

Quarterly

Highlights and Updates

**Third Quarter
Fiscal Year 2009 - 2010**

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

Casa Dominguez

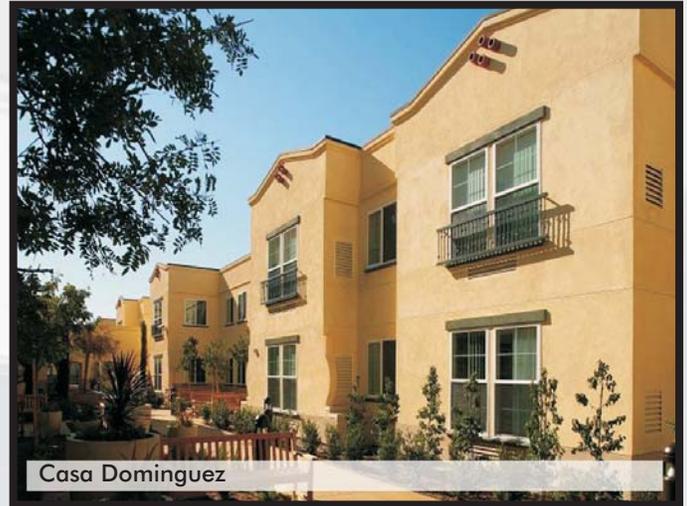
In 2003, the Community Development Commission (CDC) issued a request for proposals for developers to construct and manage a mixed-use development. The Los Angeles Community Design Center, now Abode Communities, was awarded this opportunity. In November 2008, Benchmark Contractors, Inc., broke ground and began construction. In January 2010, the development was completed on schedule, under budget, and was fully-occupied.

Casa Dominguez provides 70-units of affordable housing and services for the community. Residents earn between 30 and 50% of the area median income (AMI). The 98,776 square-foot, mixed-use, 100% affordable community aims to educate and meet the needs of large families and Transition-Age Youth (TAY). Casa Dominguez is the first CDC-funded permanent supportive housing for TAY residents in Los Angeles County. The property includes a Family Development Center with a 66-space child care facility, a federally-qualified health center, and a parent resource center.

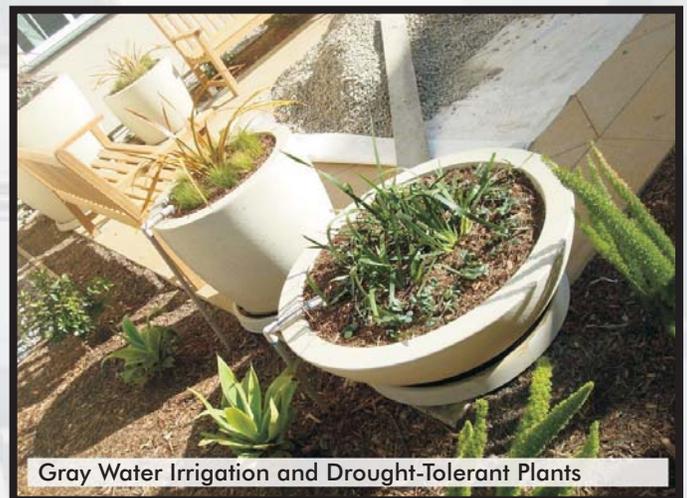
Casa Dominguez integrates the highest standards of sustainable design and conservation measures. For example, the development includes the County's first multifamily residential gray water irrigation system. The system saves, filters, and reuses discharged water from the development's on-site laundry facility to maintain the sustainable drought-tolerant landscaping.

When moving into a unit, all new residents are provided a customized "Green Guide." This guide educates them about the sustainable and efficient features of the development, such as the Solar Energy System, and how they benefit the environment while saving the residents money.

Casa Dominguez is currently anticipating a LEED for Homes Platinum Certification. Achieving a platinum rating would make it one of only two multifamily developments with this designation in the state of California, and the first in the County of Los Angeles



Casa Dominguez



Gray Water Irrigation and Drought-Tolerant Plants



Solar Energy Systems



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*



Housing Highlights

SECTION 8



Successful Completion of Annual Reexams

As part of the U.S. Department of Housing and Urban Development's (HUD) Section 8 Management Assessment Program (SEMAP) requirements, the Housing Authority of the County of Los Angeles (HACoLA) is required to conduct annual reexaminations for every participating family at least every 12-14 months.

Over the past several months, HACoLA staff has been working diligently to complete all pending annual reexaminations to achieve the maximum points under SEMAP, while working toward completing 100% of reexaminations under the Public and Indian Housing Information Center (PIC). In January 2010, for the first time since being removed from "Troubled" status, the HACoLA's Assisted Housing Division reached its goal and completed all pending reexaminations on time, and achieved a 100% reporting rate under PIC.

This success was achieved through the collaborative efforts of the managers, supervisors, and program specialists pictured above. Staff dedicated the necessary time to ensure that all reexaminations were completed in a timely and accurate manner. Production reports were generated daily and staff attended PIC trainings to ensure information accuracy and timely submission of reexaminations to HUD. Additionally, staff conducted home visits and implemented a telephone and e-mail campaign to facilitate the completion of the reexamination process. Their efforts not only helped them achieve this goal, but laid the path to ensuring continued success!

PUBLIC HOUSING



Cash for College

On January 23, 2010, public housing youth and their families received a head start in completing college and university financial aid applications. The 2010 Cash for College event was facilitated by volunteers from the University of California - Los Angeles (UCLA) and California State University - Los Angeles (CSULA). Volunteers provided our public housing youth with a review of current financial aid information as well as information on Assembly Bill 540 which covers the California Nonresident Tuition Exemption state law.

