

Appendix D. Housing Programs

As part of the CDC's effort to further fair housing choice throughout the County, it has created a myriad of programs to offer affordable homeownership opportunities. Described below are the various programs offered by the CDC. All of these programs are consistent with the County's Housing Element and Five-year Consolidated Plan.

Affordable Housing Programs

Countywide Affordable Homeownership Program

This program provides home ownership opportunities for households at or below 80 percent Area Median Income (AMI). Financial assistance will be granted to qualified first-time home buyers and will be secured by a second deed of trust. Loans are provided for up to 25 percent of the initial purchase price. In designated census tract areas, additional down payment and closing cost assistance will be provided. The program facilitates the acquisition of existing housing suitable for home ownership opportunities for households at or below 80 percent AMI. This program will assist in stabilizing communities that have an overabundance of renter occupied properties.

Housing Rehabilitation Loan Program

This program provides low-interest deferred loans for housing rehabilitation. Targeted populations include senior citizens, the disabled, large families (five or more persons) and single-parent households who reside in the County's unincorporated areas and are financially unable to make monthly payments. Loans averaging \$25,000 each are directed toward the repair of major code violations. In addition, loans are given to eliminate existing and incipient housing code violations.

Tax Exempt Multifamily (Renters) Revenue Bond Program

This program helps to finance below-market interest rate loans for construction and permanent financing to for-profit and non-profit developers of multi-family housing in which at least 20 percent of the total units are set aside for rental by households at or below 50 percent AMI.

Tax Exempt Single-Family (Owners) Mortgage Revenue Bond Program

The Southern California Housing Finance Authority (SCHFA), representing a joint consortium involving communities within the counties of Los Angeles and Orange, provides below-market interest rate mortgages to first-time, lower-to moderate-income buyers. The program offers two options: a Low Rate option and 2) a Rebate option which gives the homebuyer a gift of 3½ times the loan amount to be applied toward down payment, closing costs or prepaid items.

Affordable Housing Density Bonus Program

The County Density Bonus Program provides incentives for affordable housing by permitting increases in dwelling units per acre of 15 to 50 percent beyond what is normally allowed by the General Plan. Affordable housing is defined under County code as dwelling units for low- or very low-income households and for qualifying residents and senior citizens. Enacted in 1986, the Density Bonus Ordinance provides guidelines for eligibility, authorized bonuses, incentives and density transfer. Density bonuses require a conditional use permit.

Mortgage Credit Certificate (MCC) Program

Federal private activity bond allocations is used by the County to provide Mortgage Credit Certificates (MCC) to first time home buyers for the purchase of new or existing single-family housing. The MCC provides a tax credit of up to 10 percent of the annual interest paid on the mortgage. The value of the MCC is calculated by the mortgage lenders “into” a reduced down payment.

Emergency Repairs Grants

Grants are provided to eligible low income (80 % of AMI or less) qualified homeowners who are either elderly, severely disabled, large family (five or more persons), or single-parent household living in single family housing units or mobile homes in the County’s unincorporated area. These grants, up to a maximum of \$5,000, are used to address emergency repairs related to health and safety such as electrical, plumbing, heating, roofing, etc.

Neighborhood Improvement Strategy Program (NISP) Emergency Assistance Grant

Grants are provided to eligible lower-income applicants in designated Neighborhood Improvement Strategy Program (NISP) areas who are senior citizens, disabled, large families, or single-parent households in the unincorporated areas. NISP areas are targeted geographic areas within lower- and moderate-income communities in the unincorporated parts of the County where various resources have been directed to provide a more comprehensive approach towards neighborhood maintenance and improvement. These grants, up to a maximum of \$5,000, are used to address emergency repairs related to health and safety such as electrical, plumbing, heating, roofing, etc.

