

***2003-2008 Housing and Community Development Consolidated Plan for
the Los Angeles Urban County***

Table of Contents

Executive Summary	ES-1
The 2003-2008 Housing and Community Development Consolidated Plan for the Los Angeles Urban County	ES-1
Purpose.....	ES-1
Goals	ES-1
Activities	ES-2
Components	ES-2
The Community Development Commission of the County of Los Angeles.....	ES-3
Community Development Block Grant	ES-3
HOME Investment Partnerships Program.....	ES-3
Emergency Shelter Grant	ES-3
A Note of Methodology and Coordination.....	ES-4
Data Sources	ES-4
Income Categories.....	ES-5
How the Executive Summary is Organized	ES-5
Housing Needs.....	ES-6
Background and Trends	ES-6
Housing Needs Assessment	ES-7
Housing Market Conditions.....	ES-8
Projection of Future Housing Needs.....	ES-8
Public and Assisted Housing Needs	ES-9
Lead-Based Paint Needs.....	ES-10
Barriers to Affordable Housing	ES-10
Homeless Needs	ES-11
Fair Housing Needs	ES-12
Anti-Poverty Needs.....	ES-13
Non-housing Community Development Priority Needs.....	ES-15
Homeless and People Living with HIV/AIDS	ES-16
Non-homeless Persons with Special Needs	ES-17
Economic Development.....	ES-20
Infrastructure.....	ES-22
Public Facilities.....	ES-23
Public Services.....	ES-25
Senior Services and Facilities	ES-25
Youth Services and Facilities.....	ES-27
Planning and Administration	ES-29
Other Needs	ES-30
Housing and Community Development 5-Year Strategic Plan.....	ES-31
Conclusion.....	ES-32

Section 1: Consolidated Plan Development 1-0

Introduction..... 1-1

Part One: Citizen Participation & Consultation Plan for 2004–2008 1-2

- Purpose..... 1-2
- Citizen Participation Opportunities 1-3
- Citizen Participation in the Unincorporated Areas of the County..... 1-4
- Citizen Participation in Participating Cities 1-6
- Countywide Public Hearing and Comment Period..... 1-7
- Publishing the Final Consolidated Plan..... 1-7
- Amendments..... 1-8
- Consolidated Annual Performance and Evaluation Report..... 1-9
- Technical Assistance 1-9
- Complaints and Grievances..... 1-10

Part Two: Community Involvement in the 200-2008 Consolidated Plan 1-11

- Residents Survey 1-11
- Community Meetings for Consolidated Plan 1-13
- Community Meetings for the Analysis of Impediments to Fair Housing 1-14
- Consultation 1-14
- Public Hearing and Approval 1-17

Part Three: Anti-Displacement and Relocation Plan for Citizen Participation for
Environmental Reviews & the Section 108, EDI, & BEDI Grant Programs..... 1-17

- Background 1-17
- Relocation of Displaced Persons 1-18
- Changes in use of Real Property 1-19
- Citizen Participation for Environmental Reviews 1-19
- Citizen Participation for Certain Loan Guarantee Programs 2-20

Section 2: Housing and Community Development Delivery System..... 2-0

Introduction..... 2-1

Institutional Structure..... 2-1

- Lead Agency..... 2-1
- Community Development Block Grant Program 2-2
- HOME Investment Partnerships Program 2-3
- Homeless Services Programs 2-4
- Housing Authority of the County of Los Angeles..... 2-6
- Other Housing and Community Development Organizations..... 2-6

Strengths, Gaps, and Strategies Regarding the Housing and Community
Development Delivery System 2-8

- Leverage Housing and Economic Development Resources..... 2-8
- Coordinate Housing Production and Preservation Activities for
Supportive and Affordable Housing 2-9
- Create Public and Private Partnerships..... 2-10
- Communicate and Inform Housing and Community
Development Partners 2-10

