 1987

Recommendations of Mayor Bradley's Blue Ribbon Committee for Affordable Housing are well received by the City Council. 1988

City takes action against slumlords with a new Rent Escrow Account Program (REAP) and Rent Reduction. 1988–1989

In 1989, as neighbors faced eviction, Sister Diane Donoghue (1931-2017) founded Esperanza Community Housing, which, along with other community and faith-based developers, built new affordable housing with childcare and community centers. 1989

1990

HUD's Housing & Community Development Consolidated Planning process joins the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) grant programs. 1990

The Housing Preservation and Production Department (HPPD) is established to preserve existing - and create new - affordable housing, and develop policies and programs to support those goals. 1990

Per Blue Ribbon recommendations, the Affordable Housing Commission is established to advise City leadership on how to address the city's housing needs and ensure that citywide policies conform to City housing policies. 1990

Gary Squier
General Manager
1990-1997

Civil disturbances after the acquittal of officers in the beating of Rodney King: 55 people killed, over 2,000 injured, and 3,767 buildings burned. 1992

In response to public interest lawsuits, the City and County create the Los Angeles Homeless Services Authority (LAHSA) to lead the Los Angeles Continuum of Care and coordinate service and programs for homeless Angelenos. 1993

The Housing Preservation and Production Department (HPPD) changes its name to the Los Angeles Housing Department (LAHD) and works with Community Development Department to assist the City's recovery efforts after the LA Civil Disturbance. 1993

Los Angeles Housing Department

The 6.6 magnitude **NORTHRIDGE EARTHQUAKE** wakes up Los Angeles on January 17, severely damaging 19,000 apartments, condominiums, and houses. Recovery efforts continue for years. 1994

The Los Angeles Domestic Violence Task Force is formed to increase public awareness, honor those working with survivors and assist City leaders to address the complex issues involved in the prevention of, and response to, **DOMESTIC VIOLENCE.** 1994

New City funds are approved for the development and operations of several domestic violence shelters. 1994

Partnering with Freddie Mac, Fannie Mae, HUD and Habitat for Humanity, the City finances the building of new homes and helps lower income families, teachers and police officers achieve the American dream. 1995

Earthquake rebuilding continues along with new housing programs and policies, such as affordable accessible density bonus units. 1995

Ann Sewill
Acting General Manager
1996

The City creates new programs to protect tenants: Urgent Repair Program (URP) addresses life-safety code violations, while Utility Maintenance Program (UMP) prevents water or power shutoffs. 1997

A broad community-based alliance - Housing LA - conducts a multiyear campaign to establish a $100 million affordable housing trust fund. 1997

Garry Pinney
General Manager
1997-2003

WORSENING SLUM HOUSING CONDITIONS lead to a new independent Blue Ribbon Citizens' Committee, comprised of volunteers from the faith-based, banking, labor, community development, real estate, academic and legal communities. 1997

The new Systematic Code Enforcement Program (SCEP) starts to inspect all 700,000 + multi-family rental homes in over 100,000 properties, as the Blue Ribbon Citizen's Committee proposed in 1997. 1998

The City organizes a Housing Crisis Task Force with multiple partners to develop practical solutions to Los Angeles' chronic housing problems. 1999

2000

SCEP survives legal challenge at the State Supreme Court, able to continue enforcing state and local health and safety codes in rental housing. 2001

RSO amendments protect residential hotels and pets. Major rehabilitation is no longer a legal reason for eviction and an eviction moratorium is approved. 2002-2003

A comprehensive Inclusionary Housing Study is conducted; its implementation is not approved by the City due to opposition by the business community and **NIMBY (NOT IN MY BACK YARD)** pressure. 2002–2005

Tenant Relocation Inspection Program (TRIP) is created after an Echo Park apartment collapse to protect **TENANTS FROM BEING PERMANENTLY DISPLACED** by dangerous code violations. 2003

Los Angeles enacts a consumer protection ordinance requiring borrower education to prevent **PREDATORY HOME LOANS** but the financial services industry kills it in court. 2002-2003

Rita Robinson
Interim General Manager
2003-2004

Local community activism generates change when the 'Housing First' approach to rehousing homeless persons becomes generally accepted; more resources are dedicated to permanent housing. 2003

