

# Housing Authority of the City of Los Angeles

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## 2021 Draft Agency Plan Public Housing Presentation

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# Why an Agency Plan and What it is?

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- 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

# Agency Plan Process

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

# You & the Public's Role

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- ❑ **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](http://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

# Why does HACLA make changes?

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- ❑ **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?

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- 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

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- ❑ 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

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# **HACLA Public Housing Initiatives**



# Public Housing Initiatives

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- 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

# Disposition

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- 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)

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- 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

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

# HACLA's Goals

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- ❑ 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**

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# PUBLIC HOUSING

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

# Technical Corrections

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- ❑ Throughout the ACOP **clarifying language** and **removing outdated reference** in various sections.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

# Waiting List

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



# Offers of Housing

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- ❑ 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

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- 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**.

# Security Deposit

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- ❑ Adding to charges deducted from security deposit, **repair or replacement of stoves, refrigerators or other damage to HACLA property.**
- ❑ For **clarification** nothing new is being added, it is current HACLA practice.

# Earn Income Disallowance (EID)

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

# Rent

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

# Transfers & Non-Compensable

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- ❑ 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

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- 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

# Emergency Transfers

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- For clarification adding that **for emergency transfers**, the developments with the **highest vacancies** will be offered.



# Capital Funds

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Key Components :

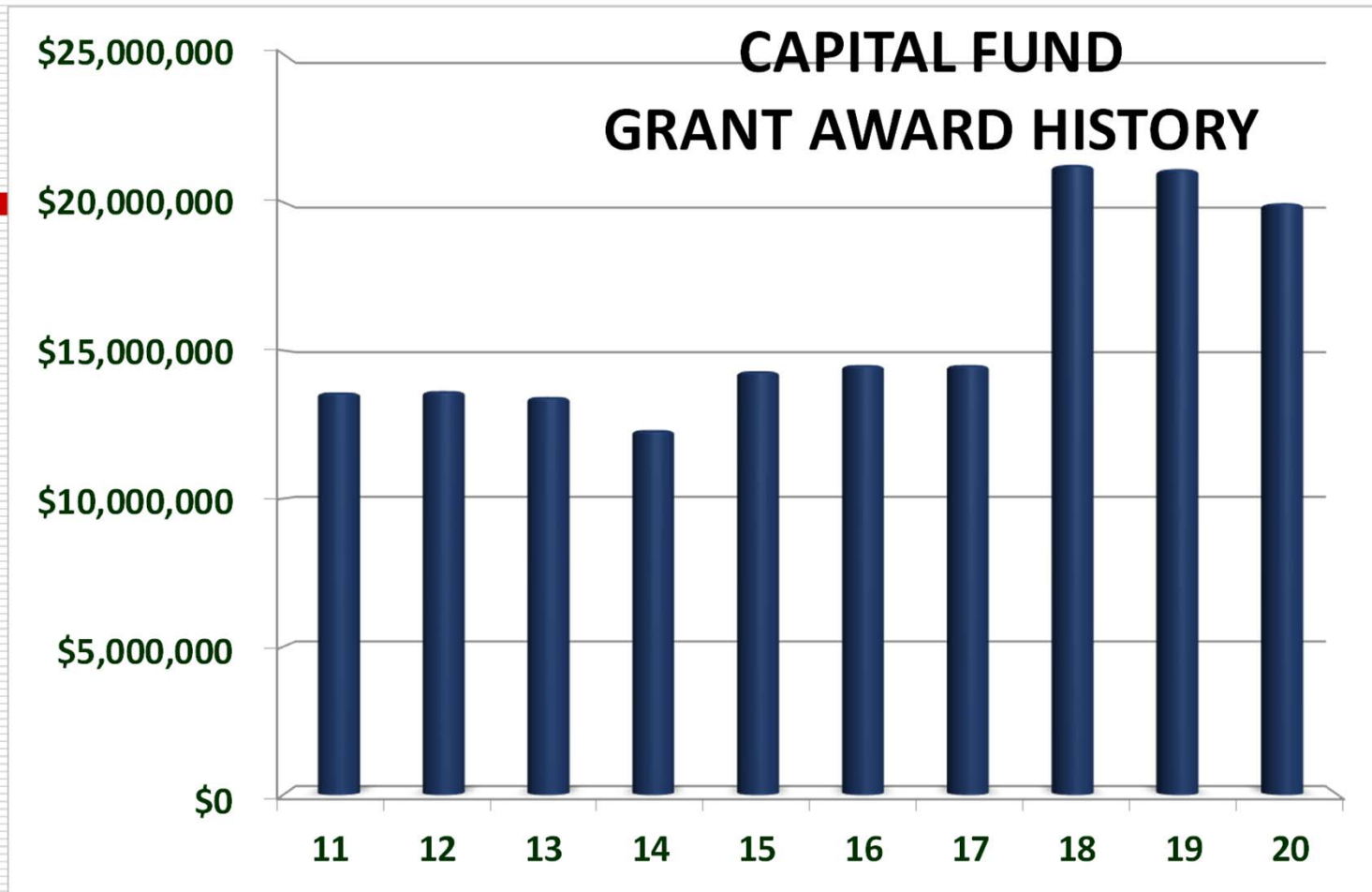
Funding for large capital projects –  
*not* regular maintenance

