

# Stabilizing Neighborhoods: Implementing Green Building Strategies Into the Neighborhood Stabilization Program (NSP)

**Craig Arceneaux, Rehabilitation Construction Specialist II**  
**Los Angeles Housing Department**  
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<http://lahd.lacity.org/>  
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# The Los Angeles Housing Department

## Background of the Los Angeles Housing Department

The Los Angeles Housing Department (LAHD) was created in 1990 to address the City's housing crisis. The LAHD is the principal housing agency of the City of Los Angeles.

## Our Organization:

- **Code Enforcement Division** - Inspect multi-unit housing throughout the City to enforce code violations.
- **Rent Stabilization Division** – Administer the Rent Stabilization Ordinance.
- **Major Projects Division** – Fund the construction and rehabilitation of multi-family affordable housing projects.
- **Homeownership & Preservation Division** – Administer the first-time home buyer program, the lead remediation program, and the Neighborhood Stabilization Program (NSP).



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# Neighborhood Stabilization Program (NSP)

- The NSP was established for the purpose of stabilizing communities that are suffering from foreclosures and abandonment.
- HUD approved LA's NSP application and LA has received \$32.8 million in NSP funds.



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# NSP: Data Drives the Strategy

- To develop the Neighborhood Stabilization Program, the LAHD has:
  - analyzed and mapped foreclosure data
  - convened a data-focused working group of experts, academics and the Federal Reserve
- Mapping foreclosures across the City has revealed:
  - scale, location, and income (up to 120% AMI)
  - hardest hit areas are: South Los Angeles and neighborhoods in the Valley
  - housing types varies by region, i.e. multifamily foreclosures are clustered in South LA, single-family foreclosures are concentrated in the Valley



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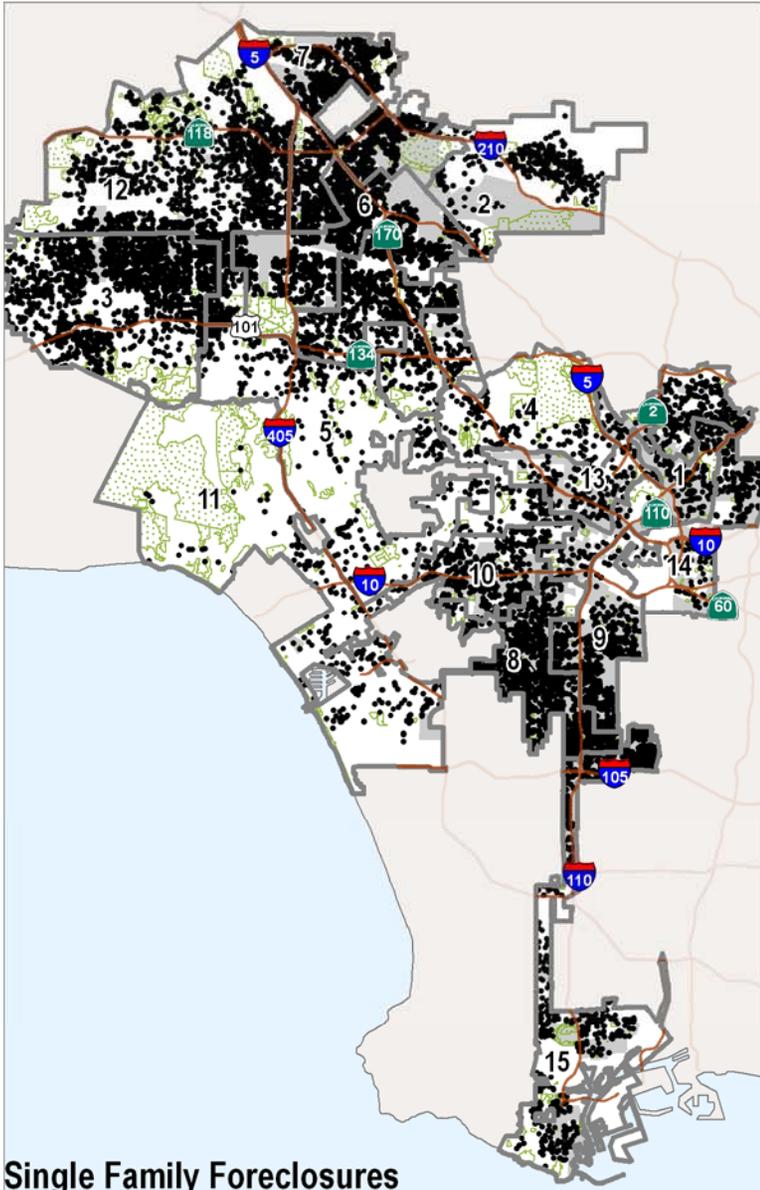
# City of Los Angeles Foreclosures 07-08

