

The Rosslyn Hotel, which will be home to 264 veterans, homeless and low income individuals, marks another huge step forward toward the City's goal to eradicate veteran homelessness by 2015 and chronic homelessness by 2017



April 1, 2015



City of Los Angeles

HOUSING + COMMUNITY Investment Department

NEWSlink



WHAT'S NEW

PAYING JUST GOT EASIER!

Property owners can now pay Rent Stabilization Ordinance (RSO) and Systematic Code Enforcement Program (SCEP) fees online (www.lahd.lacity.org/billing) or by downloading the HCIDLA Billing Mobile Payment App on their smart phone.

ODE TO WOMEN

In honor of Women's History Month, HCIDLA's Commission on the Status of Women has collected artwork from local female artists and will showcase them at the City Hall Bridge.

FINDING YOUR HOME

HCIDLA will introduce www.housing.lacity.org, an online affordable housing listing service, this summer! This free service will list affordable residential rental properties, including ADA accessible units, throughout the LA County region.

GRAND RE-OPENING OF THE ROSSLYN

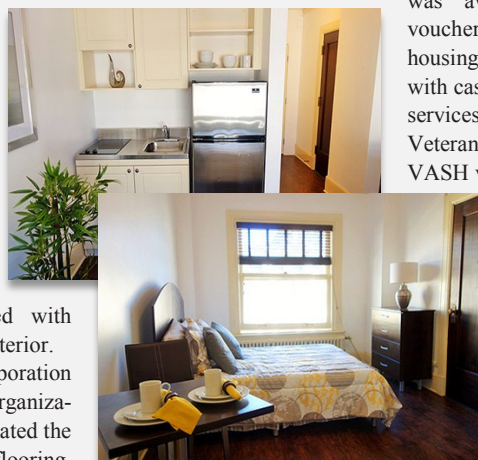
The goal of ending homelessness took another big step forward, or in this case, 264 big steps, as the Rosslyn Hotel celebrated its grand re-opening on January 22, 2015. This 264-unit rehabilitation project was originally built in 1914 and the Rosslyn Hotel Annex was built in 1923 by the entrepreneurial Hart brothers for the staggering sum of \$1 million (hence the signage, Million Dollar Hotel). Designated as a historic building by the Office of Historic Preservation, the exterior has been preserved with minimal changes to the interior.

SRO Housing Corporation (SRO), a non-profit organization, purchased and renovated the building with new paint, flooring, lighting fixtures, kitchenettes, and refurbished communal facilities. The new look facility will provide 264 studio apartments for homeless and low-income residents with 46 units set aside for homeless veterans, 47 units for chronically homeless with mental illnesses, and the remaining units for low-income constituents.

The Housing Authority of the City of Los

Angeles (HACLA) awarded 93 project-based vouchers to SRO for the Rosslyn Hotel to house homeless and chronically homeless individuals and veterans. The estimated value of the vouchers is \$16 million over 15 years. In addition, HACLA was awarded 75 HUD-VASH vouchers, which combines the housing vouchers for veterans with case management and clinical services from the Department of Veteran Affairs. The HUD-VASH vouchers have an estimated worth of \$13 million over 15 years.

On January 27, 2015, a press conference hosted by the United Way's Home for Good program was held at the Rosslyn Hotel, graced by Secretary of Veteran Affairs Robert McDonald, Mayor Eric Garcetti, LA County Sheriff Jim McDonnell, and Supervisors Mark Ridley-Thomas, Hilda Solis and Sheila Kuehl as guest speakers. This project was heralded as a successful collaboration between the City, County, and philanthropic organizations in their efforts to end veteran homelessness by 2015 and chronic homelessness by 2017.



COMINGS AND GOINGS

Welcome, Laura!

HCIDLA would like to introduce the newest member of its executive team, Laura Guglielmo! As HCIDLA Executive Officer, her wealth of experience in the City will be instrumental in ensuring efficient, high-quality delivery of decent, affordable housing and exceptional community services to the citizens of Los Angeles.

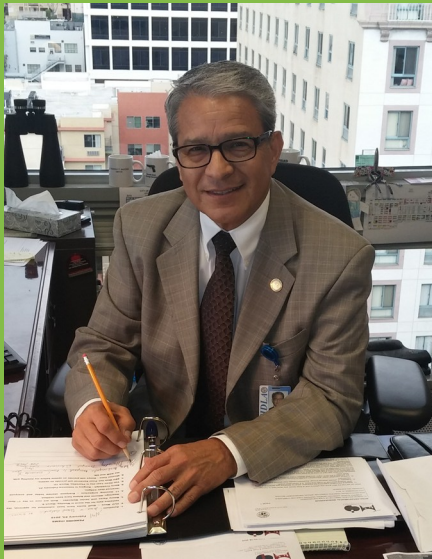
Aside from her experience stemming from over 20 years of public service, including five years as Assistant General Manager of the Los Angeles Fire and Police Pensions Department and ten years with the Office of the City Administrative Officer, Ms. Guglielmo possesses the expertise and exact traits necessary to help ensure the vitality of the department. As she so aptly asserts:



"I view myself as a public servant first. Every interaction with the public is an opportunity to demonstrate the value of government service. The citizens of Los Angeles deserve and should expect us to be transparent, accountable and helpful. In my role as Executive Officer of the Housing + Community Investment Department, my focus will be on ensuring we sustain these ideals and provide the highest quality services possible, particularly to our most vulnerable citizens."

