

# What Is Inner City Law Center?



Inner City Law Center has been serving the poorest and most vulnerable individuals and families in Los Angeles County since 1980. Founded on the basic principle that every human being should be treated with dignity and respect at all times, ICLC provides legal representation and social service advocacy to over 2,000 homeless and working poor clients each year. In the past five years, ICLC has recovered more than \$10,000,000 for its low-income clients.



# **Combating Slum Housing Through Collaboration with CBO's and the City**

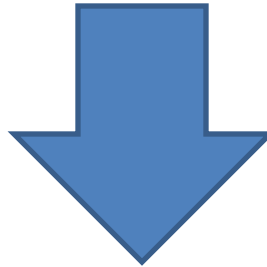
- Rent Escrow Account Program (REAP)
- Lead Hazard Remediation Program (LHRP)
- Integrated Pest Management (IPM)

## Case Study:

- 3906 S Hill St.
  - Property has been in REAP
  - We Enrolled it in LHRP
  - We enrolled it in IPM

# Code Enforcement

- Unsafe Lead Work Practices



- Stop Work Order from County Health Department and/or Los Angeles Housing Department

# From Lead Poisoning to Healthy Homes

Cindy Huerta, Community Health Educator  
Esperanza Community Housing Corporation



Esperanza Community Housing Corporation works to achieve comprehensive and long-term community development in the Figueroa Corridor neighborhood of South-Central Los Angeles. Community residents of all ages and ethnicities are the foundation of Esperanza's grassroots work.

# **ESPERANZA COMMUNITY HOUSING CORPORATION**





**From Lead Poisoning to Healthy Homes**

# **CASE STUDIES**

# 45<sup>th</sup> Street



# 30<sup>th</sup> & 40<sup>th</sup> Streets



# Broadway Building





# QUESTIONS & ANSWERS



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# **ESPERANZA COMMUNITY HOUSING CORPORATION**

# From Crisis to Leadership

Carlos Zaragoza, Inquilinos Unidos





*f*ighting for safe, decent,  
and affordable housing  
in Los Angeles.

# Holistic Interventions: Why CBO's are Indispensable

- Through close participation and partnering with city agencies, Community based organizations are able to demystify the complaint process.
- Homes which are at risk for Lead, and have chipping paint most often exhibit additional deficiencies such as pest infestations and other habitability issues.
- As a result, tenant education on these vital healthy homes issues can be addressed and the tenant may become aware of solutions or best practices to address the challenges in the home.



# The Importance of Building Strong Relationships



- Organizing is all about building relationships
  - Through building and maintaining relationships with tenants we are able to survey community concerns and mediate relationships between tenants, owners and city agencies.

# Creative Solutions

- Building Capacity and creating long term solutions through moving away from a service based model, and towards a holistic educational process.
  - Because of this we do not have clients, we have Community Leaders and Community Captains.
  - This concept of using an educational process to awaken a tenant's awareness and consciousness of their own rights is meant to foster an equity between the organizer and the tenant, they become equals.



# Tenant Education is a Process!



- As soon as tenants begin the educational process, they begin to advocate for themselves, making everybody's job easier and increasing accountability at all levels.
- The educational process creates an equitable and cooperative process.

# From Crisis to Leadership

- Building leaders begins with Education.
- Tenants are asked to organize a meeting in their household with friends, family and neighbors.
- Most of the current work is complaint and crisis based: we use this initial complaint as an opportunity to build long term collaboration and partnerships within buildings.
- Tenants eventually will become their own advocates and begin educating family friends and neighbors on their own.



# Involving and Activating



- Connecting tenants to our organization's services: The Tenant Organizing Committee
- Involving tenants in the surrounding community and events: parks, other organizations, family social services, educational services, etc...
- Strengthening the community by creating long term leaders.
- Leveraging the resources of the city, for example the Lead Hazard Remediation Program (LHRP), we are able to increase our visibility and have an easier time organizing tenants for participation, when they begin to organize themselves.
- While improving one aspect of housing, and removing Lead Based Paint, we are giving tenants the tools necessary to improve their homes in all other aspects.
- In addition to improving homes, tenants who become community leaders will grow to impact the entire community.



