

Quarterly

Highlights and Updates

First Quarter
Fiscal Year 2010 - 2011

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



CONGRESSWOMAN CHU VISITS NUEVA MARAVILLA

On August 23, 2010, the Housing Authority of the County of Los Angeles (HACoLA) hosted Congresswoman Judy Chu, at the Nueva Maravilla public housing development (Nueva Maravilla). The Congresswoman's visit focused on the use of American Recovery and Reinvestment Act (ARRA) funding within our public housing development, and included a tour of the property. HACoLA acquired Nueva Maravilla in 1972. It is one of our largest public housing properties, with 350 family units and 147 elderly units, housing over 500 Los Angeles County residents.

The impact of the Federal stimulus dollars from ARRA is seen throughout Nueva Maravilla. Over \$7.4 million was used for Americans with Disabilities Act (ADA) upgrades, energy efficiency improvements, additional parking, and to make other site improvements to this thriving community.

Sean Rogan, Executive Director of HACoLA stated, "We are proud of our Nueva Maravilla public housing development and appreciate the Congresswoman taking the time to come and see the stimulus dollars in action."

Maria Badrakhn, Director of Housing Management for HACoLA, added, "These improvements will make Nueva Maravilla a more comfortable and more environmentally friendly place to live. We are grateful for the Congresswoman's continued support."

On February 17, 2009, President Obama signed ARRA into law, authorizing \$4 billion in funding nationally for Public Housing Capital Fund programs. HACoLA received \$1.5 million for needed parking lot and ADA improvements at Nueva Maravilla, and \$5.9 million was used for projects creating an energy efficient, green community. Through ARRA funding, HACoLA has been able to further improve its development infrastructure, maximize energy efficiency, and improve the quality of life for its residents.



Congresswoman Chu tours Nueva Maravilla and visits with senior residents.

"These improvements will make Nueva Maravilla a more comfortable and more environmentally friendly place to live."



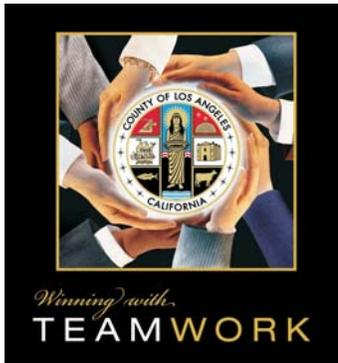
COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

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



Awards and Recognition

CDC RECEIVES COUNTY RECOGNITION



On August 12, 2010, several Community Development Commission (CDC) and HACoLA projects and programs received recognition from the Los Angeles County Quality and Productivity Commission (QPC). The QPC, through its Annual Productivity and Quality Awards Program, seeks to recognize County projects or programs which provide high quality and efficient services to the public, improve internal processes, or generate cost savings, cost avoidance, or revenue for the County. This year's theme was "Winning with Teamwork!" The CDC and HACoLA's entries not only met the standards of the QPC, but showed the agency's dedication to an innovative and efficient delivery of services to our internal staff, our partners, and the residents of Los Angeles County. The following projects and programs will be recognized by the QPC on October 20, 2010:

Assisted Living Waiver Pilot Program (ALWPP)

The ALWPP offers low-income, frail, elderly, and disabled persons the opportunity to remain in public housing through the provision of daily in-home assistance.

Gang Reduction Program

This program, aimed to combat gang activity within and around the Harbor Hills public housing development, resulted in a drop in crime, and an improved quality of life for public housing residents.

The Growing Experience

The Growing Experience, an Urban Farm, provides Carmelitos Public Housing residents with opportunities to obtain training in the emerging "green" field of urban farming.

NIBP/HERO Homebuyer & Foreclosed Property Program

This program provides financial assistance and grants to low- and moderate-income people affected by the recent housing crisis to finance home purchases, as well as refinance, and rehabilitate their homes.

