

Due to the size of the attachments, this e-mail is being sent as 4 of 4.

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To Whom It May Concern:

Herewith attached is LADWP Demand Forecast Data, required by the CEC.

Forthcoming in the mail are hardcopies of this submittal.

If any additional attention is required concerning this matter, please contact me at (213) 367-3367.

Best regards,

**Than Aung**

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During the last three years, the Mayor has funded over 790 units of permanent supportive housing – creating more units to serve the homeless or those at risk of homelessness than in the previous twelve years combined. In addition, Mayor Villaraigosa dedicated \$100 million to permanent supportive housing that connects low-income and homeless Angelenos to social service providers; in partnership with LA County helped initiate “Project 50” – an effort to move the 50 most vulnerable people living on the streets of Skid Row into housing; turned around the Housing Authority of the City of Los Angeles (HACLA) two years after the federal government nearly abandoned the agency; and won an award of 800 rental vouchers for veterans – the largest allocation in the country and a vital component of the City’s push to help the men and women who have served our country get back on their feet.

## Shift Our Strategy from Managing Homelessness to Moving People Out of It



### Building Permanent Supportive Housing

Every night in Los Angeles, more than 40,000 people sleep on the streets, in emergency shelters, or in transitional housing shelters. These numbers are unacceptable, and Mayor Villaraigosa is shifting the City’s focus away from managing homelessness and toward moving people out of it.

It is time to invest in models that work; models that actually move the homeless into housing and support their long-term success. Creating housing that is linked to necessary social services is effective for individuals and families most in need and is a more cost effective use of public funds.

### Street to Home: Create 2,200 Units of Permanent Supportive Housing

Cities across the country have switched to a Permanent Supportive Housing model that greatly reduces the number of people living on the

streets, especially for the long-term and chronically homeless. Building on the success of his first three years in office, Mayor Villaraigosa is requiring all relevant agencies – including LAHD, HACLA, CRA/LA, and the LA Homeless Services Authority (LAHSA) – to provide a total of 2,200 units of permanent supportive housing over the next five years.

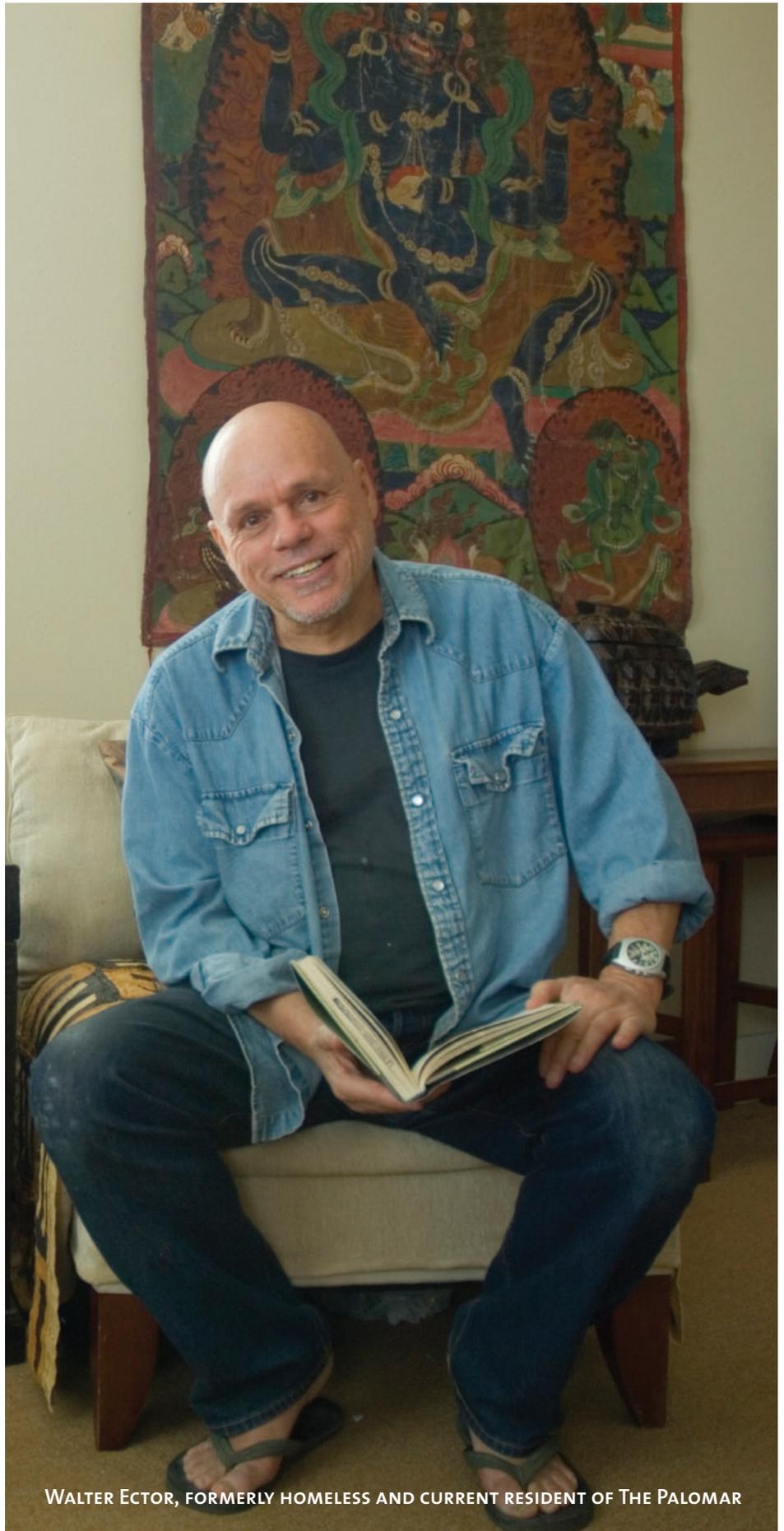
### Shelter to Home: Expand Section 8 Vouchers for the Homeless