# QUESTIONS & ANSWERS



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**INQUILINOS UNIDOS**

# The Collaborative Process: Transitioning from Lead Poisoning Prevention to Healthy Homes

Linda Kite, Executive Director  
Healthy Homes Collaborative





The Healthy Homes Collaborative is a non profit association of community based organizations committed to eliminating environmental health threats in homes and communities.

# THE HEALTHY HOMES COLLABORATIVE

# The Role of Community Health Education

Cindy Huerta, Community Health Educator  
Esperanza Community Housing Corporation



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# Broadway Building



# Evaluation and Prevention



# Combating Slum Housing through Collaboration for Healthy Homes

Patricia Gurrola  
Inner City Law Center



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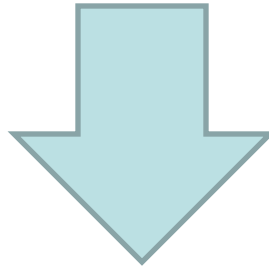
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# From Crisis to Leadership

Carlos Zaragoza, Organizer  
Inquilinos Unidos





*f*ighting for safe, decent,  
and affordable housing  
in Los Angeles.

# Who We Are and What We Do



## **Mission**

Inquilinos Unidos is dedicated to empowering low-income tenants through community organizing, education and advocacy to fight for safe, decent and affordable housing in Los Angeles.

## **Vision**

Inquilinos Unidos' vision is a tenant-led movement that creates stable, strong, safe, green and healthy communities and neighborhoods that are desirable, vibrant places to live, and ensure economic prosperity and equitable political representation for all residents.

# Holistic Interventions: Why CBO's are Indispensable

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# The Importance of Building Strong Relationships



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# Personal Attention to Broad Based Issues

- While Building relationships is vital, we also make sure to focus on addressing immediate and pressing legal issues through weekly informational clinics.



# Increasing Visibility in the Community

- To increase the awareness of our work in the local community, we are sure to engage in presentations, health and housing fairs, and we work closely with congregations.



# Creative Solutions

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# Movement Building

As a grassroots organization we acknowledge that we play a vital role in the creation of a tenant-led movement for safe, decent and affordable housing.



# The Role of Government, Resources and Strategic Partnerships

Liseth Romero-Martínez, Program Manager  
LAHD, Lead Hazard Remediation Program





Los Angeles Housing Department  
**LAHD**

The LAHD Lead Hazard Remediation Program (LHRP) aims to reduce the dangers posed by lead-based paint in our communities and protect young children from exposure in their homes.

# **LAHD LEAD HAZARD REMEDIATION PROGRAM**



# Government Resources

- Who in the room is from a government entity?
- What Resources can you provide to the community?
- What can government entities provide to non-profits?
- What do you think the total population of LA is?

# Government Resources - Data

## Target Area Demographic Data

- Total Population: 3,792,621 (U.S. Census, 2010)
- Total Number of Children under age of six (6): 333,888 (American Community Survey(ACS), 2009)
- Number of and percentage of population under the age of 6 with an elevated blood lead level: 373 (Childhood Lead Poisoning Prevention Program, Los Angeles County)
- Area Median Income (AMI): \$68,300 (2011 HUD Income Limits)
- Percentage of population at or below 80% of AMI: 48% (ACS, 2009)
- Percentage of population at or below 50% of AMI: 31% (ACS, 2009)



# Government Resources - Data

## Target Area Housing Data (ACS, 2009)

- Total number of housing units: 1,405,384
- Total number of occupied units: 1,298,409
- Number of housing units built before 1978: 1,030,946 (79.4%)  
built before 1980
- Estimated multi-family rental housing stock, excluding subsidized units, built before 1978 is 452,000 (Los Angeles Housing Element 2008-2014)
- Number of housing units built before 1940: 260,256 (20.0%)
- Number and percentage of housing units that are rental and owner occupied: Renter –792,966 or 61.1% and Owner – 505,443 or 38.9%.