Home Rental Rehabilitation Program

This program provides low-interest loans to rental property owners for the rehabilitation of housing units that are available to tenants at or below 80 percent AMI. It allows the rental owners to rehabilitate affordable rental housing for lower-income families by providing financial support through the utilization of public/private funding sources to maintain existing rental properties. The loans will finance 100 percent of the rehabilitation cost and are 3 percent fixed interest rate loans, fully amortized over 15 years with monthly payments required. Affordability requirements will vary from 5 to 15 years depending on the amount provided. Tenant eligibility and rent restrictions apply. Owners of single-family and multi-family rental properties with 100 percent of all assisted units occupied by tenants whose incomes are below 80 percent AMI are eligible to apply for this loan program. Properties must be located in unincorporated areas of the County or eligible participating cities.

Housing Preservation Rental Housing Loan Program

This program assists owners of rental housing to rehabilitate multi-family units by providing 100 percent financing to repair properties located in the unincorporated areas of Los Angeles County and eligible participating cities. The loans are 3 percent and 5 percent fixed interest rate loans, fully amortized over 15 years with monthly payments required. Affordability requirements will vary from 5 to 15 years depending on the amount provided. Tenant eligibility and rent restrictions apply. Eligible items for a loan include roofing, heating, plumbing, windows, screens, doors, masonry, carpentry, garage, stucco, termite or pest control, insulation, painting, electrical driveways, room additions, carpet, kitchen or bath remodeling, fencing, and can address some code enforcement violations.

Single Family Housing Rehabilitation Program

The Single Family Housing Rehabilitation Program provides low- interest deferred and amortized loans to low-income owner-occupied property owners with one to two units in need of rehabilitation. This program targets lower-income residents who reside in the County's unincorporated areas and participating cities who may not qualify for conventional loans. The maximum loan amount is \$25,000 at 3 percent simple interest rate for one-unit properties and \$50,000 for two-unit properties. Two types of financing are available to borrowers. The deferred loans have a 10-year term with no monthly payments. Loans are due and payable upon the sale, transfer, or refinancing of the property, and subject to re-certification of owner income and title every three years. The amortized loans have 15-year terms with monthly payments. Qualifying properties must be located in unincorporated areas or participating cities. Each is required to have programs directed toward the repair of major housing systems and elimination of existing and incipient housing code violations.

Home Improvement Bond Loan Program

This program provides below market rate mortgages to lower-and moderate-income owner-occupied property owners with one to four housing units in need of rehabilitation. The program will be offered in the unincorporated areas of the County. Selected lenders will originate the loans. Loans to borrowers earning over 80 percent of the County median income will carry an interest rate of 7.2 percent ("unassisted loans"). Loans to borrowers earning 80 percent or less of the County median income ("assisted loans") may carry an interest rate of 3 percent depending on the types of improvements (interest rates subject to changes). The maximum amount is \$25,000. The County will contribute HOME funds to reduce the interest rate on the assisted loans.

Unincorporated Areas Handyworker Programs

The Handyworker program provides grants up to \$2,000 for minor home repairs and rehabilitation services to eligible lower- and moderate-income households in the unincorporated areas targeted within each Supervisorial District. Services include interior and exterior painting, window and screen repairs, smoke alarm repair and installation, and yard clean up. It is an objective of this program to upgrade the condition of the homes of area residents, which must be owner-occupied or rented by lower- and moderate-income households. Community Based Organizations will perform all repairs.

Lennox Sound Attenuation Program

This program provides grants to property owners located in a designated area within the flight pattern of Los Angeles International Airport for the purpose of providing sound attenuation measures for residential units.

Public Housing Modernization

The County owns and/or operates 2,950 units of HUD-subsidized conventional public housing at 56 sites throughout the unincorporated areas; and in cities, including: Santa Clarita, Valencia, West Hollywood, Santa Monica, La Puente, and Compton. Modernization activities include replacing roofs; regrading and landscaping sites; replacing windows; remodeling kitchens and bathrooms; replacing ranges, range hoods, and refrigerators; replacing gas, electricity lines, heating systems, interior and exterior doors, drapes and carpets; making apartments handicapped accessible to comply with the Americans with Disabilities Act (ADA); constructing community centers; painting building exteriors.