Student volunteers from UCLA's Bruin Initiative Program hosted the morning session of the financial aid workshop. In the afternoon, staff and volunteers from CSULA's Students United to Reach Goals in Education Program assisted participants with specific questions about the Free Application for Federal Student Aid (FAFSA) form.

The 2010 Cash for College event helped over 40 participants from the Nueva Maravilla, Harbor Hills, Carmelitos, and Sundance Vista public housing communities. Several participants also completed the Performance Based Scholarship study, making them eligible to receive an extra \$4,000 in scholarships for higher education. In addition, high school seniors who attended the event and completed their FAFSA form were also eligible for a \$1,000 scholarship. The Cash for College event encourages all public housing youth to strive for higher education through increased knowledge of financial programs available to help low-income families.



COMMUNITY DEVELOPMENT



CDBG-R Hits the Streets

The American Recovery and Reinvestment Act of 2009 ushered in many important community development programs. Noteworthy, is the CDBG-R Program, which has allowed the CDC to oversee County-wide investments in infrastructure and other public facility projects designed to spur economic investment, increase energy efficiency, and promote job creation and retention.



In January 2010, the City of Commerce used CDBG-R and other leveraged funding to complete a street improvement project consisting of the resurfacing of six deteriorated roads in the predominately low- and moderate-income Rosini Neighborhood. The benefits of the project were twofold. First, it provided safer curb ramps and detectible warning surfaces for pedestrians and drivers. Second, the project retained four construction jobs in the area.

Over 60 projects totaling more than \$8 million in CDBG-R funds are underway in the County. The Community Development Block Grant Division is actively working with its Participating Cities, County Departments, and Community-Based Organizations to ensure the funds are used efficiently, providing the maximum economic benefit to the County and its partner jurisdictions. The City of Commerce's Rosini Neighborhood Street project is just one excellent example of CDBG-R funds literally hitting the streets of Los Angeles County.

CONSTRUCTION MANAGEMENT



Hacienda Heights Community Center

On February 16, 2010, the Los Angeles County Board of Supervisors approved the Master Site Plan for the Hacienda Heights Community and Recreation Center project on a nine-acre former elementary school site owned by the Hacienda La Puente School District. Based on comments received from an extensive community involvement effort, the Master Plan authorizes the development of a 38,000 square foot community and recreation center and surrounding park uses. The project will be completed in two development phases.

Phase I of the project will include a 15,000 square foot community center building, outdoor basketball courts, and on-site parking. Surrounding park uses included in Phase I are a great lawn area, jogging path, fitness station, children's play areas, amphitheater, a plaza and open areas. Construction of Phase I is scheduled to begin mid-2012, with an estimated cost of \$15 million.

Phase II of the project will add nearly 23,000 square feet of building space for educational and recreational uses with an estimated cost of \$17 million. The Phase II development is subject to funding availability.

DLR Group WWCOT Architects is designing the Hacienda Heights Community and Recreation Center project. The CDC's Construction Management Division, in partnership with the Fourth Supervisorial District, the County's Chief Executive Office, and Department of Parks and Recreation, is managing the project from pre-development through construction completion.



Other Highlights

BUSINESS LOANS



Bake R Us, Inc.

The CDC funded a \$500,000 loan under its County Business Expansion Loan Program (CBELP) to Bake R Us, Inc. for the purchase of machinery and equipment vital to the expansion of the business and their product line. The CBELP funds were distributed to Bake R Us, Inc., in multiple installments, beginning at the end of 2008, and continuing through the first quarter of 2010, when the company's expansion efforts were fully implemented and operational.

Bake R Us, Inc. is a 48-year old baking company with a reputation for producing high quality packaged baked goods for diverse industries including educational facilities, school districts, airlines, correctional facilities, catering companies and retailers. In response to a high demand for their product, Bake R Us, Inc. underwent a complete expansion of their business. The Economic/Redevelopment Division's CBELP assisted the company with the purchase of equipment and machinery. The expansion helped create 14 full-time jobs, 51% of which are targeted to low- and moderate-income persons.

Mayer and David Aframian, owners, commented, "The CDC has been of great help to our company. Not only were we able to purchase equipment for our expansion, but we also created 14 new jobs in Gardena, CA."

Through the CBELP, the CDC helps provide economic growth and job creation in Los Angeles County. Loan amounts range from \$50,000 to \$5 million. The current rate is fixed at 6.50% for 5 to 20 years with a loan fee of 2 points. To be considered for the CBELP, companies must show good credit, provide evidence of repayment ability, and acceptable collateral.

FIRST-TIME HOMEBUYER PROGRAM



Southern California Home Financing Authority

In February 2010, the Southern California Home Financing Authority (SCHFA), a joint powers authority between Los Angeles and Orange Counties, issued \$25 million in mortgage revenue bonds to fund its First Home Program. The CDC administers the program on behalf of both Counties. It is anticipated that this bond issuance will fund 80-100 loans to help low- and moderate-income first-time homebuyers get below-market rate first-mortgage loans.

The First Home Program offers qualified first-time homebuyers the choice of either (1) a 4.70% interest rate without a grant for down payment and closing assistance; or (2) a 5.125% interest rate with a grant for down payment and closing cost assistance equal to 3% of the first loan amount.

The First Home Program will also be used to buy foreclosed properties in conjunction with the CDC's Neighborhood Stabilization Program (Housing Economic Recovery Ownership). Qualified veterans (even those who are not first-time homebuyers) may also use either of the two program choices described above.

The First Home Program also offers the opportunity for homeowners with an adjustable rate loan made between 2002 through 2007, to refinance their existing loan with a 30-year fixed-rate loan at 4.70%. Other restrictions apply. "The First Home Program provides valuable assistance through grants and loans to families who might otherwise be unable to afford a home," said Sean Rogan, Executive Director of the Community Development Commission.