Healthy homes advocates and the Lead Hazard Remediation Program jointly apply for and receive a HUD Lead Outreach grant to educate residents and enforce new state law mandating lead-safe work practices. The successful partnership plays a key, ongoing role in code enforcement. 2003

Money from the Affordable Housing Trust Fund hits the street! 2003

Oversight of City-funded homeless programs administered by LAHSA transferred from the Community Development Department to the Los Angeles Housing Department. 2004

LAHD

Mercedez Marquez
General Manager
2004-2009; 2012-2013

SCEP takes on new inspection responsibility for residential hotels to preserve safe, decent and sanitary 'last resort' housing. 2004

First HUD-mandated biennial count of the homeless population in Los Angeles coordinated by LAHSA and conducted throughout the County; becomes annual event in 2016. 2005

HUD awards funding for a pilot program named the HOPWA 'Connections' Grant to permanently house and provide on-site services to **HOMELESS PERSONS LIVING WITH HIV/AIDS.** 2005

Despite start-up challenges, the first SCEP Inspection Cycle concludes with over 711,000 rental housing units inspected and 2 million code violations cited. 2005

SCEP is awarded the Harvard University - Fannie Mae Foundation Innovations of American Government Award as one of five outstanding programs nationwide. 2005

City RSO is ammended for tenant protections (Ellis Act) for **NO-FAULT EVICTIONS** and demolition, withdrawal and conversion of rental housing. 2005

The new Primary Renovation Program supports landlords improving their property by prolonging its useful life or adding value. 2005

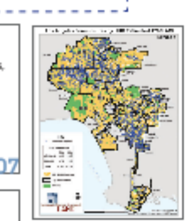
Tenant Habitability Plans (THP) are required from owners for proposed construction work and methods to mitigate negative impacts on tenants and their property during renovation. 2005

LADWP joins the cause and contributes to the Affordable Housing Trust Fund and the Permanent Supportive Housing Program to support an increased City focus on **SUSTAINABLE DEVELOPMENT.** 2005

A special fund to build permanent supportive housing receives commitments from LAHD, the Housing Authority of the City of Los Angeles, the Community Redevelopment Agency, and the Los Angeles Department of Water and Power (LADWP). 2005

New public/private partnerships lead to the creation of acquisition funds to enable affordable housing developers to compete in expensive market: the New Generation Fund, and the Supportive Housing Loan Fund. 2007

The **GREAT RECESSION** begins, job losses force many to lose their homes. Foreclosures of homes due to subprime and predatory loans rise; housing in Los Angeles takes a big hit. 2007



The City applies for funds to address blighted, foreclosed properties, and receives a $32 million NSP (Neighborhood Stabilization Program) grant from HUD. 2008

To protect tenants from **ARBITRARY EVICTION BY BANKS** taking over foreclosed residential properties, the City passes a Foreclosure Eviction Moratorium, effective through 2017. 2008

Due to the economic downturn, some owners do not pay utility bills and tenants suffer. The UMP and REAP prevent an average of 20 utility shutoffs per month. 2009

FamilySource Centers are launched city-wide to assist low-income families. FSCs are one-stop community centers that offer a host of social, educational, work and family support services. 2009

A new federal/state Traffic Safety Grant is awarded to support child safety seat education. Free child car safety seats are available to low income families attending the education program. 2009

family source

Douglas Guthrie
General Manager
2009-2012

The American Recovery and Reinvestment Act (ARRA) of 2009, provides new resources, supports new partnerships and innovation to address foreclosed housing, homelessness, affordable housing and energy efficiency. 2009

ARRA grants include $110 million for Neighborhood Stabilization (NSP), $29 million for Homelessness Prevention and Rapid Re-Housing, $4.9 million for energy retrofits and Gateway to Green, and $1.4 million for housing development. 2009–2012

Research by the Economic Roundtable compares the local costs of homelessness compared to the cost of permanent supportive housing, and shows that the housing first approach is more cost-effective and humane. 2009

2010

CCFS Commission on Community & Family Services

The Commission on Community and Family Services is established to advise City leadership on Consolidated Plan-funded programs aimed at alleviating **POVERTY.** 2010

A new Foreclosure Registry ensures that owners maintain properties and protect neighborhoods from blight. 2010