Return to Work Program

This program increased personal interaction with injured employees in an effort to accommodate them in the workplace, which resulted in zero Loss Days and zero Total Temporary Disability for new work injuries for 2009!

La Alameda Shopping Center

The La Alameda Shopping Center yields vital benefits through increased sales and property tax dollars, and the creation of over 500 jobs.

Plaza Monte Vista

This commercial development not only improved the physical appearance of the Cesar Chavez corridor, but also improved the quality of life for residents in East Los Angeles by creating 50 jobs with nearly \$1 million in yearly wages.

New Budget System Implementation

The CDC's new budget system improved automation and allowed for more efficient updating of information and reporting, which cut our budget cycle from six to four months.

The CDC/HACoLA Direct Deposit Payment Initiative

The CDC/HACoLA produces a high volume of financial transactions each year. The Direct Deposit Payment Initiative resulted in a faster, more accurate and secure payment process, as well as decrease in paper usage.

The Public Inquiry Portal (PIP)

Historically, the CDC manually received and tracked all inquiries submitted by the public. The PIP, a web-based tracking system, automated the manual process and allowed for more timely responses.



CDC STAFF "MAKING IT HAPPEN"

On Monday, September 14, 2010, Asim Mohammed, Information Technology (IT) Assistant Manager, and Michael Ashcraft, Supervisor of IT Infrastructure, each received an Outstanding IT Manager Award. The awards, given by the Los Angeles Government Technology Forum, honors IT leaders within a County organization who "Make IT Happen" through their exemplary team leadership. Ten awards were given to Los Angeles County employees, two of them being from the CDC. County of Los Angeles Chief Information Officer, Rich Sanchez, congratulated each award recipient for their tireless work to improve public service and "Make IT Happen."

Award Recipients
Asim Mohammed and Michael Ashcraft
(seated)



CONSTRUCTION MANAGEMENT



Pico Rivera County Library

The City of Pico Rivera is partnering with Los Angeles County Supervisor Gloria Molina to replace the obsolete County library facility located at Mines Avenue and Rosemead Boulevard. Supervisor Molina and the City are contributing \$8 million each, for a total contribution of \$16 million for the project. The project will entail demolition of the existing building and construction of an approximately 16,000 square foot single-level building. During the first quarter of the Fiscal Year, the City and Supervisor approved the conceptual design of the structure. The CDC's Construction Management Division is overseeing the development of this project.

The library design blends the best of contemporary and traditional design elements. Courtyards and expressive double height interior spaces maximize natural light and views of the surrounding park. In addition, many sustainable technologies including daylighting controls, photovoltaic rays, and native California landscaping make the library an environmentally responsible addition to the community. The project is scheduled to start construction in early 2012 with a targeted completion date of mid-2013.

CDC's Construction Management Division's mission is to help clients achieve maximum project success through planning, monitoring and coordination from the start of a project through construction close-out.

HOMELESSNESS PREVENTION



County Expands Homelessness Network

On August 31, 2010, the Los Angeles County Board of Supervisors approved the CDC's request to add three new nonprofit agencies to the County's Homelessness Prevention and Rapid Re-Housing Program (HPRP) service delivery network, and return administrative oversight of HPRP to the CDC's Community Development Block Grant Division.

The new agencies, People Assisting the Homeless (PATH), Union Station Homeless Services, and the Volunteers of America - Los Angeles (VOALA) will assist families and individuals who are either at-risk of becoming or are currently homeless. Participants will receive case management, outreach, housing search and placement; as well as financial help through short/medium-term rental support, and security or utility deposits. We anticipate that the new agencies will be up and running by October 2010.

In the fall of 2009, the CDC received \$12.1 million in HPRP funding and assumed the responsibility of administering the Program for Los Angeles County. Funded by ARRA, HPRP carries a strict 2012 spending deadline. Mindful of the deadline, the CDC moved quickly to assemble a network of County Departments to provide housing relocation and stabilization services for families and individuals at-risk of becoming homeless due to the current economic recession.

