



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



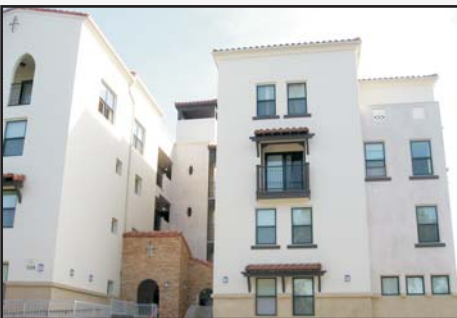
FIRST-TIME HOMEBUYERS HERO Program



The Housing Economic Recovery Ownership (HERO) program, which launched in March 2009, is a program available to first-time homebuyers purchasing a vacant, abandoned, or foreclosed property located in U.S. Department of Housing and Urban Development (HUD) designated census tracts. Families earning up to 80% of the County Median Income are eligible for second trust deed financing of \$75,000 or 25% of the purchase price, whichever is the lesser. Families earning up to 120% of the County Median Income are eligible for second trust deed financing of \$50,000 or 25% of the purchase price, whichever is the lesser. Additional down payment assistance is also available to provide 6% of the purchase price or \$10,000, whichever is lesser, for down payment and closing costs.

Through HERO, the home must be purchased at a discount of 15% from the current market appraised value. The maximum purchase price is \$493,000 for a single-family home and \$394,250 for a Condominium/Townhome. This program is only available through CDC participating lenders. For further details, please call (323) 890-7281 or visit our website at www.lacdc.org.

HOUSING DEVELOPMENT AND PRESERVATION - Metro Loma Housing Development



On February 26, 2009, Advanced Development & Investment, Inc. (ADI) held a Grand Opening for the Metro Loma housing development. Metro Loma is an affordable rental housing development located at 328 Mira Loma Avenue in the City of Glendale. The 4-story, 44-unit Spanish Colonial Revival-styled development is within walking distance of the Glendale Transportation Center. The development features 1-, 2-, and 3-bedroom units serving families with incomes between 30 and 50% of the Area Median Income. Metro Loma also features a Community Center and a significant amount of outdoor space including a tot-lot and a sports court. A unique public art piece made of ornamental ironwork adorns the courtyard adding to the beauty of the housing development.

The CDC, through HACoLA, contributed \$1,472,000 of Round 10 City of Industry funding for construction and permanent financing costs.

SECTION 8 Program Receives Standard Rating



After being rated as "Troubled" by HUD for Fiscal Years (FYs) 2006 and 2007, HACoLA's Assisted Housing Division, which operates the County's Section 8 Housing Choice Voucher (Section 8) Program, achieved a "Standard" rating by HUD on January 29, 2009, for FY 2008.

HUD's ratings are based on the Section 8 Management Assessment Program (SEMAP) which uses 14 key indicators to measure the performance of public housing agencies (PHAs) that administer the Section 8 program. The "Standard" rating was confirmed after HUD completed an on-site review of the program for FY 2008. The Section 8 Program received a score of 113 out of a possible 145 points. This was a major milestone for the Assisted Housing staff who worked tirelessly to ensure that the program transitioned out of "Troubled" status. The changes that have been implemented over the last few years have allowed the Assisted Housing Division to increase efficiency and improve customer service.

Community & Economic Development Highlights



CONSTRUCTION MANAGEMENT YWCA Family Development Center



During the third quarter, significant advancements were made on the construction of the new 15,390 square foot YWCA Greater Los Angeles Family Development Center in the Union Pacific area of East Los Angeles. Funded by First District Supervisor Gloria Molina, in partnership with the YWCA, the new two-story building is designed in the California Mission Revival style. The CDC's Construction Management Division is providing construction oversight services.

The new development will bring a colorful, lively addition to the East Los Angeles Union Pacific neighborhood and nearby Parque De Los Sueños playground. The first



floor will feature a state-of-the-art child development program space and will provide 80 slots for fully licensed child care services. The second floor will feature five classrooms, one computer learning center, and a conference room, which will be utilized for community programs benefiting the surrounding neighborhood. Programs offered will be based on a community needs assessment.