## Foreclosures

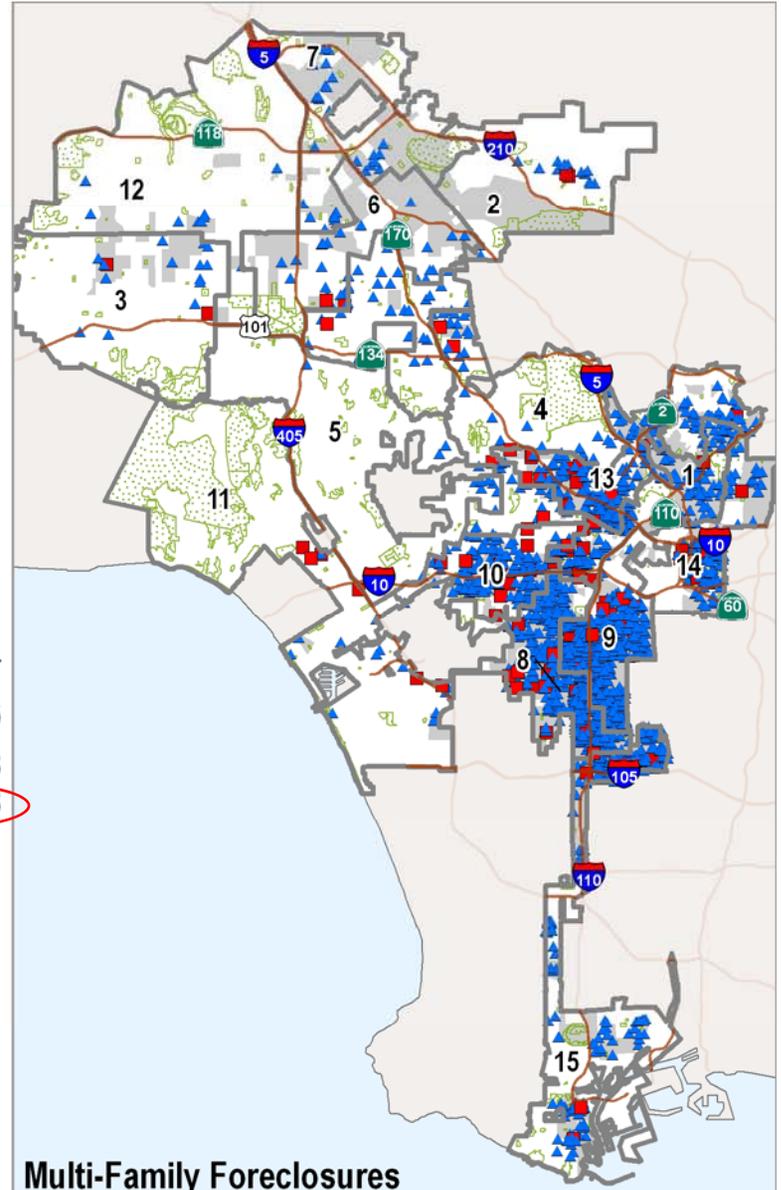
	Totals	
	Bldgs	Units
• SFH/Condo	14,764	14,764
▲ 2 - 4 Units	2,173	5,526
■ 5+ Units	93	953
	<b>17,030</b>	<b>21,243</b>