Section 3: Housing Market Analysis and Needs Assessment3-0

Introduction3-1

Los Angeles County Housing Market Analysis3-1

Housing Demand3-4

 County Population Totals3-4

 Race/Ethnicity Totals3-6

 Special Needs Populations3-9

 Household Tenure3-11

 Income and Purchasing Power3-13

 Economic and Employment Outlook3-19

 Summary of Demand3-22

Housing Supply3-22

 Housing Units within Urban County3-23

 Housing for Persons with Special Needs3-23

 Development Trends3-26

 Building Activity3-27

Housing Affordability3-28

 Ownership3-28

 Rental3-29

 Tipping Point3-29

Housing Problems3-34

 Cost Burden3-34

 Overcrowding3-35

 Physical Defects3-37

 Age of Structure3-40

 Standard/Substandard Condition3-41

 Housing Problems Data3-41

 Disproportionately Greater Needs3-42

Housing Needs3-43

 Supportive Housing Needs3-44

 Residents Housing and Community Development Needs Survey3-45

Priority Spending Levels3-58

Housing Strategy and Objectives3-59

 Priority Spending3-59

Priority Need: Housing3-73

 Expand the Supply of Affordable Rental Housing3-73

 Increase Homeownership Among Low and Moderate Income
 Prospective Homebuyers3-73

 Preserve and Improve the Existing Housing Stock of Affordable Housing3-69

 Ensure Equal Access to Housing3-70

Section 4: Public Housing Needs	4-0
Introduction.....	4-1
Public and Assisted Housing Providers in Los Angeles County	4-2
Housing Authority of the County of Los Angeles.....	4-2
Public Housing.....	4-4
Section 504 Needs Assessment	4-4
Capital Fund Program	4-4
Profile of Housing Communities.....	4-4
Profile of Residents	4-7
Public Housing Resident Initiatives	4-7
Section 8 Housing Choice Voucher Program	4-8
Profile of Residents	4-8
Other County-Administered Programs	4-10
Other Federally-Assisted Programs	4-11
Public and Assisted Housing Needs	4-16
Public Housing Needs	4-17
Section 8 Needs.....	4-19
Assisted Units with Expiring Contracts	4-22
Public Housing Strategy	4-23
Strategy to Improve Management and Operations	4-23
Strategy to Improve Living Environment of Public Housing Residents	4-24
Section 5: Homeless Needs Assessment.....	5-0
Introduction.....	5-1
Needs of Los Angeles County Homeless.....	5-3
Who are the Homeless.....	5-3
Factors Contributing to Homelessness	5-3
Characteristics of the Homeless	5-4
Individuals and Families at Risk of Becoming Homeless.....	5-8
Estimated Needs of the Homeless Population in Los Angeles County	5-10
Los Angeles Housing Services Authority	5-10
Service Providers.....	5-11
Keys Findings from the Resident Survey.....	5-13
Gaps Analysis.....	5-14
Strategies and Objectives	5-18
Other County Efforts.....	5-22
Section 6: Barriers to Affordable Housing.....	6-0

Introduction	6-1
What is a Barrier to Affordable Housing.....	6-2
Analysis of Barriers in Los Angeles County	6-2
Market Constraints	6-3
Barriers to Financing.....	6-7
Regulatory or Policy Barriers.....	6-8
Environmental Barriers.....	6-10
Community and Communication Barriers.....	6-12
Strategies and Objectives.....	6-13
Section 7: Impediments to Fair Housing.....	7-0
Introduction	7-1
Overview of Fair Housing	7-1
Fair Housing Services Needs.....	7-4
Impediments and Strategies	7-4
Public Policies and Practices	7-9
Impediments and Strategies	7-9
Lending Practices	7-13
Impediments and Strategies	7-13
Discrimination.....	7-18
Impediments and Strategies	7-18
Section 8: Lead-based Paint Hazards.....	8-0
Introduction.....	8-1
Lead Hazards	8-2
Effects of Lead Hazards	8-2
Lead-Based Paint Hazards in Los Angeles County	8-4
Number of children with elevated blood levels	8-4
Number of low- and moderate-income families that occupy units with lead-based paint Hazards	8-6
Lead-based Paint Target Communities	8-7
Strategies and Objectives.....	8-7
CDC Compliance and Activities.....	8-8
CDBG 5-Year Objectives	8-9
Activities of Other County Agencies	8-11
Lead-Based Paint Abatement Coordination.....	8-12
Additional Sources for Information	8-13

