

2022 Draft Agency Plan

Public Hearing Presentation

- ❑ 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

- ❑ It is a process where we **identify needed changes, share them** with resident/participant groups, develop, distribute and publish a draft.

- ❑ **June 18, 2021:** Agency Plan Draft published
- ❑ You have **45 days** to review and comment on the Draft
- ❑ **August 12, 2021:** Public hearing – last day to comment (Virtual Meeting – Call in information at www.hacla.org in the Agency Plan Section under Public Documents)
- ❑ **September 23, 2021:** Board of Commissioners meeting to approve the draft
- ❑ **October 16, 2021:** The Plan must be submitted to HUD

Outreach Meetings

Pre Publication Meetings:

- **March 18, 2021**, Resident Leadership meeting
- **April 29, 2021**, HARAC Meeting
- **May 11, 2021**, Advocate

Post Publication Meetings

- **June 29 – August 4, 2021**, Six Public Housing & Three Section 8 virtual meetings conducted
- **July 15, 2021**, Combined Resident Leader Meeting & HARAC
- **July 27, 2021**, Advocate Meeting
- 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?

- 2600 Wilshire – 1st Floor**
- Family developments - Management Offices
- Family Developments - RAC offices
- Conventional Application Center
- 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 will participate in the following initiatives, if they become available:
 - Rental Assistance Demonstration (**RAD**)
 - Choice Neighborhoods (**CN**)
- HACLA will only 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

- 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

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

- 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

- ❑ 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**

Waiting List - Applicants

- ❑ Due to size of waiting list (**over 70,000**), will be notifying applicants to indicate interest to remaining on the waiting list.
- ❑ Additionally, **effective July 3**, the waiting list will be closed for families requesting a one-bedroom unit due to the overwhelming number of applicants.

PUBLIC HOUSING

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

There are **no planned changes** for
FY2022.

Key Components:

