



Quarterly *Highlights and Updates*

A publication demonstrating recent program accomplishments and providing the status of ongoing projects.

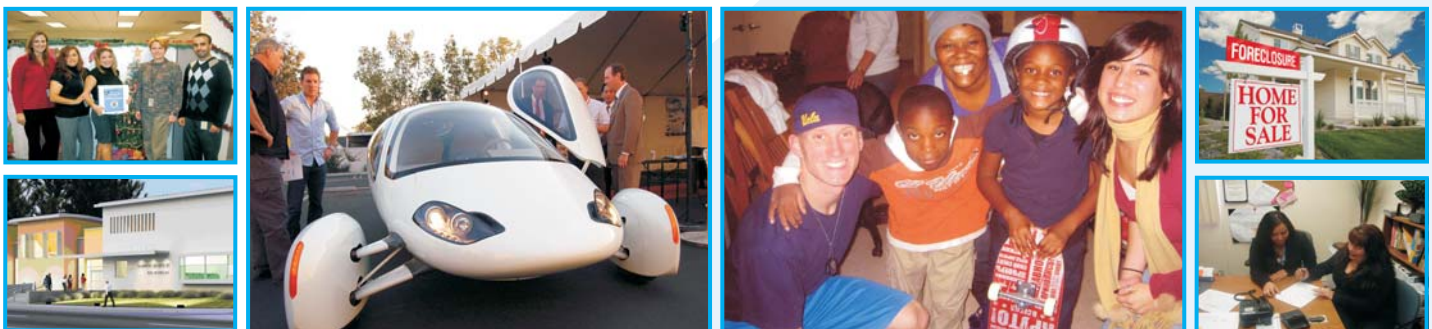
About the CDC

In 1982, the Los Angeles County Board of Supervisors consolidated three County entities – the Housing Authority, the Community Development Department, and the Redevelopment Agency – to form the Community Development Commission (CDC).

The Los Angeles County Board of Supervisors currently serves as the Commissioners of the CDC -- which includes serving as the Commissioners of the Housing Authority of the County of Los Angeles (HACoLA) -- setting policy for the agency. The HACoLA also has a Housing Commission, which is composed of nine advisory Commissioners. The five appointees by the Board of Supervisors are joined by four “tenant” Commissioners – two representatives who live in the CDC’s public housing sites and two representatives who are Section 8 renters.

Today, the CDC continues to serve as the County’s affordable housing, and community and economic development agency. The CDC’s wide-ranging programs benefit residents and business owners in the unincorporated Los Angeles County areas and in various incorporated cities that participate in different CDC programs (these cities are called “participating cities”). Approximately one million of the County’s ten million residents live in unincorporated areas.

The agency’s four main activity areas are subsidized housing, housing development and preservation, community development, and economic development.



**We Build Better Lives
& Better Neighborhoods**

For additional information on the Los Angeles County Community Development Commission, please contact us at (323) 890-7001 or visit us at: www.lacdc.org

SECTION 8 Software System Upgrade



In an effort to increase efficiency and productivity while improving client service, HACoLA made the decision to switch software systems to one that is more user friendly, allows for tighter security, has increased client file accuracy, and allows for a more controlled payment system to owners and tenants. As such, implementation of the new YARDI Software System began in June 2007.

The YARDI Software System went live in July 2008 and its implementation has been a success. Staff is continuously trained on new enhancements to the YARDI system as part of HACoLA's ongoing efforts to ensure effective and efficient client service. Since October 2008, the CDC's Information Technology staff have been developing a new automation feature designed to work with the YARDI System and the Mobile Inspection Software. The new feature went live at the end of December. The system will identify and auto-populate required annual inspection forms and submit them directly to the U.S. Department of Housing and Urban Development (HUD). This process will save considerable staff time and reduce operation costs for the Section 8 Program.

HOUSING DEVELOPMENT Funding Available for Affordable Housing



On October 7, HACoLA, on behalf of the CDC, issued a Notice of Funding Availability (NOFA) for Round 13 of the City of Industry (Industry) funds distribution. The NOFA made available approximately \$16 million in Industry funds intended for the development of affordable rental housing. On November 20th, HACoLA received 15 applications requesting a total of \$26.3 million for the proposed development of 980 multifamily units. Three submittals were for Special-Needs developments and 12 were for Non-Special Needs projects. HACoLA will review and score the merits of each application. Industry funds will be awarded to successful applications in the next few months.

City of Industry funds originate from tax increment revenue generated from the city's redevelopment areas.

PUBLIC HOUSING South Scattered Sites Celebrate the Holidays



On Wednesday, December 3rd, UCLA Team Up hosted the Annual Holiday Party for youth who participate in the after school program at the South Scattered Sites Housing Development. The UCLA students provided healthy snacks and structured activities while the kids had an opportunity to open gifts and interact with their mentors. The students went above and beyond the call of duty by filling requests made through Santa letters. The gifts ranged from wiggle boards and guitars to music CDs and bicycles.

Team-up is a unique partnership between HACoLA and UCLA Office of Residential Life to benefit the residents of South Scattered Sites. Weekly interactions between mentors and mentees include homework assistance, science projects, and special events. The youth wait anxiously for the UCLA van to pull up to the site, to begin the day's activities! We applaud the efforts of UCLA Office of Residential Life to continue to enhance the quality of life and assist the HACoLA team in exposing youth to positive and supportive educational programs.

