
Housing Authority of the City of Los Angeles



**2021 Agency Plan
Public Hearing
Presentation**



Why an Agency Plan and What it is?

- A Legal requirement for housing authorities that has two components:
 - An **Annual Plan** that includes, Policies, Financial information and a Waiting List Assessment
 - A **Five-Year Plan** that includes our Mission Statement, Long-Term Goals and objectives to meet those goals

You & the Public's Role

- ❑ **August 19, 2020:** Agency Plan Draft published
- ❑ You have **45 days** to review and comment on the Draft
- ❑ **October 15, 2020:** Public hearing – last day to comment (**Virtual Meeting** – Call in information at www.hacla.org in the Agency Plan Section under Public Documents)
- ❑ **December 17, 2020:** Board of Commissioners meeting to approve the draft
- ❑ **January 14, 2021:** The Plan must be submitted to HUD

Outreach Meetings

☐ Pre Publication Meetings:

- **February 20, 2020**, Resident Leadership meeting
- **March 18, 2020**, Advocate
- **April 16, 2020**, HARAC Meeting

☐ Post Publication Meetings

- **September 17, 2020**, Combined Resident Leader Meeting & HARAC
- **September 21, 2020**, Advocate Meeting
- **September 2 – October 7, 2020**, Five Public Housing & Two Section 8 virtual meetings conducted
- Meeting invitations and fliers were sent to over 40 Community Advocate Organizations, Public Housing Communities, and Section 8 Participants

Why does HACLA make changes?

- ❑ **Update policies** to comply with changes to HUD regulations
- ❑ **Obtain input** and feed back from resident organizations
- ❑ **Evaluate processes** and make improvement through the Agency Plan Process

Where is the Agency Plan available?

- English and Spanish
- At <http://www.hacla.org/>

Significant Changes Definition

- ❑ Changes to the following are considered “**significant**” and must be included in the Agency Plan process:
 - Participants/resident **admissions** policies
 - Participants/resident **screening** policy
 - Public housing **rent** policies
 - Organization of the **waiting list**
 - Use of replacement reserve funds under the **Capital Fund**
 - **Demolition, disposition, designation, or conversion** activities of PH sites

HACLA Public Housing Initiatives

HACLA's Goals

- ❑ Maintain **High Performer Designation** in the Public Housing Assessment Program (PHAS)
- ❑ Increase **safety and security** in public housing sites
- ❑ Increase **affordable housing stock**
- ❑ Improve resident **quality of life** and promote **self-sufficiency**

Public Housing Initiatives

- HACLA will participate in the following initiatives, as they become available:
 - Rental Assistance Demonstration (RAD)
 - Choice Neighborhoods (CN)
- HACLA will participate in such initiative if they meets the following criterion:
 - **One-for-one** replacement
 - No significant **negative** impact to resident/participant
 - **Increase** affordable housing stock
 - Provide **additional revenues** for the HACLA

Disposition/Conversion

- HACLA is in the process or will be beginning the process of disposing of the following properties:
 - Jordan Downs
 - Rose Hill Courts
 - Rancho San Pedro

Choice Neighborhood Initiative (CNI)

- HACLA has been awarded or will be applying for CNI grants for the following properties:
 - Jordan Downs
 - Rancho San Pedro
 - William Mead
(Planned application submission)

RAD Conversion

- HACLA is currently applying or doing RAD conversions at the following properties:
 - Jordan Downs
 - Rose Hill Courts
 - Lankershim/87th Street
(The Manchester Apartment)
 - Pueblo Del Sol

Disposition/Conversion

- Additional Projects
 - Future redevelopment, rehabilitation, and conversion activities will be guided by the **Vision Plan - Property Scoring Matrix, which takes into account**
 - Physical Condition distress
 - Redevelopment potential
 - Capacity to increase density
 - Competitiveness for outside funding sources
 - Community support

PUBLIC HOUSING

Admission and Continued Occupancy Policy (**ACOP**)

Technical Corrections

- ❑ Throughout the ACOP **clarifying language** and **removing outdated reference** in various sections.
- ❑ Removing “**handicap**” references and replacing with **disability or medical condition**.