Rent Stabilization amendments expand protections and revise relocation assistance appeal process. 2011

California eliminates redevelopment agencies and funding; LAHD assumes the role of housing successor agency for the Community Redevelopment Agency's (CRA) portfolio. 2012

In an effort to be more strategic, Los Angeles secures its own geographic allocation of nine percent (9%) Low Income Housing Tax Credits (LIHTC) for affordable housing development. 2013

A redesigned New Generation Fund supports the work of the Affordable Housing Trust Fund. 2013

The Community Development Department's human services, neighborhood development, grants management and performance measurement programs are integrated with LAHD in a new Los Angeles Housing + Community Investment Department (HCIDLA). 2013

Los Angeles HOUSING + COMMUNITY Investment Department

Rushmore D. Cervantes
General Manager
2013-Present

The Los Angeles Unified School District and the Family Source System expand an existing collaboration, to address **ATTENDANCE** and decrease social-emotional **BARRIERS TO STUDENT LEARNING** in low income communities. 2014

FAMILYSOURCE SYSTEM PARTNERSHIP PROGRAM
Executive Summary January 2015

SCEP inspections incorporate Gateway-to-Green mini property surveys and share information with apartment owners about saving money, water and energy. 2014

The Family Solutions Centers program created in 2013 provides services and rapid re-housing to families experiencing homelessness. In 2014 it is expanded and incorporated into the new Homeless Family Solutions System administered by LAHSA. 2014

City leadership on preparations for a catastrophic earthquake result in a Seismic Retrofit Ordinance with mandatory standards for earthquake hazard reduction in wood-frame buildings with **'SOFT-STORIES'**, and non-ductile concrete buildings. 2015

A renewed focus on **ACCESSIBLE AFFORDABLE HOUSING** and calls for better information results in a new website: Housing.lacity.org 2015

T.R.U.S.T. South LA (founded in 2005 as the Figueroa Corridor Community Land Trust) celebrates 10 years of operations, and initiates the redevelopment of Rolland Curtis Gardens, transforming 48 affordable housing units into 140 affordable family homes, a community health clinic and community serving retail. 2015

An RSO public information campaign, a new website - HomeForLARenters.org - directing viewers to accurate information, a Rent Registry requirement to prevent **ILLEGAL RENT INCREASES** and new rules to stop **'CASH FOR KEYS'** raise awareness and prevent displacement of tenants. 2016

The City launches a Domestic Violence Awareness and Prevention public education campaign, and receives a grant from the U.S. Department of Justice. 2016

The City's Coordinated Entry System (CES) joins existing homeless programs together across Los Angeles into a "no-wrong-door" system that connects homeless families, single adults and youth to the best housing resources for them based on a standardized assessment of individual service and housing intervention needs. 2016

HOPWA rolls out a regional approach to deploy emergency/crisis services to low-income clients living with HIV/AIDS, which better aligns HOPWA-funded services with other County-based programs for the same client base. 2016

The City, in collaboration with the County, adopts 64 strategies to combat homelessness. HCIDLA is involved with implementation of 37 of the 64 strategies. 2016

Over $64.5 million in grants and loans from the state Cap-and-Trade-funded Affordable Housing and Sustainable Communities program is awarded to six proposed developments in Los Angeles. 2016

HCIDLA promotes community programs and services to assist low income residents such as the Volunteer Income Tax Assistance and College Corner programs. 2016

HCIDLA protects the rights of tenants, and their health, during the Seismic Retrofit process. 2016

To augment **DECREASING FEDERAL RESOURCES**, the City actively explores and develops other funding sources like an affordable housing linkage fee. 2016

Proposition HHH is passed by the voters to provide over $1.2 billion to build new permanent supportive housing for homeless Angelenos. 2016

With the success of the SCEP program resulting in a 96% code compliance rate amongst LA's multi-family properties, HCIDLA introduces a new strategic four-year and shortened two-year inspection cycle to focus on the remaining 4%. 2017

HCIDLA implements a pilot program in the Los Angeles Promise Zone (LAPZ) that provides property owners and managers with a "pre-inspection conference" or a "pre-repair conference" to train property owners about SCEP inspections, using qualified installers/contractors and lead-safe work. 2017