Homeless families and individuals need better access to the housing that is funded by the City’s Affordable Housing Trust Fund. To this end the five-year plan has a two pronged strategy. First, all affordable housing developments receiving funding through the trust fund must set aside 10 percent of new apartments for homeless people. Second, HACLA will continue providing Section 8 vouchers to the more than 9,000 households that rely on this support – including 5,000 added to the rolls since Mayor

Villaraigosa took office – and will boost voucher assistance to the chronically homeless by 10 percent over five years.

**City/County Partnership to Link Housing and Services**

The Mayor’s Office will work closely with LAHSA and Los Angeles County to better link mental health care, counseling, drug rehabilitation, and other services to permanent supportive housing. A more effective collaboration between these agencies will enhance the development and operation of permanent supportive housing projects while ensuring the availability of crucial supportive services to this vulnerable population.



WALTER ECTOR, FORMERLY HOMELESS AND CURRENT RESIDENT OF THE PALOMAR



ALISO VILLAGE  
BEFORE AND AFTER,  
NOW CALLED  
PUEBLO DEL SOL



# Shift Our Strategy from Managing Homelessness to Moving People Out of It



## Transforming Public Housing

Several of Los Angeles' large public housing developments, including Jordan Downs, Nickerson Gardens and Ramona Gardens, are in need of comprehensive modernization or full redevelopment. The City has the opportunity to replicate the success of Pico Aliso and other nationally recognized redevelopment models by replacing these deteriorating apartments with new, modern, mixed-income residential communities funded and developed through innovative public/private partnerships. It is vital that all projects provide one-for-one replacement of existing units while providing increased resources and opportunities for residents.

## Break Ground on Jordan Downs Public Housing within five years

The goal of the Jordan Downs redevelopment project is to expand the site's supply and quality of affordable homes and create a vibrant urban village and model for public housing developments throughout the country.

This project is already well underway. HACLA has purchased the 21-acre parcel of land adjacent to Jordan Downs; issued an RFQ for firms seeking to facilitate the development of a community-based master plan for the site; collaborated with CRA/LA to expand the Watts Redevelopment Project Area; and formed a Community Advisory Committee of residents, business owners, LAUSD staff, and representatives from the Maxine Waters Employment Preparation Center. Working with the community and local leaders, the Mayor is positioning Jordan Downs at the center of the successful revitalization of an area long ignored by LA's leaders.