HCIDLA is excited to have her on the team, and very optimistic of her contributions toward the efficiency and effectiveness of the department.

Bon Voyage



HCIDLA sadly bids farewell to Domingo Saucedo, who, after 38 years of dedicated City service, has announced his retirement from the City of Los Angeles. Mr. Saucedo started his career with the Department of Building and Safety in 1977 as an Assistant Inspector, and quickly rose through the ranks to Principal Building Mechanical Inspector. He spent the last 17 years of his City career with the Los Angeles Housing + Community Investment Department, where he served as Director of Enforcement Operations. Those who have had the opportunity to become familiarized with the City's Systematic Code Enforcement Program (SCEP) can appreciate the impact Mr. Saucedo's leadership and contributions towards preserving the City's 760,000 multifamily residential rental housing units from deterioration and protecting the basic need for safe and habitable housing for the City's 2.3 million renters. He played an instrumental role in building the SCEP program from the ground up utilizing limited resources and supported by a dozen inspectors known fondly as 'the dirty dozen.' Today, the SCEP program is a robust operation with 200 employees. The repair of cited violations has resulted in an estimated \$3.3 billion reinvestment into preservation of the City's multifamily rental housing stock since the program's modest beginnings in 1998. In addition, Mr. Saucedo continually explored new technology options to improve efficiency, and pioneered the development of the department's proprietary database known as the Code, Compliance, and Rent Information System (CCRIS). This database integrates multiple data sources into a one-stop information resource and has dramatically improved efficiency and productivity. Harvard University recognized these advancements and honored the SCEP program as an innovator in public government, awarding the department with a \$100,000 grant to foster replication of the program nationwide. The success of the SCEP program is a direct reflection of Mr. Saucedo's exemplary leadership, and he undoubtedly leaves behind a rich legacy. Through it all, Mr. Saucedo has remained humble and gracious - qualities he wants to be remembered for. HCIDLA will certainly remember him, and wishes him only the best as his new chapter unfolds.

On the Horizon

Short term rentals: The City of Los Angeles, like many other U.S. cities, is reviewing the impact of short term rentals, such as "Airbnb," on neighborhoods and rental housing. In response to citizen complaints, HCIDLA Code Enforcement staff investigates and issues orders to comply on properties that were approved as apartments or duplexes but are now being used as short term rentals.

Seismic retrofits: The City Council's Housing Committee instructed HCIDLA to conduct workshops with tenant and property owner organizations to receive input on the pass-through of mandatory seismic retrofit costs to tenants. Initial workshops were conducted on February 18 and March 4, 2015, with additional meetings to follow.

Ellis Act Evictions: As the economy improves, applications to remove rent-stabilized (RSO) buildings under the Ellis Act have gradually increased. HCIDLA continues to monitor key tenant provisions of the RSO to ensure enforcement of tenants' rights and protect the RSO housing stock.

Illegal units: In response to a Council motion (CF 14-1150), HCIDLA Code Enforcement staff is working with the Planning and Building and Safety Departments on a report on illegal/unapproved units, legalization of cited unapproved units in multi-unit buildings, and how to establish a pathway to make unapproved units safe and fit to live in.

Groundbreakers

Winnetka Senior Apartments

Something new is in the works for our seniors! The groundbreaking of Winnetka Senior Apartments took place on February 19, 2015. Located in Council District 3, the new multi-story development will provide a total of 95 units, with 62 of the units reserved for homeless and chronically homeless seniors with special needs, 32 units set aside as affordable housing for seniors, and one unit for on-site management. The project will provide numerous amenities, including but not limited to a courtyard, a community room with kitchen, a computer and multi-media room, a picnic/BBQ area, a library, a fitness center, laundry rooms, and 64 on grade parking spaces, etc. The project is also a 1/4 mile away from a Metro Transit Bus Line. HCIDLA has committed \$4,400,000 in Affordable Housing Trust Fund (AHTF) dollars, representing approximately 17% of the total development cost. Additionally, an estimated 191 jobs will be created from this endeavor.