For more information on the benefits available under HPRP, please refer to the County's 211 information line or the Los Angeles County Housing Resource Center website at:



SECTION 8 - HACoLA Welcomes New Staff

HACoLA recently filled three supervisory positions in the Assisted Housing Division, which administers the Section 8 Housing Choice Voucher Program (Section 8). Two positions are in the Lease-Up Unit at the Santa Fe Springs office, and one position is in the now full-service Palmdale office.

Tracie Mann was hired on July 1, 2010, as the Manager of the Palmdale office. She has worked in public service for over 19 years, 10 of which were with the Housing Authority of the County of San Bernardino where she worked with Section 8 special programs and public housing. Ms. Mann holds a Master's Degree in Public Administration from California State University, San Bernardino. She is originally from Columbus, Ohio, and currently lives in San Bernardino's high desert area.



From Left to Right: Myk'l Williams, Tracie Mann, and Steven Durham

Myk'l Williams joined HACoLA on August 13, 2010, as the Supervisor for the Applications and Eligibility Department, where he will oversee HACoLA's waiting list and voucher issuance process. Mr. Williams previously worked as a Property Manager for the Gary, Indiana Housing Authority. He attended Xavier University where he received a degree in Sociology. He is currently working toward a Master's Degree in Public Administration at California State University, Dominguez Hills.

On August 23, 2010, Steven Durham joined the Section 8 team as an Assistant Manager with the Lease-Up Unit. Previously, he worked for the CDC's Community Development Block Grant Division, as a Supervisor in the Program Management Unit. He attended the University of California, Berkeley, where he completed a Bachelor's Degree in City and Regional Planning.

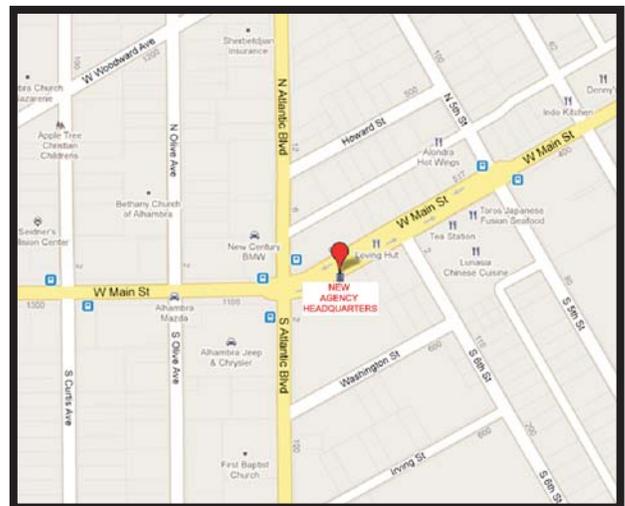
The Assisted Housing Division extends a warm welcome to its new staff and looks forward to productive relationships that will contribute toward the continued success of the Section 8 Program.

NEW AGENCY HEADQUARTERS - Consolidation of Administrative Offices

On September 7, 2010, the Los Angeles County Board of Supervisors approved the CDC's request to build a new headquarters which will bring all staff, from our three different administrative buildings in Monterey Park, Santa Fe Springs, and East Los Angeles, together. Consolidation of the three buildings will eliminate inefficiencies in staff's daily travel between the CDC's existing sites.

Additionally, the financing structure of the project allows the non-profit developer, National Development Council's Housing and Economic Development Corporation, to own the site and lease it to the CDC for up to 30 years, or until the bonds are repaid, at which time ownership of the building will transfer to the CDC. This arrangement allows the CDC to take full advantage of current markets and lock in long-term savings.

The new headquarters will be located at 700 West Main Street in the City of Alhambra. Construction is anticipated to begin in March 2011, and the CDC should occupy the new facility by June 2012.



700 West Main Street, Alhambra