Section 9: Non-Housing Community Development Needs Assessment 9-0

Introduction	9-1
The CDBG Program	9-2
Los Angeles County Community Development Needs Assessment Overview.....	9-5
Priority Need: Homeless People and People Living With HIV/AIDS	9-9
Needs Assessment.....	9-9
Strategies and Objectives	9-13
Priority Need: Non-Homeless Persons with Special Needs	9-17
Needs Assessment	9-20
Persons with Disabilities Related to Substance Abuse and Chemical Dependency.....	9-20
Person Suffering from Mental illness.....	9-25
Person with Physical or Sensory Disabilities	9-27
Emancipated Foster Youth	9-29
Elderly/Frail Elderly.....	9-31
Strategies and Objectives	9-34
Priority Need: Crime Prevention Intervention and Awareness.....	9-41
Needs Assessment.....	9-41
Strategies and Objectives	9-49
Priority Need: Economic Development.....	9-52
Needs Assessment.....	9-54
Job Creation, Retention, and Training.....	9-54
Financial and Technical Assistance to Businesses	9-63
Redevelopment.....	9-66
Strategies and Objectives	9-69
Priority Need: Infrastructure.....	9-80
Needs Assessment.....	9-80
Strategies and Objectives	9-90
Priority Need: Public Facilities.....	9-94
Needs Assessment.....	9-94
Strategies and Objectives	9-105
Priority Need: Public Services	9-109
Needs Assessment.....	9-109
Strategies and Objectives	9-117
Priority Need: Senior Services and Facilities	9-121
Needs Assessment.....	9-121
Strategies and Objectives	9-126
Priority Need: Youth Services and Facilities.....	9-132
Needs Assessment.....	9-133
Strategies and Objectives	9-141
Priority Need: Planning and Administration Needs	9-145
Needs Assessment.....	9-145
Strategies and Objectives	9-147
Priority Need: Other Needs	9-148
Needs Assessment.....	9-148
Strategies and Objectives	9-152

Non-Housing Community Development Priority Needs Strategic Plan	9-154
Section 10: Anti-Poverty Strategy.....	10-0
Introduction	10-1
Poverty in Context.....	10-2
Poverty in Los Angeles County.....	10-3
Food Insecurity and Hunger.....	10-5
Housing Cost in Los Angeles County.....	10-5
Ethnic and Racial Segregation	10-6
Families with Children.....	10-7
Income and Poverty in the Participating Cities and Unincorporated Areas	10-8
Los Angeles County’s Anti-Poverty Strategy	10-15
The Anti-Poverty Role of the CDC and the Urban County Participating Cities.....	10-17
Integration of Programs and Services into Anti-Poverty Efforts.....	10-20
Other Programs: State of California	10-21
Section 11: Strategic Plan	11-0
Introduction.....	11-1
Strategies and Investment Priorities.....	11-1
The County’s Priority Development Areas.....	11-1
General Priorities for Investment.....	11-3
Geographic Priorities for Investment.....	11-3
Basis for Assigning Priorities	11-3
Obstacles to Meeting Underserved Needs	11-3
Performance Evaluation System.....	11-4
Section 12: Monitoring Standards and Procedures	12-0
Introduction	12-1
Project Monitoring.....	12-1
Monitoring Objective.....	12-1
Monitoring Standards.....	12-1
Monitoring Strategy.....	12-3
Participating Cities.....	12-3
County Departments	12-4
Community-Based Organizations.....	12-4
Community Development Commission’s Divisions.....	12-4
HOME-Assisted Activities	12-4
Conclusion	12-5

Appendices

- A: Residents Survey and Results
- B: Focus Group Reports
- C: Cities by Supervisorial District
- D: Public Hearing Notice and List of Publications
- E: Public Comments and Approval
- F: Glossary