Affordable Rental Housing - Project-Based Rental Assistance Program

The County Housing Authority manages and maintains approximately 3,600 housing units on 73 sites in unincorporated County areas and participating incorporated cities. There are 1,765 units for senior citizens and disabled persons, and 1,810 units for families. While most units are funded by the U.S. Department of Housing and Urban Development (HUD) under the Conventional Public Housing Program, and are occupied by lower-income families and seniors, a portion of units are funded under special state and federal programs which designate a percentage of units for families who can pay higher rents, contributing to the greater economic diversity in the resident population.

Section 8 Certificate/Voucher Rental Assistance Program

During the last decade, the median contract rent within the County increased 132 percent, nearly twice the rate of inflation. While the County is currently funded for 17,697 Section 8 certificates and vouchers, the number of persons eligible for such assistance increases annually. This program provides rent assistance to lower-income households (at or less than 50 % AMI) in the 61 cities that participate in the program and unincorporated areas of the County. Up to 350 Section 8 certificates are available to eligible homeless facilities and individuals. Up to 100 certificates are available to homeless households that include a person living with HIV/AIDS.

Family Self-Sufficiency Public Housing and Assisted Housing Program

This program provides opportunities for Section 8 participants and public housing residents to engage in job training, personal development and educational programs. As a result of this program, participants seek and obtain initial or promotional employment opportunities. The program is based on the principle of homeownership. Families paying higher rent due to an increase in earned income are credited with representative proportions of the program escrow account. Participants earn their portion of the escrow account by remaining free of public assistance for twelve consecutive months and by reaching their individual goals.

Housing Relocation Program

Currently, there is no program in place to assist CalWORKs participants in relocating closer to employment, child care or public transportation. The Relocation Program is a one-time only program to issue a maximum of \$1,500 plus the cost of appliances, to qualified CalWORKs participants to ensure their success in obtaining/maintaining employment. Participants who are eligible for this payment are CalWORKs participants who have obtained a job or received a documented offer of employment, and need to move closer to work, child care, or public transportation. The payment shall only be made to a participant receiving cash assistance or who has left cash assistance during the last 12 months due to employment. The subsidy can be used for moving expenses, such as moving truck rental, utility deposits, and security deposit.

Transitional Support for Homeless CalWORKs Families

1. Relocation Grant for Homeless Families

One-time relocation assistance of up to \$1,500 would be provided to CalWORKs families coming out of publicly-funded transitional housing programs. Families must provide proof of emergency need and substantiate that they can maintain their housing for the following six months. This relocation grant can be used in conjunction with the partial, time-limited subsidy described in the following paragraph.

2. Tenant-based Transitional Rental Assistance

Partial, time-limited subsidy for previously homeless, working CalWORKs families would be provided for up to 24 months after the family leaves a publicly-funded transitional housing program. Families would pay 40 percent of their income for rent in the first year, with an increase to 50 percent in the second year. Inspections would be conducted by Housing Authority inspectors.

3. Transitional Subsidized Employment for Homeless Families

Targeted transitional subsidized employment provided for CalWORKs families coming out of publicly-funded transitional housing programs, with the goal of supporting the families' transition from emergency housing to stable residence.

Emergency Assistance to Prevent Eviction

Rent would be paid to prevent loss of housing by CalWORKs families due to financial hardship, not for lease violations. This once-in-a-lifetime assistance would be for a rent arrearage of up to two months or \$1,500, whichever is less. A similar program, known as the LA Homeless Initiative Rent Assistance Program, was previously funded and administered by Beyond Shelter on behalf of the Los Angeles Homeless Services Authority (LAHSA).

Housing Counseling/Training

This program involves training for Department of Public Social Services (DPSS) recipients and training/counseling for CalWORKs participants. Training would be provided to DPSS eligible and GAIN services workers on housing issues which are likely to confront families receiving CalWORKs. For CalWORKs participants, tenant/landlord issues and other housing topics would be covered in a Life Skills module. In addition, the DPSS could refer families receiving housing assistance from DPSS for individualized housing counseling.