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# Capital Funds Allocations

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- 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**



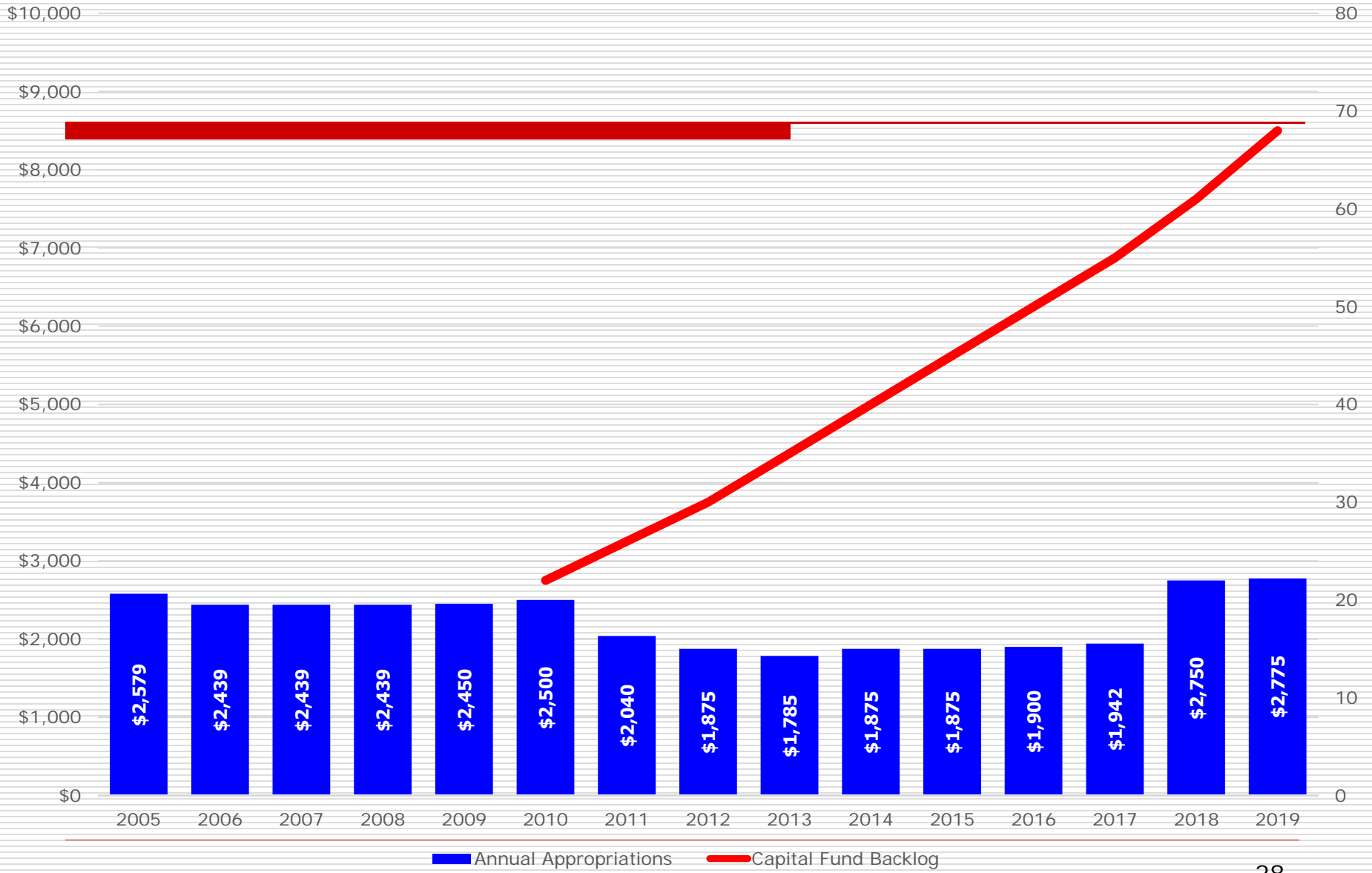
Received Since 2011 = \$158,721,236

Average Yearly Amount \$15,872,124

**Total Need= \$533,000,000**

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

# Capital Fund Appropriations and Backlog IN BILLIONS



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**THE END**