# Shift Our Strategy from Managing Homelessness to Moving People Out of It



## Develop Vision Plans for Transforming LA's Public Housing Communities

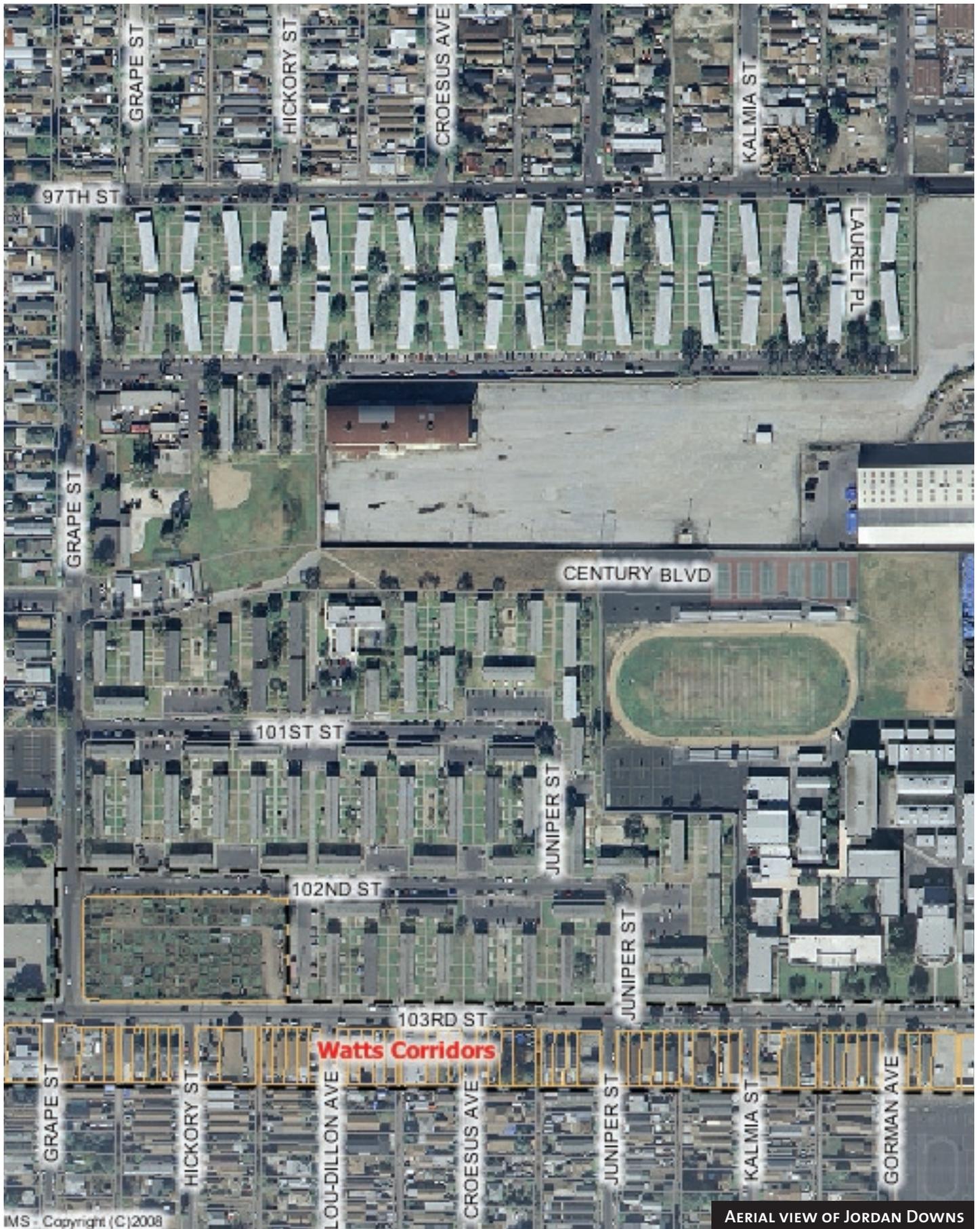
In 2007, the Los Angeles Jobs and Economy Committee identified the redevelopment of public housing as a significant way to increase the economic health of the City. With a highly concentrated area of low density housing, public housing sites in Los Angeles possess extraordinary potential for public investment and revitalization.

