

Program Name	Description	Goals	Accomplishments/ Recommended Actions
Homeownership Assistance			
First Time Home Buyer Program	Provide first time homebuyers with a deferred/amortized second mortgage up to \$100,000 per household.	Support homeownership opportunities for low and moderate income households- 50 households annually	Assisted approximately 60 households with silent second trust deeds at more than \$5.74 million (Continue Program)
Fair Housing			
Tenant/landlord Mediation and Legal Services Assistance	Provide funding to non-profit organization(s) to provide dispute resolution services, legal advice and representation on tenant/landlord matters, as well as other civil and consumer issues.	Support efforts to mediate tenant/landlord disputes	Annual funding for Fair Housing Services (Continue Program)
Energy Conservation			
Energy Conservation	The City shall continue to support and assist in publicizing energy conservation programs offered through Los Angeles County and Edison International.	Encourage use of energy saving programs through the utilities companies.	 (Continue Program)

C. Affordable Housing Implementation Strategies

The Housing Element describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the deterioration of older units and special needs for certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs that are funded and administered through a variety of local, regional, state and federal agencies. The following comprehensive program strategy consists of both programs currently in use in the City and additional programs to provide the opportunity to adequately address the City's housing needs.

The housing programs in this section include: programs which were set forth in the previous 1998-2005 Housing Element; programs which the City has undertaken since the adoption of the prior Housing Element; and new programs which have been added to address an unmet housing need. The City's 2006-2014 program strategy builds upon the evaluation of program accomplishments under the 1998-2005 Housing Element contained in the previous section. This section provides a description of each housing program, previous program accomplishments, and future program goals. The Housing Program Summary (Table 4.1) at the end of this section summarizes the future 5-year goals of each program, along with the identification of the program funding source and agency responsible for implementation.