# Government Resources – Funding

- Funding
  - Lead Outreach Grant,
  - Lead-Based Paint Hazard Control Grant
  - Lead-Hazard Reduction Demonstration grant
- Applied for 2011 Healthy Homes Production Grant
- Other funding?

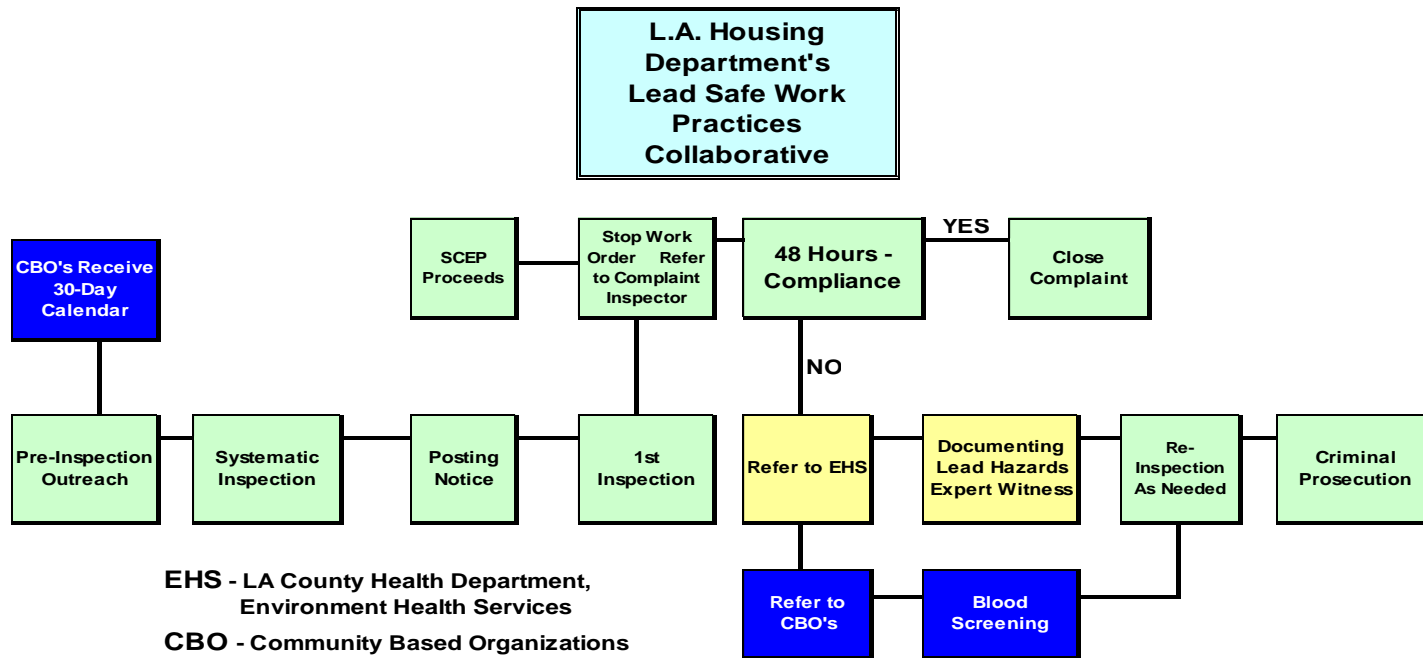
# Government Resources- Enforcement

## SB 460 Enforcement:

- Any time two square feet or more is disturbed
- Any pre-1979 building is presumed to contain lead-based paint
- LAHD CODE Inspectors write orders to use lead safe work practices; involve the Health Department if there is no compliance
- Both SCEP inspectors and complaint inspectors issue Lead Stop Work Orders
- Only complaint inspectors re-inspect after 48 hours
- Separate case number for lead



# LAHD Enforcement Lead Safe Work Practices since 2003



**EHS - LA County Health Department,  
Environment Health Services**

**CBO - Community Based Organizations**

Contracted with LA Housing Department for  
Tenant Outreach & Education.