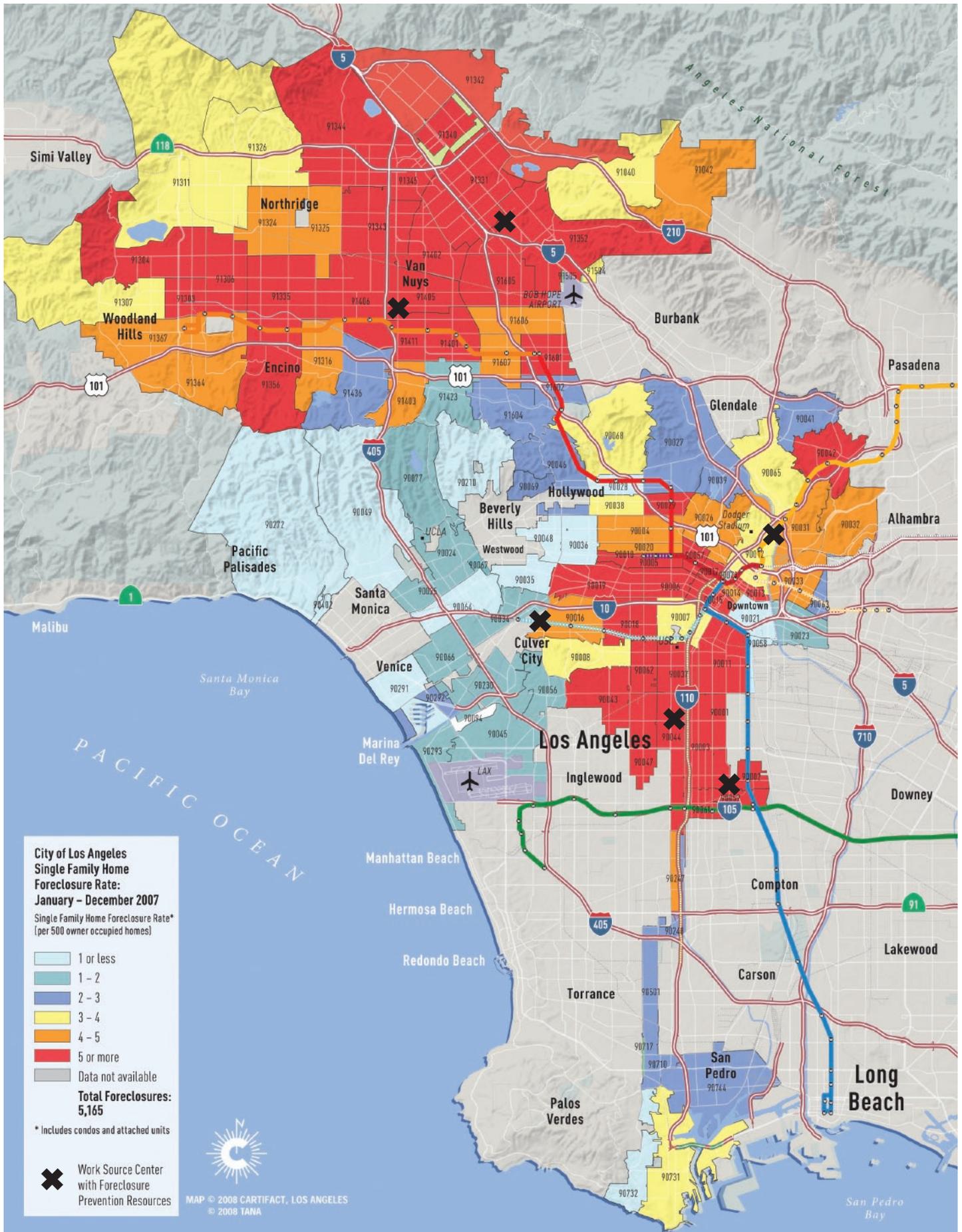
During the next five years, HACLA will complete the redevelopment of Dana Strand in Wilmington and lay the building blocks for the transformation of Nickerson Gardens and Ramona Gardens. Based on the successful efforts to revive and revamp Pueblo del Sol on the Eastside, these projects will contain a mix of affordable rental units and for-sale homes. Furthermore, this approach to public housing offers valuable assets to the residents and surrounding neighborhoods, providing community rooms, learning centers, parks and open space for all neighborhood families.

## Expand Community Building

Mayor Villaraigosa understands that improving public housing sites can only go so far in enhancing the quality of life for a community. In order to move toward a brighter future for all Angelenos, the Mayor and HACLA are bringing the resources of the public and private sectors together to build communities and invest in LA's families in and around public housing sites. This effort includes:

- Bringing youth development programs to City housing developments
- Connecting at-risk teens to gang intervention services where public housing and the City's Gang Reduction and Youth Development (GRYD) zones overlap
- Providing job training resources to students and adults throughout the areas facing the highest unemployment and poverty rates





# Protect and Preserve Our Homes and Neighborhoods



## Addressing the Foreclosure Crisis

In 2007, more than 5,200 households in Los Angeles lost their homes to a foreclosure sale. In 2008 there was more bad news. In the first quarter of the year, 2,100 Angelenos alone lost their homes, a rate that is almost four times greater than in the first quarter of 2007. By the end of this year, nearly 10,000 residents are expected to lose their homes.

### Launch the Neighborhood Stabilization Initiative

The Neighborhood Stabilization Initiative is a three-pronged approach to limiting the negative effects of the foreclosure crisis on Los Angeles neighborhoods.

- **Establish Foreclosure Counseling**

Foreclosure counseling is an indispensable tool in helping families stay in their homes. The Mayor's Office in partnership with Los Angeles Neighborhood Housing Services and the City's Worksource Center system has brought free, reliable foreclosure

counseling resources to the Los Angeles WorkSource Centers located in the communities hardest hit by the foreclosure wave, including South Los Angeles and the East Valley.

- **Monitor Blight**

In partnership with the Mayor's Office, participating neighborhood councils will play an active role in monitoring and reporting blight stemming from foreclosed properties. Participating neighborhood councils will also sponsor community foreclosure information clinics to inform their communities about the foreclosure crisis and resources available to distressed homeowners.