Waiting List

- Limiting reinstatement to the waiting list to **36 months** from a withdrawal of an application.

Offers of Housing

- ❑ Removing requirement for applicants to provide **clear and convincing evidence**
- ❑ HACLA will consider hardships and good cause refusals and requests for reasonable accommodations **in accordance with the Reasonable Accommodation Policy.**

Verification Hierarchy

- Adding a **Modified Verification Hierarchy process** when a “**stay at home order**” is declared for local or national emergencies, that include:
 - **Accepting third-party documents that are no more than 120-days** from the date they were requested
 - And if they are not available for resident’s **self-certification**.

Earn Income Disallowance (EID)

- Removing **tolling period** from Earned Income Disallowance section since it is no longer applicable.

Rent

- Families with **higher than 10% rent increases** will be given an **additional 30 days or more time** if required by law.

Transfers & Non-Compensable

- ❑ Removing reasonable accommodation request transfers from the **Routine Transfers section.**
- ❑ Removing from non-compensable transfers section, **transfers made to recapture an accessible unit.**

Transfers Priorities

- Outlining priorities for transfers:
 1. Disabled families to accessible units
 2. Emergency transfers which include unsafe units
 3. Reasonable accommodation request not due to need for an accessible units
 4. Required routine transfers
 5. For other requests