- CD # City Council Districts
- NSP Eligible Areas
- Park Area
- Freeways

Policy & Planning Unit [la] 4.17.09  
Sources: DataQuick; HUD; LA GIS Repository



Single Family Foreclosures



Multi-Family Foreclosures

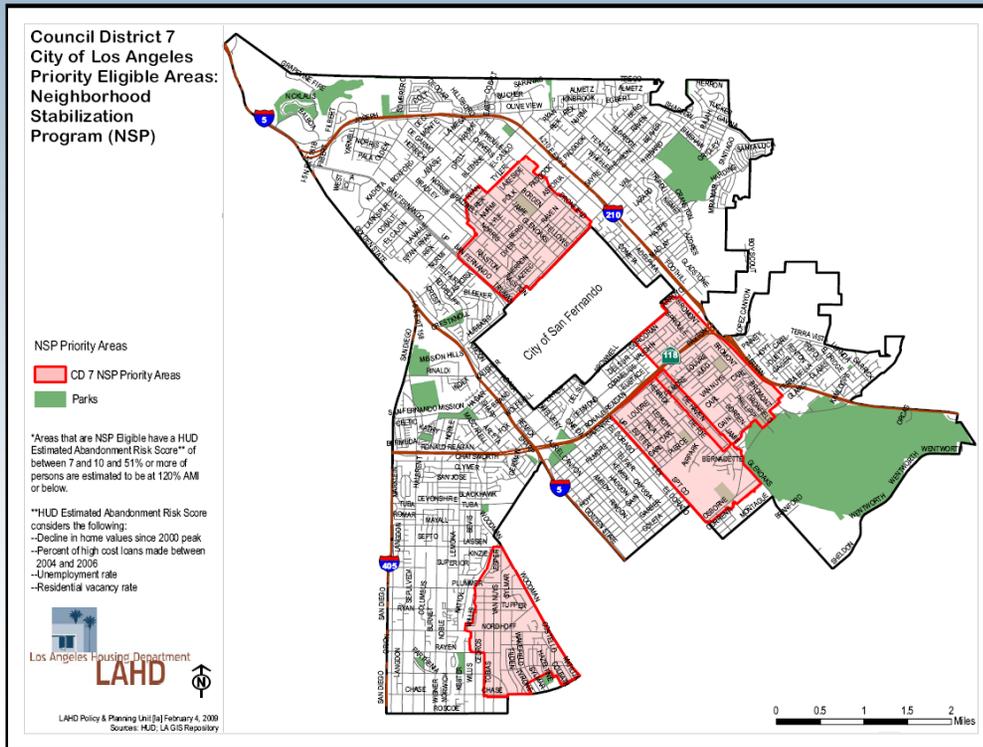


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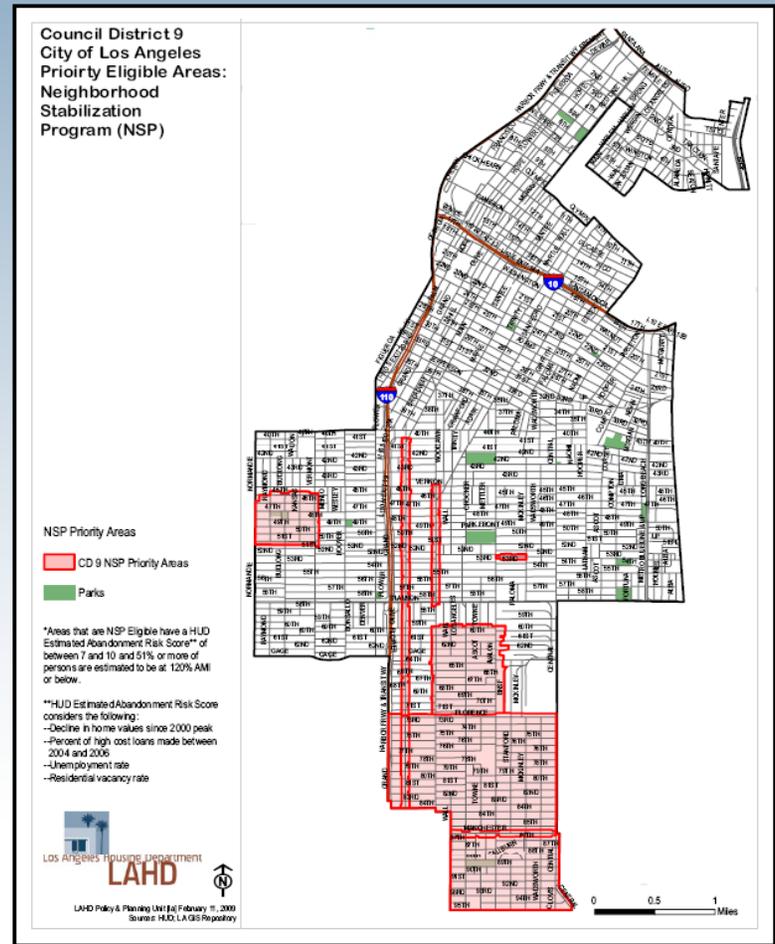