Preservation of Bond-Financed Housing Program

Under this program, the Commission works with owners to refinance units previously assisted with local bond funds to extend the term of affordability. The Commission will monitor affected developments, work with owners of bond financed projects to ensure continued affordability by facilitating and refinancing projects and will assist with financing alternatives.

Preservation of HUD Financed Housing

A number of HUD financed properties have affordability restrictions that are expiring in the next five years, and the County desires to extend the term of affordability and maintain the decent, safe, and sanitary conditions of these units. The Community Development Commission will monitor affected developments with 937 units at risk, and address the need for preservation through grants and future funding as it becomes available.

Senior Citizen’s Affordable Second Unit Ordinance Implementation Program

Currently, the County allows senior citizen residences as second units subject to a conditional use permit as accessory uses in single-family residential zones. This provision helps to increase the number of units that are affordable to the elderly and the disabled, and it also allows increased density in single-family residential areas. To address the need to provide affordable housing, this ordinance revision will provide planning fee reductions of 50 percent for qualifying low-income households who may be in non-compliance with their second unit residence.

Child Care Facilities Ordinance Implementation Program

Increased development throughout Los Angeles County will require additional child care facilities. In response to current and anticipated needs for child care, the child care facilities ordinance implementation program seeks to establish incentives for the inclusion of child care facilities in major residential and commercial developments in the unincorporated areas of the County.

Code Enforcement Program

The County enforces zoning and building codes for property maintenance to reduce health and safety hazards, and eliminate blight. Code enforcement is coordinated with the Community Development Commission’s existing housing rehabilitation and Handyworker programs in identifying property owners that may benefit from them. The program provides for the abatement of neighborhood deterioration and elimination of unsightly, unsafe or unhealthful conditions through repair or demolition of substandard structures and clearance of debris, inoperable vehicles and overgrowth from private landscaping.

Graffiti Removal Program

The Graffiti Removal Program provides removal of graffiti from commercial, residential, and public properties located within the unincorporated areas targeted within each supervisorial district. Removal of graffiti will include cleaning, painting and/or sandblasting (except brick surfaces) of all affected surface areas. This program will, in effect, be contributing to the overall revitalization and stability of the targeted residential neighborhoods while providing meaningful job training opportunities for area residents.

Homeowner Fraud Prevention Programs

1st Supervisorial District: Home Improvement and Counseling Project.

The goal of this project is to prevent lower- and moderate-income homeowners from becoming victims of fraud in the purchase of home improvement and repair services, and household goods and services. Additionally, the project protects homeowners facing illegal “equity purchaser” and “foreclosure consultant” schemes.

2nd Supervisorial District: Homeowner Fraud Prevention Project.

The goal of this project is to prevent lower- and moderate-income homeowners from becoming victims of fraud in the contracting for home improvements and repairs, home loans, and household goods and services. Additionally, the project protects homeowners facing illegal “equity purchaser” and “foreclosure consultant” schemes. The project is administered by the Department of Consumer Affairs.

Actions, Programs, and Policies Available to Expand a Range of Housing Choice and Improve Equal Access to Housing by District

District 1

Handyworker Program (Area I/East LA) - provides minor home repair and rehabilitation services to eligible low- and moderate-income households within the district. The maximum grant amount is \$3,500. The project is operated by the Maravilla Foundation.

Handyworker Program (Area II/Graham-Walnut Park) - provides minor home repair and rehabilitation services to eligible low- and moderate-income households within the district. The maximum grant amount is \$3,500. The project is operated by the Pacific Asian Consortium in Employment.

Handyworker Program (Area III/Southeast) - provides minor home repair and rehabilitation services to eligible low- and moderate-income households within the district. The maximum grant amount is \$3,500. The project is operated by the Maravilla Foundation.

Salvation Army Bell Shelter- provides temporary housing, showers, food, clean beds, recreational activities, counseling, AIDS awareness and prevention classes, vocational and academic skills training, on-the job training, drug/alcohol counseling and testing for homeless persons. The project is operated by the Salvation Army (Bell Shelter).