Shoveling away at the February 19, 2015 Winnetka Senior Apartments groundbreaking event

LDK Senior Apartments



Artist rendering of LDK Senior Apartments

More affordable housing for seniors is on the way with the January 29, 2015 groundbreaking of LDK Senior Apartments. The new construction of 67 affordable residential units will result in 16 efficiency units and 49 one-bedroom units for low income seniors (plus 2 one-bedroom units for management). The project, located in Council Districts 4 and 10, will also include social services, a community room with a kitchenette, a courtyard, a computer room, a multi-purpose room, laundry facilities, elevator service and 41 parking spaces. In addition, it is in close proximity to public transit. HCIDLA has committed \$8,687,337 in Affordable Housing Trust Fund (AHTF) dollars, representing approximately 34% of the total development cost. An estimated 199 jobs will be created from this development.

MAKING A DIFFERENCE

HCIDLA is the proud recipient of the 2014 CDBG Congressional Recognition of Excellence Award. This annual recognition of achievement showcases the different ways CDBG funding is utilized in Los Angeles County communities, and highlights how various CDBG programs and projects bolster the lives of our residents and Los Angeles as a whole. HCIDLA was acknowledged for its dedication and efforts in providing quality housing services to homeless families and individuals in need. Through its partnership with Los Angeles Family Housing (LAFH), homeless families and individuals in Congressional District 29 are provided emergency and transitional shelter, permanent supportive housing, rapid re-housing and supportive services. Among the homeless populations that are targeted include families and family members who have substance abuse issues, mental health challenges, physical disabilities or are multi-diagnosed, as well as chronically homeless individuals coping with mental health issues, physical health, and long-term substance abuse problems. In 2014, CDBG funding was used to provide 30 units of transitional housing to families, 135 transitional housing beds for single adults, and 88 emergency beds for single adult men and women. Additional supportive services will also be provided on site. Through these housing facilities and services, more than 60 families have experienced a boost in income from obtaining subsequent employment and other mainstream benefits. HCIDLA and LAFH are proud of these achievements, and strive to further make an impact towards the eradication of homelessness in Los Angeles.



HCIDLA General Manager Rushmore D. Cervantes (left) accepts award from Congressman Tony Cardenas

A LESS TAXING TAX SEASON

Tax season is upon us once again, and is often accompanied with stinging headaches and occasional bouts of crying. Thankfully, HCIDLA and its 19 FamilySource Centers (FSC) have been providing free tax assistance through the Volunteer Income Tax Assistance (VITA) program for low income individuals and families.

Free tax preparation is provided at the centers by trained and certified staff or contracted agencies who are certified to provide additional advanced and complex

services to individuals and families whose incomes do not exceed \$53,000. Among the services provided is ensuring that the clients take advantage of the Earned Income Tax Credit (EITC) and Child Tax Credit, which often produces the greatest monetary returns. Between February 1, 2015 through March 2, 2015, the HCIDLA FSCs processed 3,199 e-filed and paper tax returns. Projected refunds are estimated at \$3,746,538, of which up to \$1,890,081 is derived from EITC and

\$906,937 resulting from Child Tax Credits. The VITA program typically generates between \$4-6 million in additional income each year for over 50,000 individuals and families. In addition, clients receiving the welcome boost of income are counseled and encouraged to adopt savings plans.

The City's Bank on LA initiative is encouraging families to open checking and savings accounts and have their refunds directly deposited to their bank accounts. Of the 1,778 refunds filed during the



Clients receiving welcome tax assistance at one of HCIDLA's 19 FamilySource Centers

first month of service, 1,146, or 64%, were direct deposits, representing a significant increase over 2010 where direct deposit returns were less than 30%. This saves families and individuals from costly check cashing services, in addition to promoting healthy spending habits. HCIDLA is proud to provide services that not only immediately impact the lives of LA's residents, but also foster the seeds of success for years to come. Taking the sting out of taxes is just icing on the cake.

DID YOU KNOW?

Mmm Mmm Good

50 lucky school children participating in the afterschool New Building Stones Program at the Bradley-Milken FSC receive daily hot meals, from Monday to Friday.

Strapped In

Since the beginning of the year, HCIDLA staff has distributed over 425 car seats to low income families.

Keeping Everyone Safe

Since the beginning of 2015, HCIDLA has brought at least 269 units into safe and habitable living condition through its enforcement of the Rent Escrow Account Program, affecting approximately 752 tenants.

OTHER UPDATES

Homeless Count: A number of HCIDLA staff volunteered for the biennial Greater LA Homeless Count as part of a national effort to count the homeless population in the U.S. The homeless count for the greater LA area included 3 phases: the Street Count was conducted during the last week of January 2015; the Shelter Count of homeless individuals/families in emergency and transitional shelters; and the Demographic Survey of telephone interviews conducted in February 2015. The results of the count will assist the City to prioritize, plan and provide vital services for the homeless population. Kudos to HCIDLA volunteers and all Los Angeles residents who assisted in this important project.



HUD Secretary Julian Castro (center) counting in Skid Row



hcidla.lacity.org
(866) 557-7368