- **Create the Office of Neighborhood Stabilization**

Recognizing the gravity and magnitude of this crisis, Mayor Villaraigosa and the City Council of Los Angeles will establish the Office of Neighborhood Stabilization to spearhead a targeted effort

to acquire, rehabilitate and re-sell foreclosed properties to first-time homebuyers. This will play a significant role in stabilizing those neighborhoods hardest hit by foreclosures.

### Expand Workforce Housing

The CRA/LA and LAHD will extend the dream of homeownership to 500 first-time buyers in communities hard hit by foreclosures. These housing choices will be aimed at the middle class workers – the nurses, teachers, dock workers, police officers, firefighters, and grocery store clerks – who form the foundation of LA's economy.

Expanding workforce housing is a key ingredient in creating stable and livable neighborhoods. The Mayor's plan will strengthen communities with historically low levels of homeownership, which have been hardest hit by the wave of foreclosures.

# Protect and Preserve Our Homes and Neighborhoods



## Preserving Affordability of Rental Housing

Preserving Los Angeles' affordable housing stock is an important feature of the City's strategy to reverse the housing affordability crisis, and it is a less expensive alternative to building new housing for low and moderate income households. The first step in preserving existing affordability is developing an inventory of all covenant-restricted, Section 8-eligible and rent-controlled units in the City.

## Preserve 14,000 Existing Covenants Set to Expire in the Next Five Years

The City of Los Angeles has more than 64,000 affordable, rent-restricted apartments in about 1,800 developments. These affordable apartments have been financed and subsidized with federal, state, and local subsidies and serve very low-, low- and moderate-income households. Between 2008 and 2013, as many as 14,000 apartments – 21 percent of the total covenanted affordable housing stock in the City – could lose their affordability restrictions. The City will concentrate its preservation efforts on protecting this covenant-restricted stock.

## Place 1,000 Downtown SRO Units Under Long-Term Affordability Covenants

Downtown Los Angeles is home to 9,100 single room occupancy (SRO) units. Many of these homes have been left dilapidated and underdeveloped for decades, and have been largely abandoned amidst the effort to revitalize the core of the City. This situation must change – and the Mayor is prepared to take action to protect and transform these living spaces.

In the next five years, Mayor Villaraigosa will invest public funds in revitalizing SRO units throughout the Downtown area. He will also place 1,000 of them under affordability covenants, thereby guaranteeing that the low-income seniors and disabled adults who rely on SRO housing have clean and stable places to live in the City of Los Angeles.



### **Limit the Loss of Rent-Controlled Housing**

Across the city, affordable rental housing is at risk, particularly the 600,000 plus apartments built before 1978 and subject to the City's Rent Stabilization Ordinance. In the past two years, over 6,000 rent-stabilized apartments have been demolished to make way for new high-end rental units or condos. In order to stem the loss of rent stabilized apartments, the City will:

- Establish mixed income housing goals by community plan area
- Establish mixed income housing goals in each Transit Oriented District Plan (TOD)
- Track and report the net gain/loss of rent controlled and affordable housing within each community plan area and TOD
- Include rental housing preservation as a priority within a citywide mixed income policy
- Require replacement of rent stabilized housing demolished near transit stops

### **What is the Rent Stabilization Ordinance?**

The Rent Stabilization Ordinance (RSO) of the Los Angeles Municipal Code is the ordinance that governs rent increases and provides tenant protections on apartment buildings with a certificate of occupancy issued on or before October 1, 1978. The purpose of the RSO is to allow landlords a reasonable return on their investment for their rental housing while protecting tenants from excessive rent increases and arbitrary evictions. The City Council has the authority to change and amend the RSO. The Los Angeles Housing Department administers the ordinance, which is funded entirely by annual rental unit registration fees and does not impact the City's General Fund.



# Protect and Preserve Our Homes and Neighborhoods



## Educating Landlords and Tenants

Empowering residents and other stakeholders is a key ingredient to creating healthy, mixed income communities. Such empowerment fosters a sense of community identity among residents and encourages them to invest time and resources into the improvement of their neighborhoods. Educating individuals about their rights and responsibilities as tenants, landlords and homeowners also provides them with the tools they need to change their surroundings for the better.

- Providing Rent Stabilization Ordinance Training. This training will be available to landlords and provide the information necessary to comply with rental housing laws and the RSO. The program will also educate landlords on the best management practices in the rental housing industry.

- Conducting small property owner outreach. The majority of properties referred to the Rent Escrow Account Program (REAP) are so-called ‘Mom and Pop’ properties with four units or less. The City will conduct an outreach and training program to empower this segment of property owners with the information needed to successfully manage their rental units and avoid REAP.