Community & Economic Development Highlights



ECONOMIC DEVELOPMENT BTC Celebrates 10 Year Anniversary



On October 22, 2008, the Business Technology Center (BTC) celebrated its 10th Anniversary by hosting an event for over 300 attendees. The celebration coincided with events of Los Angeles County Technology Week.

The theme of the day centered on emerging clean technology companies and their efforts to promote cleaner, more efficient energy. Fifth District Supervisor Michael D. Antonovich's inspirational words on the advantages of creating alternative energy sources as a basis for creating jobs and economic stability resonated with everyone in attendance. The event also featured a technology fair with exhibits including the Tesla, Aptera and GM fuel cell automobiles.

The celebration was the perfect way to mark the 10th Anniversary of the BTC, a project of the Community Development Commission. The BTC, California's largest high-tech business incubator, encourages and supports the growth and development of technology companies in Los Angeles County. The BTC assists member companies with technology resources, including access to facilities and administrative support, mentorship programs, and financial guidance. Since its inception, BTC companies have attracted over \$110 million in equity and created over 1,000 jobs.

At their November 18th meeting, the Board of Supervisors presented a scroll to the CDC in recognition of the BTC's record of success. Congressman Adam Schiff also presented a Certificate of Special Congressional Recognition for the BTC's 10th Anniversary and in recognition of outstanding and invaluable service to the community.

COMMUNITY DEVELOPMENT Foreclosure Assistance Program



Following Congress' approval of the Housing and Economic Recovery Act of 2008 (HERA), the CDC was awarded \$16.8 million to assist some of the areas most adversely affected by foreclosure activity. Developed by the U.S. Department of Housing and Urban Development (HUD), the Neighborhood Stabilization Program (NSP) will provide emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within communities.

In October, the CDC moved quickly to design the County of Los Angeles' implementation strategy to target the areas of greatest need. Activities will include the purchase of foreclosed or abandoned homes and the rehabilitation, resale, or redevelopment of homes. Assistance with direct first-time homeownership and housing counseling to those purchasing homes in the future is a critical component of the CDC's NSP.

Modeled after successful existing CDC housing programs, the Housing and Economic Recovery Ownership (HERO) Program will assist low- and moderate- to middle-income first-time homebuyers with down payment assistance, by providing Junior Trust Deeds, and assistance with closing costs. To target the needs of low-income families, an NSP rental component was also included in the County's plan, to provide for the acquisition and rehabilitation of rental units (with properties not to exceed four units each).

The CDC expects to receive its allocation sometime early in 2009 and plans to fully execute its program within the 18 months mandated by Congress.

The BTC is presently focused on companies transferring and commercializing technologies from Federal Laboratories and Universities.



Other Highlights

CONSTRUCTION MANAGEMENT Sorensen Library



Funded by First District Supervisor Gloria Molina and Proposition 62 funding, construction of the new Sorensen Library commenced in December 2008. The new 10,655 square foot library, to be located at 6934 N. Broadway Ave., in the unincorporated area of Whittier, will replace the existing 1,048 square foot library and will provide much needed services to the local community.

The CDC's Construction Management Division is providing design development and construction oversight services for the new library, which will include a large adult reading area, a children's reading area, a community meeting room, a small group study room, express-service checkout machines at the customer service desk, public access computers with Internet access, and an anticipated new collection of 39,000 books and other library materials. The new library, designed by Carde Ten Architects, will also obtain a Leadership in Energy and Environmental Design (LEED) Silver certification rating for sustainable design.

Construction is being performed by PW Construction, Inc., and is scheduled to be completed December 2009.

HOUSING RESOURCES L.A. County Housing Resource Center



The Los Angeles County Housing Resource Center is a web-based information clearinghouse for information on affordable, special needs, accessible, and emergency housing within the County of Los Angeles. The project is managed by the CDC. Socialserve.com, a national non-profit provider of housing locator services, is responsible for maintaining the site and providing toll-free call center support.

December marked the 19th month since the launch of the Housing Resource Center website, and its success is evident. The site currently has 1,800 available housing units and, as of the last quarter, the system tracked 358,895 searches for housing. The website is constantly evolving and will continue to expand its range of services to provide housing resources and apartment vacancy listings throughout the County. The site is free to search, and free for landlords to list.

For more information on housing listings, contact Socialserve.com at 1-877-428-8844 or email info@socialserve.com. You may also contact Larry Newnam, the CDC's Housing Resource Center Project Manager at larry.newnam@lacdc.org for more information.

RESIDENT SERVICES Workforce Development Services



The CDC's Office of Community and Educational Partnerships (OCEP) promotes self-sufficiency for families living in public housing. Through its workforce development partnerships, it helps adult residents to succeed in life by gaining the necessary skills to reach their highest potential in career development. At the Nueva Maravilla Public Housing Development, Mexican American Opportunity Foundation (MAOF), and the Goodwill, our non-profit partners, provide full-time, on-site workforce development services. A professional job trainer works diligently to support the residents' employment skills.

Workforce development services available to public housing residents include: skills assessment, training, job search, and interview preparation. Residents are assisted in not only getting a job, but retaining it. Program participants are eligible for transportation vouchers and stipends to offset rising costs of child care expenses, educational materials, and work uniforms which help them with the initial costs often associated with a new job. During the second quarter of the fiscal year, MAOF and the Goodwill provided skill assessments to 25 and 30 residents, respectively. Through these services, many residents have been able to overcome barriers to employment and are now able to model appropriate work behaviors and attitudes for their own children.