# CD 7 & 9 NSP Priority Areas



**Council District 7**



**Council District 9**



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# City of Los Angeles NSP

Two major components of the Neighborhood Stabilization Program:

Walk-in purchase assistance  
with rehabilitation

Acquisition and disposition of  
foreclosed properties through a  
non-profit holding company,  
Restore Neighborhoods LA



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# First NSP Component: Walk-in Purchase Assistance with Rehabilitation

- Buyers must:
  - Purchase a home as their primary residence
  - Not own any other property
  - Attend 8 hours of homebuyer education
- The program provides mortgage assistance and rehabilitation loans totaling up to:
  - \$125,000 for low-income households (<80% AMI); and
  - \$100,000 for moderate-income households (81-120% AMI)
  - Eligible households are those with incomes at or below 120% AMI
- A health and safety rehab standard will be used to address the rehabilitation of these properties.
- Green building strategies will be incorporated to the extent of the work that is being performed.

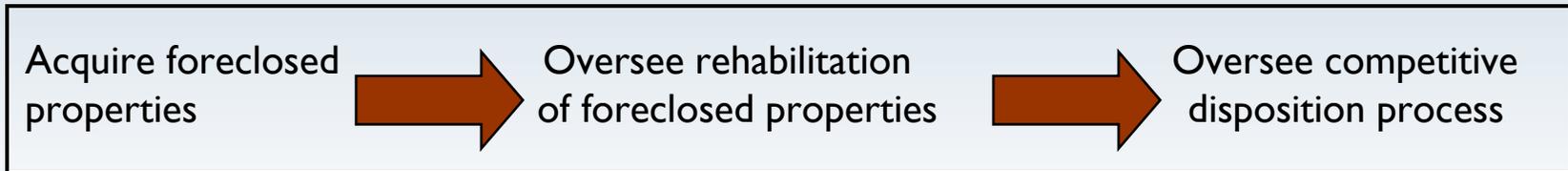


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# Second NSP Component: Restore Neighborhoods LA, Inc. (RNLA)

- Is a non-profit 501(c)(3) California Corporation - Community Based Development Organization (CBDO)
- Restore Neighborhoods LA will:



- RNLA will implement disposition strategies for both single- and multi-family properties
- LAHD will perform underwriting for these loans



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# Incorporating “Green” Into The NSP:

## Trained LAHD Construction Staff:

- LAHD rehab staff received training in the “Build it Green” green building rating system.

## Integrated Green Construction Specifications Into NSP:

- LAHD rehab staff coordinated with Enterprise Community Partners to incorporate green features into LAHD’s pre-existing construction specifications.
- These green specifications will be used to create the rehabilitation “scope of work” for the projects.
- LAHD is considering using the Green Communities Criteria for projects that require gut rehabilitation.



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# From Inspection to Construction

- LAHD rehab staff will inspect the property to determine what rehab work needs to be performed.
- LAHD rehab staff will use the green construction specifications to create a scope of work.
- RNLA will oversee the rehabilitation of the property to ensure that the work is being performed per LAHD's scope of work.