- Instituting a Citywide Housing Forum. This annual forum will be held at multiple locations throughout the city to increase awareness among landlords and tenants of their rights and responsibilities and the resources available to them to address their housing needs.

## What is the Rent Escrow Account Program?

**The Rent Escrow Account Program (REAP) helps multi-unit residential property owners bring properties with outstanding code violations into compliance. It is a key tool in our efforts to preserve and improve the quality of the City’s housing stock. It also protects tenants against sub-standard housing.**

In 2007, Mayor Villaraigosa created the Mayor's Housing Cabinet to develop and implement a 5-year plan that would reverse the crisis of housing affordability in Los Angeles. The result, *Housing That Works: A 5 Year, \$5 Billion Housing Plan for LA's Families, 2008-2013*, brings together the strategies, tools and resources of five City agencies into one effective blueprint for action.



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President and CEO, Housing Authority of the City of Los Angeles

Los Angeles Housing Fund	2008 Total	5-Year Total
<b>LAHD AFFORDABLE HOUSING TRUST FUND</b>		
HOME	\$ 37,600,000	\$ 188,000,000
Workforce Housing Grant	\$ 2,000,000	\$ 4,000,000
General Fund Workforce Match	\$ 2,500,000	\$ 5,000,000
Homeownership Programs	\$ 7,262,000	\$ 36,000,000
New Federal H/O Programs		\$ 75,000,000
Program Income		\$ 15,000,000
DWP Sustainable Development Housing Fund	\$ 1,000,000	\$ 5,000,000
City Land Contributions	\$ 4,400,000	\$ 20,000,000
	<b>\$ 54,762,000</b>	<b>\$ 348,000,000</b>
<b>CRA/LA AFFORDABLE HOUSING TRUST FUND</b>		
CRA/LA – 25% Low Moderate Income Housing Fund	\$ 42,600,000	\$ 230,000,000
CRA/LA – Workforce Housing Innovation Fund (80% TI)	\$ 12,000,000	\$ 26,000,000
	<b>\$ 54,600,000</b>	<b>\$ 256,000,000</b>
<b>HACLA AFFORDABLE HOUSING PROJECT FUND</b>		
Permanent Supportive Housing PBV	\$ 30,000,000	\$ 161,000,000
Public Housing Development PBV	\$ 25,000,000	\$ 133,000,000
Project Based Preservation	\$ 15,973,000	\$ 39,000,000
PH Development Capital Fund	\$ 10,000,000	\$ 30,000,000
	<b>\$ 80,973,000</b>	<b>\$ 363,000,000</b>
<b>HACLA/LAHS A AFFORDABLE HOUSING PROGRAMS</b>		
Shelter + Care Funds	\$ 10,000,000	\$ 33,000,000
<b>TOTAL CITY FUNDING</b>	<b>\$ 200,335,000</b>	<b>\$ 1,000,000,000</b>

Leverage Sources	2008 Total	5-Year Total
Tax-Exempt Bonds	\$ 198,000,000	\$ 1,000,000,000
Tax-Exempt Bonds – New SF Program		\$ 205,800,000
Tax Credit Equity (4% and 9%)	\$ 270,000,000	\$ 1,400,000,000
Tax Credit Equity (4% and 9%) – increment from per capita increase		\$ 300,000,000
<b>LA County</b>		
City of Industry	\$ 10,000,000	\$ 50,000,000
MSHA		\$ 43,700,000
<b>State Housing Bond (Prop 1C)</b>		
TOD, IIG	\$ 114,700,000	\$ 231,000,000
MHP	\$ 46,000,000	\$ 92,000,000
<b>HUD Funds</b>		
Hope VI Funds		\$ 50,000,000
HUD 811		\$ 10,000,000
HUD 202	\$ 5,000,000	\$ 15,000,000
Federal Home Loan Bank (Affordable Hsg. Program)	\$ 2,500,000	\$ 12,500,000
	<b>\$ 646,200,000</b>	<b>\$ 3,410,000,000</b>
<b>Private Capital Funding</b>		
Conventional Loans	\$ 46,000,000	\$ 230,000,000
New Generation – Land Acquisition Fund	\$ 100,000,000	\$ 300,000,000
Permanent Supportive Housing – Land Acquisition	\$ 30,000,000	\$ 60,000,000
	<b>\$ 176,000,000</b>	<b>\$ 590,000,000</b>
<b>TOTAL NON – CITY FUNDING</b>	<b>\$ 822,200,000</b>	<b>\$ 4,000,000,000</b>
<b>TOTAL CAPITAL – ALL SOURCES</b>	<b>\$ 1,022,535,000</b>	<b>\$ 5,000,000,000</b>