- 1 Coalition for Economic Survival
- 2 Esperanza Community Housing Corporation
- 3 Inner City Law
- 4 Inquilinos Unidos
- 5 Koreatown Immigrant Workers Alliance
- 6 Los Angeles Community Legal Center
- 7 Pacoima Beautiful

**The Collaborative was organized by  
The Healthy Homes Collaborative**



# LAHD Enforcement Lead Safe Work Practices since 2003

## ORDER TO STOP WORK

### FAILURE TO USE LEAD SAFE WORK PRACTICES

Para obtener traducción en español favor de llamar al número de teléfono del inspector indicado en la parte de abajo de esta notificación.

An inspection revealed that work at the above address is being done in a manner that creates a “lead hazard(s)” as defined by California Health and Safety Code ‘17920.10 and ‘105256. Work was observed in the following location(s): \_\_\_\_\_

Therefore, as of \_\_\_\_\_ am/pm, \_\_\_\_\_, 200\_\_ you are hereby ordered to stop all work creating a lead hazard per California Health and Safety Code ‘105256.

You are also ordered to abate the lead hazard(s) within 48 hours. All lead hazards, including but not limited to lead contaminated dust and/or paint chips, must be removed in the manner specified under Title 17, Division 1, Chapter 8, Article 16, ‘36100(b) of the California Code of Regulations, including containment of all subsequent work to avoid further lead contamination. For more information on lead-safe work practices, review the attached pamphlet.

Within 48-hours of this order and prior to continuing any work, call the inspector listed below to verify compliance.

Failure to comply with California Health and Safety Code ‘105256 is punishable by a \$1000 fine.

In order to locate a Lead Certified Professional and obtain additional information, you may phone the California DHS at (800)597-5323 or you may obtain information from the DHS Website at: <http://www.dhs.ca.gov/childlead/html/GENclist.html>

INSPECTOR-S NAME (PRINT)

INSPECTOR-S SIGNATURE:

INSPECTOR-S PHONE #:

( )

INSPECTOR-S OFFICE LOCATION:

POSTING DATE:



# Partnerships

## Working as a “Team”

**CBO’s**-Outreach, Education

**CLPPP** – Partnership, Enforcement, Education and Outreach

**Code Enforcement**

Outreach/ Education/Referrals

Enforcement of Lead Safe Work Practices (LSWP).

**Partnership formed between EHS, CBOs, and LAHD**

# Working as a “Team” to Transition to Healthy Homes

LAHD’s Systematic Code Enforcement Program (SCEP)

Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPP)

Healthy Homes Collaborative

Coalition for Economic Survival

Esperanza Community Housing Corporation

Housing Authority of the City of Los Angeles (HACLA)

Inner City Law

Inquilinos Unidos

Pacoima Beautiful

Los Angeles Community Legal Center

Koreatown Immigrant Workers Alliance

Mexican American Opportunity Foundation

Housing Rights Center

Los Angeles Conservation Corps

Pacific Asian Consortium in Employment

Childcare Resource Center of Los Angeles

Maravilla Foundation



# Smart Partnerships Improve Communities



BEFORE



AFTER



# In Conclusion

- The HUD-OHHLHC Lead Grants have been holistically utilized to reach a wider range of issues.
- By creating a Collaborative we can ALL achieve our goals.
- You do need an organizer, and LA is blessed to have a Lead Guru who is willing to change the system from within.
- Today we exposed you to four different models strategically coordinated through the Healthy Homes Collaborative, which includes the necessary coordination of day to day logistics and how resources can be maximized to benefit everyone.

# QUESTIONS & ANSWERS





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# **ESPERANZA COMMUNITY HOUSING CORPORATION**



INNER

CITY

LAW

CENTER

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**INQUILINOS UNIDOS**



Los Angeles Housing Department

**LAHD**

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Los Angeles, CA 90017

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# **LAHD LEAD HAZARD REMEDICATION PROGRAM**





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# HEALTHY HOMES COLLABORATIVE