Funding for large capital projects – **not** for regular maintenance

- ❑ 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**

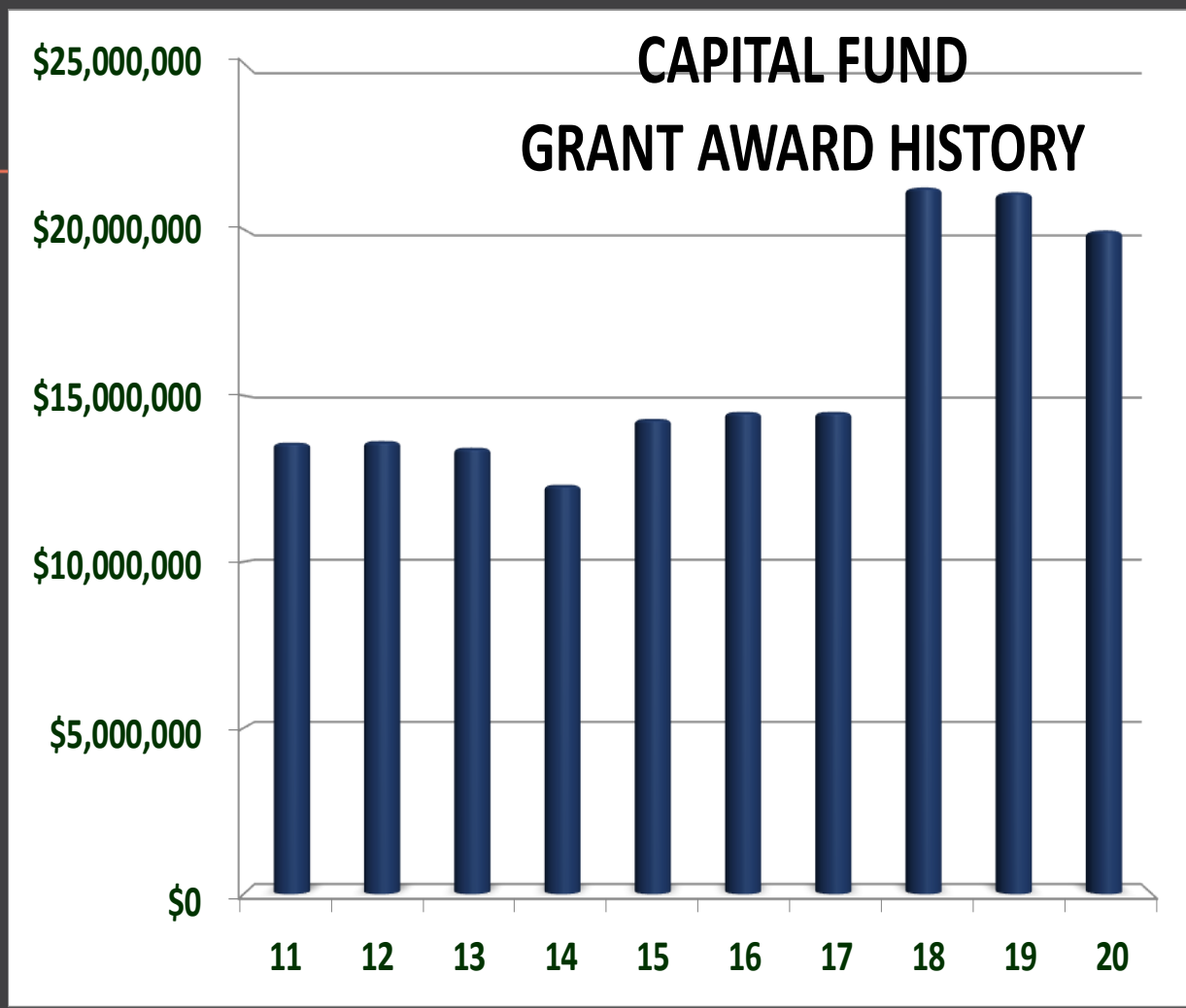


Received Since 2011
\$158,721,236

Average Yearly
Amount
\$15,872,124

Total Need
\$468,000,000

Projected amount
for 2022
\$19,900,000 millions



SECTION 8 PROPOSED CHANGES

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



General Organization of the Housing Authority

- Removing references to other departments and the Section 8 Director and what he oversees.
- Removing description of the various Departments and staffing responsibilities.
- Removing the Code of Conduct and Ethical Standards, Procurement and Contracting, Prohibition on Gifts and Gratuities, Contract Provisions since such policies are under the Human Recourse Department.

Objective VI: Promoting Equal Opportunity Employment Policies and Practices; Objective VIII: Maintenance of Records

- Deleting sections on Promoting Equal Opportunity Employment Policies and Practices because such policies are under the HACLA's Human Recourse Department.

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.**

Referrals

- For clarification, the Referrals sections is being renamed **Referrals to the Waiting List and adding Housing Choice Voucher** to the waiting list reference.

Moving to Opportunity (MTO) Program (Demonstration Program), Welfare to Work (WtW) Vouchers

- For clarification, adding that these programs are no longer taking applications.
- And removing from the Welfare to Work section the Waiting List information since it is no longer applicable and in various other sections.

Admission Of Low Income Families – Special Eligibility Criteria

- Removing reference to Chapter 18, Special Procedures for the CoC Program since the section is being removed.

Hierarchy and Methods of Verification

- ❑ Modifying hierarchy to include **Upfront Income Verification (UIV)** using non-**HUD** system as instructed by PIH Notice 2018-18 and removing Document Review.

Third Party Written Verification

- Adding for clarification and emphasis that **it is illegal to reproduce a U.S. Treasury check** and that HACLA does not allow reproduction of State checks.
- When third party verification is not available, staff is instructed to document by completing form RE-35, Verification of Income – Check Witnessed.

Document Review – Material Provided by the Family

- This section is being removed because it is no longer applicable.

Chapter 16. SPECIAL PROCEDURES FOR THE MODERATE REHABILITATION SINGLE ROOM OCCUPANCY PROGRAM FOR HOMELESS INDIVIDUALS (MRP-SRO)

- Removing outdated information.

Chapter 17 Special procedure – Project Based Voucher Program

- Renaming Chapter 16 Special procedure – Project Based Voucher Program
- Adding information on Rental Assistance Demonstration (RAD) and Section 8 Moderate Rehabilitation.



Cap on Total Number of PBVs (PBV Percentage Limitation or Program Cap)

- ❑ In addition to the **20% cap**, designating an **additional 10%** of vouchers available **under PBV** for:
 - homeless and veteran families
 - supportive housing units for disabled or elderly families
 - or units located in census areas with less than a 20% poverty rate.

Chapter 18. SPECIAL PROCEDURES FOR THE CONTINUUM OF CARE PROGRAM

- Removing chapter as it is no longer applicable.

Chapter 19 Use of Section 8 Administrative Fee Reserves

- Renumbered to Chapter 17.

Chapter 20 Special Procedures – Section 8 Homeownership Program

- Renumbered to Chapter 18.

Chapter 21 Special Procedures – HUD-VASH

- Renumbered to Chapter 19.

THE END

THANK YOU

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