Southeast Emergency Services- assists low- and moderate-income individuals and families by offering counseling, advocacy, information and referral services as well as emergency food. Bilingual and bicultural social workers are available to clients. The project is operated by the Human Services Association.

Affordable Housing Acquisition (District 1) - provides funding for the acquisition of unidentified scattered sites for the purposes of developing low- and moderate-income homeownership and affordable rental housing within the First Supervisorial District and participating cities. The project is operated by the Housing Development and Preservation Division of the CDC.

Affordable Housing Disposition (District 1) - provides property management services for ninety six (96) CDC-owned properties within the district and participating cities. The project is operated by the Housing Development and Preservation Division of the CDC.

Affordable Housing/Clearance and Demolition (District 1) - provides funding for the clearance and demolition of three (3) single-family properties within the First District. The project is operated by the Housing Development and Preservation Division of the CDC.

Affordable Housing/Relocation (District 1) - provides funding for the temporary or permanent relocation of a homeowner for the purpose of improving or creating affordable housing. The project is operated by the Housing Development and Preservation Division of the CDC.

Neighborhood Improvement Strategy/Single unit/ District 1 - offers a 3 percent deferred interest loan of up to \$34,500, for housing rehabilitation and counseling services from the Department of Consumer Affairs to single-family residential homeowners who fall below the 80 percent median income, are elderly, handicapped, or female head of household district-wide. The project is operated by the Housing Development and Preservation Division of the CDC.

Nuisance Abatement Team Grant Program (Single) - provides a grant of up to \$5,000 per property on a first-come first serve basis. The project is operated by the Housing Development and Preservation Division of the CDC.

Nuisance Abatement Team Grant Program (Multi) - provides a grant of up to \$5,000 per property on a first-come first serve basis. The project is operated by the Housing Development and Preservation Division of the CDC.

Single Family Grant Program- provides small scale safety repairs to single family residential units to eligible applicants in the form of a grant of up to \$5,000 per household within the 1st District and up to \$10,000 per household in the Union Pacific Area. The project is operated by the Housing Development and Preservation Division of the CDC.

Santa Fe Springs Handyworker Program- provides minor home repair and rehabilitation services to eligible low- and moderate-income households within the district. The maximum grant amount is \$3,500. The project is operated by the City of Santa Fe Springs

District 2

Handyworker Program (PACE)-The Handyworker Program provides minor home repairs and rehabilitation services to eligible low- and moderate-income households within the targeted neighborhoods of the district.

Homeless Programs- This activity will provide supplies such as non-perishable food, paper goods, packaging materials, and hygiene products to support the following homeless programs: community assistance, education, and feeding programs. Services will be provided throughout the County, including skid row and the Lennox and Athens unincorporated areas.

Affordable Housing/Acquisition- This continuing activity provides for the acquisition of unidentified sites for purposes of developing low- and moderate-income homeownership and affordable rental housing in the unincorporated areas of the Second District. Other tasks include obtaining title information, environmental reviews and impact reports, real estate analysis, and cash flow analysis.

Affordable Housing/Clearance & Demolition- This continuing activity provides for the clearance and demolition of properties. Sites have not been identified at this time. CDBG funds will be used for services necessary for clearance and demolition of three (3) sites.

Affordable Housing/Disposition- This continuing activity will provide property management services for two hundred (200) CDC-owned properties. Specific tasks include weed abatement, graffiti removal, "board-ups" to prevent vandalism, and fence rentals on an as needed basis.

Affordable Housing/Relocation- This continuing activity will provide for the temporary or permanent relocation of a homeowner or tenant for the purpose of improving or creating affordable housing. CDBG funds will be used to provide relocation for one (1) household.

Emancipated Foster Youth Housing/Rehabilitation- This continuing activity provides funds for the rehabilitation of approximately two (2) multi-family residential dwelling units in the Second Supervisorial District. This activity will also include lead-based paint hazard measures. The units to be rehabilitated are current CDC-owned properties. The cost of lead abatement work will be in addition to the maximum grant amount allowed for the program.