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# LAHD Rehab Staff Will Use Tablet P.C.'s to Conduct Property Inspections:

- Faster and more efficient
- Multifunctional
- Reduce Paper Usage



# Examples of Green Specifications:

## Before

### **WINDOWS, VINYL (REPLACE)**

Contractor shall measure and verify all sizes before ordering new windows. Provide and install new vinyl, single hung, dual glazed, mill finish, nail-on windows, of the similar sizes to fit existing opening. Work to include wood finish trims around opening and smooth caulking. Repair all interior and exterior finishes affected by window change to match adjacent finishes. Remove debris and glass from site immediately. All nails shall be galvanized. Prepare surfaces and smooth ready for painting. All work shall be done in full compliance with all State, Federal and local code requirements. **NOTE: All new windows shall have The National Fenestration Rating Council's (NFRC) window certification label/sticker permanently attached to the window.**

## After

### **WINDOWS, VINYL (REPLACE)**

Contractor shall measure and verify all sizes before ordering new windows. Provide and install new **Energy Star approved** vinyl, dual glazed, white, nail-on windows, of the similar sizes to fit existing opening. Work to include wood finish trims around opening and smooth caulking. Repair all interior and exterior finishes affected by window change to match adjacent finishes. All nails or screws shall be galvanized. Prepare surfaces and smooth ready for painting. Provide and install one coat of primer and two coats of paint on all wood trim. **All caulks, sealant, primers and paints must be Low or Zero VOC.** All work shall be done in full compliance with all State, Federal and local code requirements. **NOTE: All new windows shall have The National Fenestration Rating Council's (NFRC) Window certification label/sticker permanently attached to the window with a minimum U-Factor of .38 and a Solar Heat Gain Coefficient (SHGC) of .35.**



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# Examples of Green Specifications:

Before

## **PLUMBING, TOILET (REPLACE)**

Replace existing toilet with new American Standard Cadet Water Saver (1.6 gal. per flush) or approved vitreous china close-coupled siphon jet action toilet. Include all required plumbing and shut-off valve. Toilet location is to have 15” minimum side clearance from center, 24” minimum clearance at front. Repair affected surfaces to match existing as close as possible.

After

## **PLUMBING, TOILET, DUAL FLUSH (REPLACE)**

Remove and dispose of existing toilet. Provide and install new “Dual Flush” two-piece, close-coupled, white, vitreous china commode with flow rates of 1.6 and .8 GPF for its respective high and low flushes, such as a TOTO Aquia CST414M Elongated Front, Dual Flush Commode Toilet Kit, or any tested through the latest “Maximum Performance” (MaP) testing sponsored by the Canadian Water and Wastewater Association (CWWA), or the California Urban Water Conservation Council (CUWCC). Include plastic or pressed wood white seat, supply line, shut off valve, and wax ring. Toilet must be installed strictly per manufacturer’s instructions.



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# Examples of Green Specifications:

Before

## **FLOOR, CARPET (REPLACE)**

Replace existing carpet with new minimum 100% continuous filament nylon anti-stat, anti soil treated 35oz. carpet and minimum of 6.5 lb. 3/8" rebound with matting protection. Secure any loose flooring and fill/shim any areas that would be noticeable after carpet installation.

Include cutting bottoms of doors as needed to eliminate door rubbing carpet, track-strip, and removal of old carpet from site. Seams allowed at 12'-0" width next to least traveled areas and doorways. Use maximum of two pieces in closets. Owner to choose pile quality, color, and style.

After

## **FLOOR, CARPET & PAD GREEN LABELED (REPLACE)**

Remove existing carpet and padding and haul-away from site. Contractor shall provide and install FHA approved Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebound pad with a minimum of seams. **Carpet and padding must meet the Carpet and Rug Institute's Green Label Certification.** Stretch carpet to eliminate puckers, scallops and ripples. Include tacking strips, metal edge strips and mending tape to cover entire floor including closets. Use the same carpet in all locations specified.



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# L.A.'s NSP Latest Efforts

Trainings for Service Providers	Inspection of Foreclosed Properties	Integration of Green Strategies Into NSP	Creation of new NSP Website
LAHD has trained over 300 lenders, realtors, and homebuyer educators on NSP.	LAHD's Rehab Construction Specialists have inspected several foreclosed properties.	LAHD continues to work with Enterprise Community Partners to integrate green strategies into NSP.	The NSP website was launched in March on LAHD's webpage for potential homebuyers and real estate professionals.

**NSP website:**

<http://lahd.lacity.org/nsp/home.aspx>



# First Property Purchased by RNLA



# Contact Information:

**Craig Arceneaux**

**carceneaux@lahd.lacity.org**



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