The new Family Development Center was designed by Pedro Birba Architects and is scheduled to be completed in Fall 2009.

COMMUNITY DEVELOPMENT 2009-2010 Project Planning



Each year, Los Angeles County receives Community Development Block Grant (CDBG) funding from HUD to carry out housing and community development activities. The CDC takes the lead in budgeting a year's worth of the County's CDBG-funded activities.

Budgeting activities for the County's unincorporated areas are facilitated through the document known as the Community Resource Investment Strategy (CRIS). Working jointly with the Supervisorial Districts, the CDC uses the CRIS to strategize the use of funding for CDBG projects administered by County departments, community-based organizations, other public agencies, and CDC divisions.

Funding is also provided to 47 participating cities to address the local needs of low- and moderate-income residents. Cities establish their own priorities and budget CDBG funds for eligible activities. Proposed activities are submitted to the CDC for review and inclusion in the County's application to HUD. In February 2009, the CDC received and reviewed approximately 300 project proposals requesting an estimated \$29 million in CDBG funds.

The next planning step includes the incorporation of all the activities into the Los Angeles County's One-Year Action Plan (Plan) for submission and approval by the Board of Supervisors in May. After approval, the Plan is forwarded to HUD as the County's application for CDBG funding for the upcoming fiscal year. The CDC will make available a final version of the Plan at selected public libraries and on its website in June 2009. Implementation of new projects will begin on July 1, 2009.

CDBG: Putting Dollars Into Action



Other Highlights

ECONOMIC RELIEF

The American Recovery & Reinvestment Act



The American Recovery and Reinvestment Act of 2009 (ARRA) was signed into law by President Barack Obama on February 17, 2009. This Act makes over \$16 billion dollars available to government entities, such as the CDC and HAcOLA, by increasing funding for existing programs as well as making funding available for new services and opportunities.

At this time, the CDC is uncertain as to what extent ARRA will impact our agency, but we optimistically anticipate funding for several existing programs including community development, homelessness prevention, and housing development/preservation. For example, the County of Los Angeles expects to receive \$12 million to address our current homeless population as well as homelessness prevention initiatives, and \$7.4 million to rehabilitate and renovate public housing units. Additionally, almost \$8 million will be available to provide affordable housing, services, and jobs for the most vulnerable residents of Los Angeles County. Finally, \$150 million has been made available nationally for economic development that aims to stimulate employment, and increase incomes in economically distressed communities.

Over the past few months, the CDC has been proactively planning the best way to put the funding from ARRA to work as fast as possible to address the needs of Los Angeles County residents through our mission to "Build Better Lives and Better Neighborhoods."

For more information on which states and sectors of the economy are due to receive a portion of the ARRA funds, as well as projections for how, when, and where ARRA funds will be spent nationally, please visit www.recovery.gov.

RESIDENT SERVICES

Stay Healthy, Learn More Fair



The CDC, through its Office of Community & Educational Partnerships, hosted the "Stay Healthy, Learn More" Fair on February 24, 2009. Over forty senior and disabled residents living at the Lomita Manor Housing Community attended. The fair was held in the Lomita Manor Community Center where residents were delighted to visit with local partners that provide an array of free resources designed to raise awareness and support staying fit and healthy.

Behavioral Health Services Inc. (BHS), a valued partner who provides educational workshops, resource and referral as well as social/cultural field trips for several Public Housing residents throughout the County of Los Angeles, was one of the many vendors in attendance. BHS' mission is to transform lives by offering hope and opportunities for recovery, wellness, and independence. "Many residents enjoyed the fair, mainly to connect and chat with neighbors and to receive information at the booths." said Melanie Meneses, our AmeriCorps*VISTA Member, who was charged with coordinating and marketing the fair. The residents of Lomita Manor Housing Community look forward to participating in events like these throughout the year.

*Recovery, Wellness and
Independence*