Lennox Health & Safety Correction/Multi-Unit- The Lennox Health and Safety Program is a continuing activity designed to facilitate the preservation of multi-housing within the Lennox Area Airport Noise Compatibility Program boundaries (within 65 CNEL contour) by providing grants to property owners with tenants, who have family incomes at or below 80 percent of the County's median income to correct health and safety violations. An average of \$1,500 will be provided per unit for rental properties. The cost of lead abatement work will be in addition to the maximum grant amount allowed for the program. Program objectives are as follows:

- Assist low-income families to eliminate existing code violations, allowing their properties to qualify for FAA and LADOA grant funds for sound attenuation measures.
- Assist low-income families in the maintenance of decent, safe, and sanitary homes, as well as lead based paint hazard measures.
- Provide incentives for low-income single-family homeowners to improve those properties located specifically in the Lennox Airport Noise Compatibility Zone

Lennox Health & Safety Correction/Single-Unit- The Lennox Health and Safety Program is a continuing activity designed to facilitate the preservation of single-family housing within the Lennox Area Airport Noise Compatibility Program boundaries (within the 65 CNEL contour) by providing grants to low- and moderate-income families to correct health and safety violations. A maximum of \$5,000 will be provided for each grant for owner occupied single-family units. The cost of lead abatement work will be an addition to the maximum grant amount allowed for the program. Program objectives are as follows:

- Assist low-income families to eliminate existing code violations, allowing their property to qualify for FAA and LADOA grant funds for sound attenuation measures.

- Assist low-income families in the maintenance of decent, safe, and sanitary homes, as well as lead based paint hazard measures.
- Provide incentives for low-income single-family homeowners to improve those properties located specifically in the Lennox Airport Noise Compatibility Zone.

Neighborhood Improvement Strategy Program- This continuing program offers 3 percent, \$34,500 deferred loans and housing rehabilitation counseling services to single-family residential homeowners who fall below the 80 percent median income, elderly (62 or older), handicapped, or female head of household, on a district-wide basis. Eligible rehabilitation improvements include: construction services, painting, roofing, windows, installation of waterlines and energy efficiency items. (E.g. new faucets, weather proofing), flooring, plumbing, heating, lead based paint hazard measures, etc.

This program also aims to eliminate existing code violations in the dwelling units. Services are provided on a first-come, first-serve basis and will be monitored by our staff. The cost of lead abatement work will be in addition to the maximum grant amount allowed for the program. This program is administered by the Department of Consumer Affairs.

Single Family Grant Program- This continuing activity provides funds that will be used for small scale safety repairs to single-family residential units such as roofing, electrical, plumbing, lead based paint hazard measures, etc.

The grant amount shall not exceed \$5,000* per household and an estimated 46 grants will be provided. Services will be provided on a first-serve basis. The cost of lead abatement work will be an addition to the maximum grant amount allowed for the program.

Specific tasks include initial review of applicant, preparation of grant documents, cost estimates, bid documents, securing a contractor, construction services, processing contractor payments, monitoring, and assuring project completion.

*In cases where the maximum grant amount is not sufficient to remedy all code violations, the Director of Housing Development and Preservation may increase the grant amount.

District 3

Drop-in Center for Homeless Youth- This is a continuing project. Travelers Aid Society of Los Angeles (TASLA) was founded in 1922 and incorporated in 1944. A non-profit, private social service agency, TASLA's mission is to serve individuals and families in crisis due to mobility, homelessness or other disruptive circumstances. Assistance is directed toward the stabilization and enhanced functioning of the individual or family.

Teen Canteen, the youth services center of TASLA, has been in operation since 1983. Teen Canteen is a drop-in center in Hollywood for runaway youth ages 12 to 24. The immediate goal is to provide a safe haven for this high risk population.

Homeless Day Center- St. Joseph Center has been providing service to low-income and homeless individuals and families for more than 20 years. The Homeless Day Center provides emergency services such as food, clothing, showers, mail, message, and phones, as well as referrals for shelter, medical, mental health, substance abuse treatment, legal services, and long term housing. In addition, long term case management is provided.

