

Code Enforcement

Role of CBO in Code Enforcement and LACLC field experiences (LA City CD 1)

LA City LAHD- Lead Hazard Remediation Program

Pre-inspection, LACLC conducts door-to-door outreach, attends inspections with SCEP inspectors on properties we're working with.

Outreach to tenants, LACLC educates tenants of Lead Poisoning and LAHD Programs they may qualify for, assesses housing and healthy conditions of the families and unit, refer to LHRP and assists in enrolling units to the program.

Positive Outcomes

Making rental housing stock lead safe for low-income families.

Increase awareness LAHD inspection process, engage tenants to participate in LAHD programs.

Increase of healthier and active communities, decreased occurrences of housing violations.

Awareness of tenant rights, Lead Safe Work Practices.

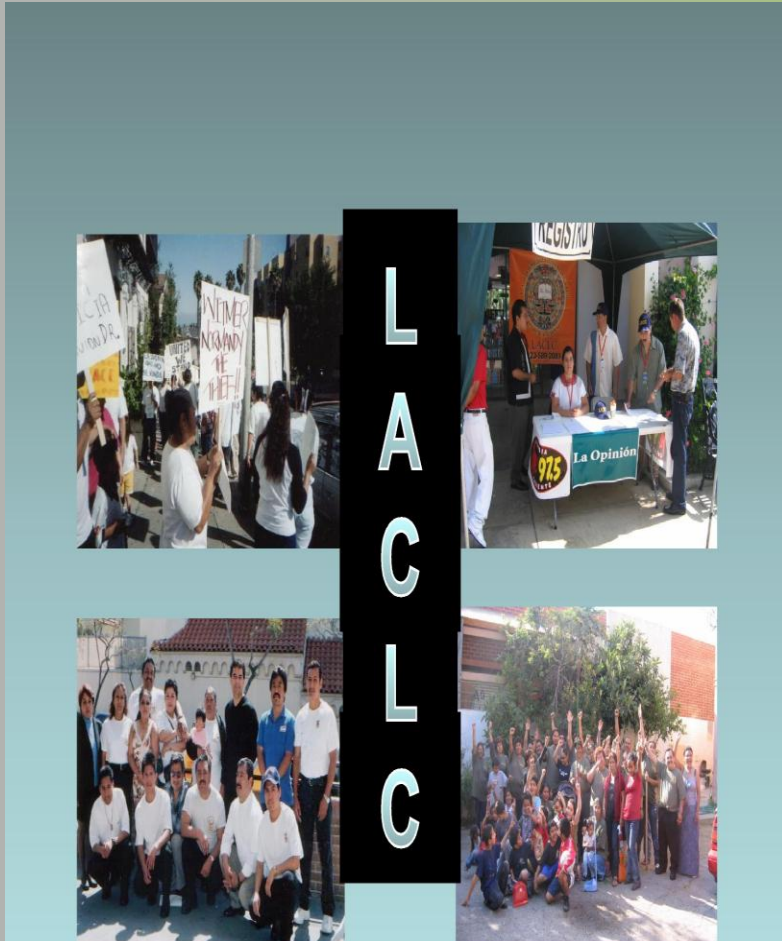
CBO Role and Strategies

- Building Meetings-
- Neighborhood Meetings-
- Collaboration with LAHD SCEP inspectors- communication between SCEP inspectors and CBO; transfer of reporting, direct assistance in the field allow access for inspections.

Challenges/ Policy Suggestions

- **Zero Bedroom Units**, many low income families live in zero-bedroom units, they are excluded from the LHRP
 - Modify guidelines or offer no-interest loan for the program
- **Lofty Repairs**, many times tenants are faced with receiving substandard repairs and are faced with the same issues a month later
 - CBO Monitor duration of repairs
 - Collaborate with LAHD to enforce quality on repairs

CBO Model/ LACLC Organizing Strategies



Tenant Rights Workshops



- CBO organizes at the local level
- CBO conducts local studies
- CBO coordinates with local, state and federal agencies to improve housing conditions for local communities.
- CBO mobilizes local community members on supporting policy changes.
- CBO role in the regional plan; CBO are the frontline organizers that connect local communities to state, federal and local agencies.

CBO and Code Enforcement Collaborations

LAHD – Lead Hazard Remediation Program

LACLC refers qualified units in LA City to the LHRP for lead abatement. Program enforces LSWP, CBO works with LHRP team to ensure lead safe units.

- LAHD- SCEP
- LACLC coordinates with SCEP inspectors, assist in gaining access with tenants. LACLC produces a outreach report pre-inspection and follows up on inspections. Collaboration to enforce quality repairs.



Code Enforcement in Southeast LA

Southeast LA Healthy Housing Program

Direct Outreach: Health and Housing
Surveying: Lead dust whip sampling
School presentations
Church presentations
LSWP Trainings
Tenant Rights workshops



PELIGRO EN EL HOGAR DEL MEDIO AMBIENTE
Creando Comunidades saludables
atravez de educacion y activismo

©Southeast Healthy Homes Program: LA Community Legal Center

Positive outcomes

LACLC has established working relations with code enforcement and partnership with LA County DHS. Established referral system to LA County EHS; results in cases throughout Southeast LA.

- **Challenges/ Policy Suggestion**
- **No Rent Control**, causes tenants to be intimidated. Poses a challenge in organizing
 - LACLC(CBO) gives tenants basic tenant rights under California Civil Code
- **No SCEP Program**, no control enforcement, complaint based inspections causes prolong violations
LACLC proposed to SCEP Program for City of Huntington Park in 2005, re-introduction is in our scope of work.

CBO Model, Organizing Strategies

Southeast Los Angeles Healthy Housing Program Tenant Complaint Referral Form

Property Information:
 Date Referred: _____
 Type of Referral: Initial Complaint Follow-Up
 Property Address: _____
 Owner: _____ Owner Phone Number: _____

Tenant Information:
 Name: _____ Phone Number: _____
 Address: _____ City: _____ Zip Code: _____
 Environmental Health Department: Public Health Department
 Inspectors Name: _____ Phone: _____ Cell: _____
 Supervisor: _____

Phone: _____
 Date of Inspection: _____ Year Built: _____
 Date NTC issued: _____ Date of NTC re-inspection: _____
 Evidence of children/ pregnant women present: Yes No
 City Building and Safety/ Code Enforcement Department
 Inspectors Name: _____ Phone: _____

Cell: _____
 Supervisor: _____ Phone: _____
 Date of Inspection: _____
 Year Built: _____
 Date NTC issued: _____ Date of NTC re-inspection: _____
 City of _____ Community Based Organization Referred
 Date of referral to LALCLC : _____

Faxed:
 E-mailed:
 phoned:

laclc@prodigy.net
 323) 589-2089
 Code Violations: _____
 Complaints: _____

LSWP Trainings



- CBO working with local communities on lead poisoning prevention education and lead safe work practices trainings.
- CBO delivers LSWP Trainings (EPA) to local day laborers
- CBO collaboration with local, state and federal agencies.
- Southeast LA tenants main issues
 - Lack of effective enforcement agency
 - Lack of rent control

Regional Challenges and Policy Suggestions

Pro- active: system of Code Enforcement in Southeast LA and other similar communities.

- Suggestion: Organize at local level.

- More protections for tenants living in non-rent-control communities
 - Suggestion: Policy Change at the local city council, or county level.

Sub-standard repairs in units throughout LA County an LA City.

- Suggestion: At the City level collaborate change through LAHD. At the county level collaborate change through city Code enforcement and County EHS.

- Open Suggestions: Questions