Category	Description	Current Law	Population	City Agency
STATUTORY MODIFICATION	<ul style="list-style-type: none"> <li>• <b>Reauthorization of the McKinney-Vento Homeless Assistance Act of 1987.</b> The goal is to make federal homeless assistance more flexible, performance-based, and accountable. This will help expand prevention activities, and focus on permanent housing solutions to homelessness.</li> </ul>	McKinney-Vento Homeless Assistance Act of 1987	Homeless individuals and families, as defined by HUD.	LAHSA
CAPITAL INFUSION OPERATING COSTS AND SERVICES	<ul style="list-style-type: none"> <li>• <b>Appropriation of \$2 billion for HUD’s McKinney- Vento Homeless Assistance Grants.</b> For the past seven years, McKinney-Vento funds have not kept pace with the need. The added appropriations would be used to create permanent housing solutions to individual and family homelessness.</li> </ul>		Homeless individuals and families, as defined by HUD.	LAHSA
STATUTORY MODIFICATION	<ul style="list-style-type: none"> <li>• <b>Adjust HUD’s pro-rata need formula for homeless assistance grants.</b> Include the number of homeless people, shortages of affordable housing, severe housing problems among extremely low-income households, and the poverty rate. This will help to direct resources to areas of the country with the highest homeless populations.</li> </ul>	Could be integrated in McKinney-Vento reauthorization	Homeless individuals and families, as defined by HUD.	LAHSA
SERVICES	<ul style="list-style-type: none"> <li>• <b>Adequate funding for Substance Abuse and Mental Health Services Administration (SAMHSA)</b> As Los Angeles develops more permanent supportive housing, adequate funding for services is needed in order to address the needs of homeless individuals with mental illness, particularly those with co-occurring substance abuse.</li> </ul>		Homeless individuals with mental illness and addiction.	LAHSA
SERVICES	<ul style="list-style-type: none"> <li>• <b>Services to End Long-term Homelessness Act (SELHA):</b> This proposed legislation would provide funding for comprehensive supportive services to help people in permanent supportive housing achieve stability.</li> </ul>		Residents of Permanent Supportive Housing.	LAHSA
STATUTORY MODIFICATION AND OPERATING COSTS	<ul style="list-style-type: none"> <li>• <b>Support passage of the Section Eight Voucher Reform Act (SEVRA).</b> This bill will significantly increase HACLA’s flexibility in deploying Section 8 Vouchers and will also provide an incremental increase of 20,000 vouchers per year.</li> </ul>	Section 8 law	0-120% of AMI	HACLA, LAHSA
CAPITAL	<ul style="list-style-type: none"> <li>• <b>Support reauthorization of HOPE VI.</b> Provides \$ 800 million for redevelopment of severely distressed Public Housing and will contain a one-for-one replacement provision.</li> </ul>	Existing HOPE VI Law	0 – market rate.	HACLA

Category	Description	Current Law	Population	City Agency
SERVICES	<ul style="list-style-type: none"> <li>• <b>Support reauthorization of Public Housing Drug Elimination Program</b> and other Resident Services. These services help individuals and families achieve self-sufficiency and support community building efforts.</li> </ul>		0-30% AMI	HACLA
STATUTORY MODIFICATION	<ul style="list-style-type: none"> <li>• <b>Extend the one-year construction start requirement under HOME for Affordable Housing Projects.</b> A one-year homebuyer construction start requirement is often insufficient time for the city to receive competitive bids from qualified housing developers, prepare architectural plans, obtain environmental clearance, building permits and other entitlements. Additional time would allow for sufficient time to begin affordable housing projects.</li> </ul>	Construction of an affordable housing project must begin within 1 year of acquiring property using HOME funds.	Low income renters	LAHD
SERVICES	<ul style="list-style-type: none"> <li>• <b>Increased Funding for Public Housing Operating Fund.</b> These funds bridge the gap between the rents paid by families and the actual costs of providing quality affordable housing.</li> </ul> <p><b>Section 8 Renewal funding</b> Funding should be based on most recent leasing and cost date –rather than past years.</p>		0-80 % of AMI	HACLA
CAPITAL	<ul style="list-style-type: none"> <li>• <b>Support S8 vouchers for Homeless Veterans.</b> These HUD-VASH vouchers would connect homeless veterans to housing and supportive services.</li> </ul>		Homeless Veterans	LAHSA
STATUTORY MODIFICATION	<ul style="list-style-type: none"> <li>• <b>Extend increased single family mortgage limits</b> resulting from Economic Stimulus Act of 2008 beyond 12/31/08. Current law increases FHA single-family mortgage limits in high cost areas to \$729,750. This is set to expire on 12/31/08.</li> </ul>	Economic Stimulus Act of 2008	Homebuyers in LA and other high-cost areas	LAHD, CRA/LA
CAPITAL	<ul style="list-style-type: none"> <li>• <b>Support federal legislation (set to be introduced in 2009)</b> that would increase resources for the preservation of federally assisted affordable housing at-risk of conversion to market-rate rents.</li> </ul>		Tenants in federally assisted housing	LAHD
REGULATORY MODIFICATIONS	<ul style="list-style-type: none"> <li>• <b>Ensure that future regulatory changes</b> that result from the Treasury's \$700 billion proposal benefit the City's Neighborhood Stabilization Program.</li> </ul>		Low and Moderate Income Homeowners	LAHD