St. Joseph Center has been engaging with homeless individuals, who may be dually diagnosed (mental illness and addictive disorder), through an Outreach Team. Once engaged, these individuals are offered stabilizing services, through the Homeless Day Care Center and linked to long term care management. These stabilizing services may include referral to shelter, referral to medical treatment, referral to mental health or substance abuse treatment, referral to legal or family reunification services and advocacy leading to the receipt of government benefits.

Housing Alternative for Seniors- This is a continuing project. Alternative Living for the Aging (ALA) was organized in 1978 to provide seniors with alternatives to living alone and alternatives to institutionalization. ALA's purpose is to help seniors remain independent. The Agency operates five cooperative apartment communities where residents form a family and help one another with the tasks of daily living.

The Agency provides labor, administrative support, community outreach and educational opportunities necessary to implement a housing counseling/home sharing program for residents throughout the 3rd District. The project funds a free roommate matching program. The agency matches about 25 to 30 people per month, the majority of whom are low- to moderate-income women.

District 4

Handyworker Program Veterans in Community Service –This continuing project will provide minor home repairs and rehabilitation services to eligible low- and moderate-income households within targeted unincorporated areas of the Fourth Supervisorial District.

This program is provided to upgrade the condition of homes of area residents. Homes assisted must be owner-occupied or rented by low- and moderate-income households, defined as households with income not to exceed 80 percent of the County’s median income.

Affordable Housing/Acquisition- This continuing activity provides for the acquisition of unidentified scattered sites for purposes of developing low- and moderate-income homeownership and affordable rental housing within the Fourth Supervisorial District. Other tasks include obtaining title information, environmental reviews and impact reports; real estate analysis, and cash flow analysis.

Affordable Housing/Disposition- This continuing activity will provide property management services for 30 CDC-owned properties. Specific tasks include weed abatement, graffiti removal, “board-ups” to prevent vandalism, and fence rentals on an as-needed basis.

CDBG funds for this activity will provide for property management services that include all of the above, for 30 CDC-owned properties within the Fourth Supervisorial District.

Affordable Housing/Relocation- This continuing activity will provide for the temporary and permanent relocation of homeowners and tenants for the purpose of improving or creating affordable housing.

Carmelitos Site Improvements- This new project will consist of the following activities located at the Carmelitos Housing Development: (1) construct partition walls and paint interior of Family Enrichment Center to provide space for resident programs; (2) convert exterior porch lighting in the family units from incandescent to fluorescent lighting for energy conservation purposes; (3) replace trash room doors in the Senior complex.

Project cost will include bid documents, securing a contractor, processing necessary paperwork, monitoring and assuring project completion. Construction Management will provide management, labor compliance and inspection services.

Harbor Hills Site Improvement- This is a new project that will consist of repaving three walkways located in the senior area. The walkways are hazardous due to extensive cracks. CDBG funds will be used to cover all construction work and any Construction Management Service cost.

Neighborhood Improvement Strategy Program- This continuing program offers 3 percent, \$34,500 deferred loans* and housing rehabilitation counseling services from the Department of Consumer Affairs to single-family residential homeowners who fall below the 80 percent median income, elderly (62 or older), handicapped, or female head of household, on a district-wide basis.

Eligible rehabilitation improvements include: construction services, painting, roofing, windows, installation of waterlines and energy efficiency items. (e.g. new faucets, weather proofing), flooring, plumbing, heating, lead based paint hazard measures, etc. This program also aims to eliminate existing code violations in the dwelling units. Services are provided on a first-come, first-serve basis and will be monitored by our staff. The cost of lead abatement work will be in addition to the maximum grant amount allowed for the program.

It is estimated that CDC will complete four (4) households for housing rehabilitation counseling services.

*In cases where the maximum loan amount is not sufficient to remedy all code violations, the Director of Housing Development and Preservation may increase the loans amount.

Single Family Grant Program - This continuing activity provides funds that will be used for small scale safety repairs to single-family residential units such as roofing, electrical, plumbing, lead based paint hazard measures, etc.