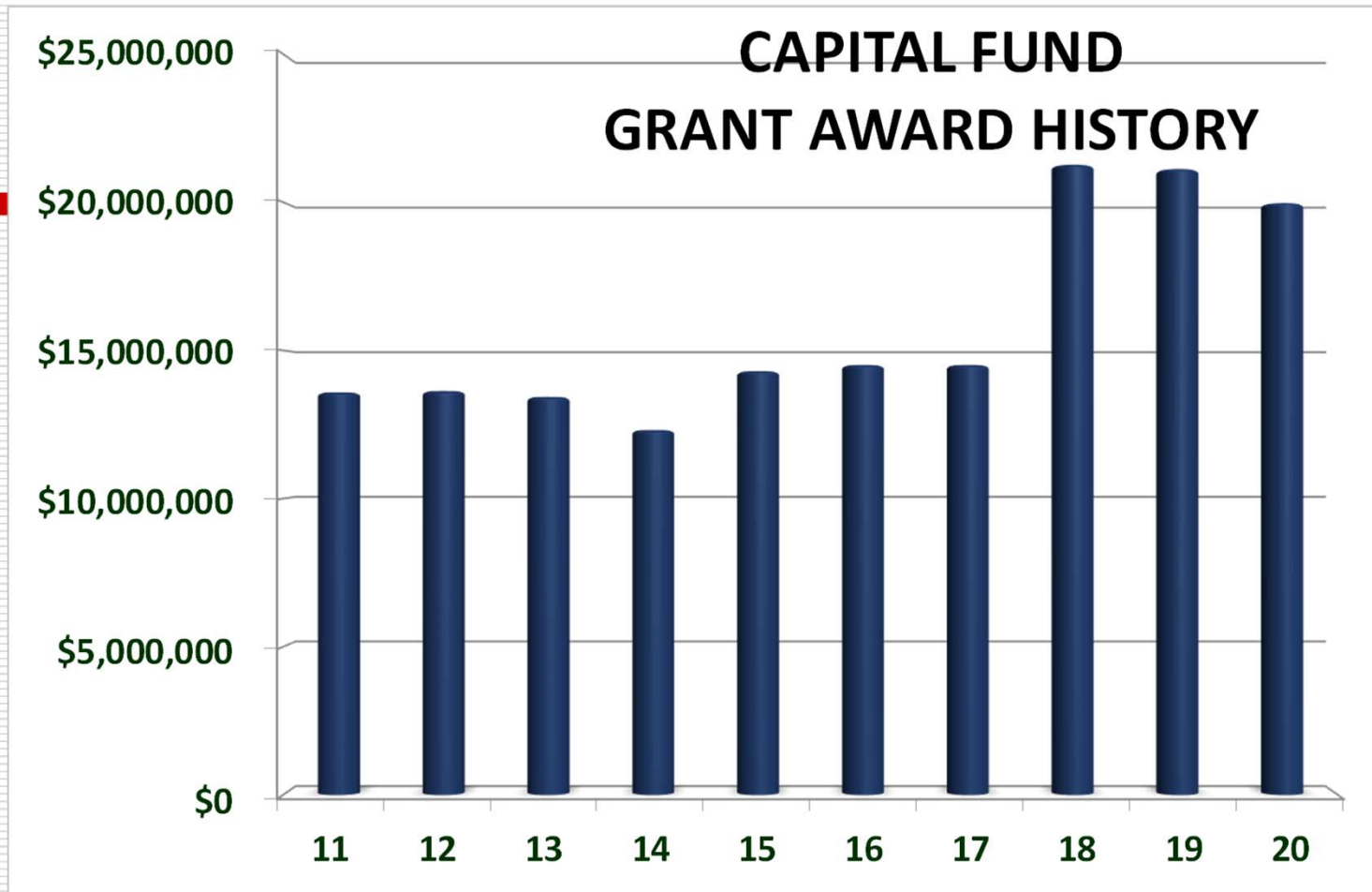
Capital Funds

Key Components:

Funding for large capital projects –
not regular maintenance

Capital Funds Allocations

- Strategic Long-Term Plan
 - Standardize process
 - Incorporate the Physical Needs Assessment
 - Consultation with Maintenance and other staff
 - Limiting Capital Projects to Critical Utility Projects such as **gas, sewer, electrical** and **waterline replacement**



Received Since 2011 = \$158,721,236

Average Yearly Amount \$15,872,124

Total Need= \$533,000,000

Projected amount \$19,900,000 millions in 2021

SECTION 8

PROPOSED CHANGES

Section 8 Administrative Plan

1. Implementing Policy Changes
2. Updating policies to be in line with changes in HUD regulations
3. Clarifying language

Policy Update

- ❑ In various sections of the Section 8 Administrative Plan, clarifying language, making **technical corrections** including: updating PIH references and references to new or renamed sections.
- ❑ Removing “**handicap**” and adding **medical condition**.

Declared Emergencies

- Adding language for declared disasters or emergencies.

Policy Update

Mobility Demonstration Voucher

- Giving preference on the waiting list to **families with children under the age of 13**, living in a **high poverty area** and will randomly be assigned a **treatment group** as well as mobility-related services.

Policy Update

Draw-downs from the Waiting List

- ❑ Removing requirement for **written authorization** for staff to be allowed to select applicants from the waiting list and removing requiring of **hardcopies for draw-down** reports.

Policy Update

Admission of Low Income Families – Special Eligibility Criteria

- ❑ Adding eligibility for families occupying units on a **PBV proposal selection** date or who **moved on or before the commencement date of the PBV HAP Contract.**

Policy Update

City Residency Preference

- Adding removal from the wait list for **fraudulently** claiming the preference.

Policy Update

Adding to sections **Screening Requirements and Selection of Participants for PBV Units**

- Extending to **other public housing developments** the prohibition of rescreening residents.

Policy Update

In sections Proof of Identity - Applicant Identification and Provision of Social Security Numbers

- ❑ In declared emergencies for initial leasing, HACLA may use a **certified statement** or documents the family has, to show the family has taken necessary actions to obtain proper documentation.

Policy Update

Portability

- Adding **electronic communication** for notification to other Housing Authorities.

Policy Update

In Sections: Regular Extensions, Extensions for Applicants with Disabilities, Extensions for Hardship or Good Cause, and Participant Families – End of the Voucher Term

- We are increasing maximum voucher time **from 120 to 180 days.**

Policy Update

Subsidy Standards for New Admissions

- ❑ Adding **Single Residency Occupancy (SRO)** to the Subsidy Standards for New Admissions table.

Policy Update

Public Housing Relocations – Subsidy Standards

- Adding subsidy standards for **non-public housing** families who **receive non-RAD PBV**.

Policy Updates

- The 2021 Draft Agency Plan included policy changes approved by the BOC this year that were not included in the 2020 Agency Plan process.

THE END