

# Housing Authority of the City of Los Angeles

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## 2021 Draft Agency Plan Section 8 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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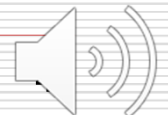
- *It is a **process** where we identify **needed changes**, **share** them with resident/participant groups, **develop**, **distribute** and **publish** a **draft**.*



# You & the Public's Role

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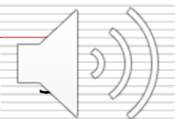
- ❑ **August 19, 2020:** Agency Plan Draft published
- ❑ You have **45 days** to review and comment on the Draft
- ❑ **October 15, 2020:** Public hearing – last day to comment (**Virtual Meeting** – Call in information at [www.hacla.org](http://www.hacla.org) in the Agency Plan Section under Public Documents)
- ❑ **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 participants and owners
- ❑ **Evaluate processes** and make improvement through the Agency Plan Process



# Where is the Agency Plan available?

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- 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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# **SECTION 8**

# **PROPOSED CHANGES**





# Section 8 Administrative Plan

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



# Policy Update

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- ❑ 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

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- ❑ Adding language for declared disasters or emergencies.



# Policy Update

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## 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

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## Family Unification Program (FUP)

- ❑ For clarification adding that for vouchers awarded under subsequent funding notices, HACLA follows eligibility requirements provided by funding notice.



# Policy Update

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## 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

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## 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

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## City Residency Preference

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





# Policy Update

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## 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

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## 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

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## Portability

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



# Policy Update

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**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

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## Participant Families – End of the Voucher Term

- The Section 8 Director may **increase the maximum voucher time** for various declared emergencies and increasing maximum voucher time **from 120 to 180** days in subsections.



# Policy Update

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## Subsidy Standards for New Admissions

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



# Policy Update

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## Public Housing Relocations – Subsidy Standards

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



# Policy Update

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## Units Selected based on Non-competitive Selection to Attach PBV to PHA-Owned Projects (former Public Housing Units)

- Adding units selected based on **Non-competitive Selection** to Attach PBV to PHA-Owned Projects (former Public Housing Units).





# Policy Update

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## 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.



# Policy Update

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## Cap on PBV Units and Excepted Units:

- Renaming section to “**Cap on PBV Units in a Project (Income-Mixing Limitation or “Project Cap”)**”
- Removing **disabled families** reference from the Excepted units definition.
- Adding the definition for “project” under the PBV for determining the cap.



# Policy Update

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## Term of PBV Contracts

- Adding initial HAP contract extensions of up to **twenty years** resulting in a **maximum of forty years**.



# Policy Update

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## Term of PBV Contracts and Inspection Before a PBV Contract Is Executed or Amended

- ❑ Adding initial HAP contract extensions of up to **twenty years** resulting in a **maximum of forty years**.
- ❑ A unit complies with HQS requirements if the unit passed an **HQS inspection** before the **HAP contract is executed**.



# Policy Update

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## Stages and Additional Units

- HACLA and owner may agree to **add eligible units** without competition, as long as a rationale is provided to the Board of Commissioners and that PBV and per-project percentage of PBV units are not violated.



# Policy Update

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## Rental Assistance Demonstration (RAD) and Project Based Vouchers

- For clarification in a **conflict** between **RAD notices and guidances** and **HACLA's subsections**, RAD notices and guidance take precedence.



# Policy Update

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## For Sections Contract Rents and Phase-in of Tenant Rent Increases

- ❑ Clarifying section, the **initial rent** to owner is **determined by HUD** and **tenant's rents** are restricted by **reasonable rent** and as provided by RAD.
- ❑ For **RAD transactions** HACLA will **specify** before conversion the **length of conversion of 3 or 5 years**.



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# Questions & Answers