The grant amount shall not exceed \$5,000* per household and an estimated 23 emergency grants will be provided. The cost of lead abatement work will be an addition to the maximum grant amount allowed for the program. Services will be provided on a first-come, first-serve basis. Specific tasks include initial review of applicant, preparation of grant documents, cost estimates, bid documents, securing a contractor, construction services, processing contractor payments, monitoring, and assuring project completion.

*In cases where maximum grant amount is not sufficient to remedy all code violations, the Director of Housing Development and Preservation may increase the grant amount.;

District 5

Graffiti Removal Program- This is a continuing program that involves graffiti removal activities. The main objective of this program is to upgrade the condition of residential homes, commercial buildings, and public properties located within the designated target areas. This program contributes to the overall revitalization and stability of the targeted neighborhood and provides meaningful job training for area residents. The removal includes cleaning and/or painting of affected areas.

Graffiti Removal Program-VICS- This continuing project will provide graffiti removal services to residential, commercial, and public properties located within designated targeted unincorporated areas of the Fifth Supervisorial District. Graffiti removal services will include cleaning and/or painting of all affected surface areas. It is the requirement and the objective of this program to upgrade the condition of the homes of area residents, commercial buildings, and public properties. The program will, in effect, be contributing to neighborhoods while providing meaningful job training opportunities for area residents.

Sun Village Chamber of Commerce Handyworker Program- This is a continuing project which provides minor home repairs and rehabilitation services to eligible low- and moderate-income households within the unincorporated neighborhoods in the Santa Clarita Valley that are part of the Fifth Supervisorial District. It is the requirement and objective of this program to upgrade the condition of the homes, including mobile homes considered part of the County's permanent housing stock of low- and moderate-income residents who live within the target area. This program will contribute to the overall revitalization and stability of the targeted neighborhoods while providing meaningful training opportunities for area residents. This project is anticipated to assist approximately 27 to 33 households.

Handyworker Program - This is a continuing program which provides minor home repair and rehabilitation services to eligible low-to moderate-income households within the Fifth Supervisorial District. The objective of this program is to upgrade the condition of residential homes including mobil homes, which are owned or occupied by low-to-moderate income individuals and considered part of the County's permanent housing stock. This program allows for the overall revitalization and stability of the targeted neighborhoods and provides meaningful job training opportunities for are residents.

Neighborhood Improvement Strategy Program – This continuing program offers 3 percent, \$34,500 deferred loans* and housing rehabilitation counseling services from the Department of Consumer Affairs to single family residential homeowners who fall below the 80 percent median income, elderly (62 or older), handicapped, or female head of household, on a district-wide basis. Eligible rehabilitation improvements include: construction services, painting, roof, windows, installation of waterlines and energy efficiency items (e.g. new faucets, weather proofing), flooring, plumbing heating, lead based hazard measures, etc. The program aims to eliminate existing code violations in the dwelling units as well. Services are provided on a first-come, first-serve basis and will be monitored by our staff. The cost of lead abatement work will be in addition to maximum grant amount allowed for the program.

Single Family Grant Program –This continuing activity provides funds that will be used for small scale safety repairs to single-family residential units such as roofing, electrical, plumbing, lead based paint hazard measures, etc. The grant amount shall not exceed \$5,000* per household and an estimated twenty-eight (28) grants will be completed. Services will be provided on a first-come, first-serve basis. The cost of lead abatement work will be in addition to the maximum grant allowed for the program. In addition, funds will be used to fund modification of septic tank and lateral connection to sewer lines in the Unincorporated San Pasqual Area.

Human Service Consortium on the E. San Gabriel Valley- Handyworker Program. The Handyworker program provides minor home repairs and rehabilitation services to eligible low- and moderate-income households within the targeted neighborhoods of the fifth supervisorial district. The program is intended to upgrade the condition of the single family and mobile homes of area residents. Mobile home units assisted must be affixed to a foundation, fully skirted, and part of the County’s permanent housing stock. Homes assisted must be owned and occupied by low- and moderate-income households, defined as households with incomes not to exceed 80 percent of the County median income.