Category	Description	Current Law	Population	City Agency
CAPITAL INFUSION	<ul style="list-style-type: none"> <li>• <b>Create a Permanent Source of State Funding for the Preservation and Development of Affordable Housing.</b> Within two years, the various Proposition 1C funded programs will run out of bond proceeds. A permanent source of replacement funds is needed.</li> </ul>	Prop 1C	0-120% AMI	CRA/LA, LAHD, LAHSA
STATUTORY MODIFICATION	<ul style="list-style-type: none"> <li>• <b>Amend the Community Redevelopment Law to streamline the adoption of project areas to include publicly owned housing developments.</b></li> </ul> <p>The proposed statutory modification will enable community redevelopment agencies to place public housing projects that were developed prior to January 1, 1968 into redevelopment project areas. It will also enable communities to replace aging and outdated publicly owned public housing projects with new or rehabilitated privately-owned mixed-income residential developments that may also include retail, recreational and other uses consistent with well-rounded urban environments. This will significantly speed the redevelopment of this housing and the creation of mixed income communities with modern amenities.</p>	California Health and Safety Code Division 24 Part I.	0 to120% AMI.	CRA/LA, HACLA
STATUTORY MODIFICATION	<ul style="list-style-type: none"> <li>• <b>Fix Select Ellis Tendencies.</b> Elderly and disabled tenants are entitled to one-year extensions of their tenancies when their residences are taken off of the rent market through the Ellis process. This often results in buildings where the most vulnerable tenants are left behind. This statutory modification would prevent this by granting one-year extensions to all tenants in buildings where at least one tenant is entitled to such an extension.</li> </ul>		Tenants in rent stabilized housing.	LAHD
CAPITAL	<ul style="list-style-type: none"> <li>• <b>Ensure that the City receives its fair share of the State's allocation from HR 3221's \$3.9 billion in Neighborhood Stabilization Programs</b></li> </ul>		Low and Moderate Income Homeowners	LAHD, CRA/LA & HACLA

Category	Description	Current Law	Population	City Agency
STATUTORY MODIFICATION	<ul style="list-style-type: none"> <li>• <b>Restrict Ellis Sales.</b> Require property owners to own their property for a set period of time before they are allowed to remove it from the market. This will help to curb the speculative removal of rent stabilized housing from the market.</li> </ul>		Tenants living in rent stabilized housing.	LAHD
REGULATORY FLEXIBILITY	<ul style="list-style-type: none"> <li>• Amend the affordability definitions as used by California's Department of Housing and Community Development to conform to the TCAC affordable units.</li> </ul> <p>Amend the affordability definition to permit up to 40% of income for moderate-income purchasers.</p>	California Health and Safety Code	0-120% AMI	CRA/LA
SERVICES	<ul style="list-style-type: none"> <li>• <b>Supplemental Security Income (SSI) Outreach:</b> In Los Angeles, only about half of the homeless people with disabilities who are eligible for such benefits receive them. In addition, many people who are at risk of homelessness could qualify for SSI. SSI benefits could be used to pay for supportive housing, and Medi-Cal health services.</li> </ul>		Homeless individuals, especially those with disabilities.	LAHSA
SERVICES	<ul style="list-style-type: none"> <li>• <b>Medi-Cal reimbursement for supportive services.</b> Modifications to California's Medicaid State Plan to allow reimbursement for services in supportive housing such as case management or substance abuse treatment would allow the City to better address the complex health needs of the homeless population.</li> </ul>		Homeless individuals and families	LAHSA
STATUTORY MODIFICATION	<ul style="list-style-type: none"> <li>• <b>Amend the Housing Authority Dispositions Bill.</b> Clarify 1 for 1 replacement provision to be in alignment with pending federal legislation. Align tenant protection provisions with current HUD guidelines.</li> </ul>	Federal law governing disposition, demolition and redevelopment	0-30% AMI Extremely low income	HACLA