



Transforming One Neighborhood At A Time
Providing Quality Housing



Housing Authority of the City of Los Angeles

Fact Sheet

About HACLA

The Housing Authority of the City of Los Angeles (HACLA) is a state-chartered public agency. It provides the largest stock of affordable housing in Los Angeles and is one of the nation's leading public housing authorities. It is also one of the oldest, providing quality housing options and supportive services to the citizens of LA since 1938.

HACLA's annual budget is \$850 million. Its funds come from five main sources: HUD's annual operating subsidy, HUD's annual Capital Fund, Section 8 administrative fees, rent from public housing residents plus other program and capital grants from various sources. HACLA continues to explore alternative funding sources and has built numerous key partnerships with City and State agencies, nonprofit foundations, community-based organizations and private developers.

For the Record

- Nickerson Gardens is the largest family large public housing development in LA with 1,066 units.
- As of 2009: 40% (8 sites) of the family large public housing developments are 67 years old, 40% (8 sites) are 54 to 56 years old and the balance (20%) are 9 years old or less.

HACLA Today

HACLA owns and manages a citywide portfolio of approximately 9,300 units and administers monthly housing assistance payments for

more than 100,000 family members throughout LA.

Conventional Public Housing: 6,942 units inclusive of

- 16 Family Large Housing Developments with 6,850 units.
- Senior/Disabled (vacant under rehab) 92 units.

Asset Management

- Subsidized with 828 units include Family (35) and senior (793).
- Unsubsidized with 1,574 units include Family (730) and Senior (844).
- Tax Credit with 32 units.

Section 8 Contracts

- Division Total Allocation with 50,842 contracts, Utilized with 49,379 contracts, Voucher with 45,366 contracts.

Special programs (as of July 2009): New Construction with 1,914 allocated units, Moderate Rehab (including SRO) with 1,371 allocated units, Shelter+Care: 2,047 allocated units, HOPWA: 144 allocated units.

How Affordable Is Public Housing?

As of June 2009:

- Families in the Conventional and Section 8 programs pay no more than 30% of their family income for rent — HUD subsidies make up the difference.
- Average family monthly income in Conventional Public Housing is \$1,490 (\$17,880 annually), Average monthly rent is \$388.
- 59% of resident income is from wages, 10% of resident income is from public assistance, 30% of resident income is from social security, SSI, pension, veteran's benefits, etc.
- 44% of residents are 0-17, 47% of residents are 18 - 60, and 8% of residents are 61 and over .



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The Waiting List for Public Housing

- As of April 2009, there are 12,174 families on the housing wait list. Broken down by bedroom size:
- 8,690 families for 1 bedroom
 - 1,507 families for 2 bedroom
 - 1,831 families for 3 bedroom
 - 141 families for 4 bedroom
 - 3 families for 5 bedroom

Estimated LA City households in need of affordable housing:

- Over 40% (515,000 households) extremely low to low income (<50% AMI)
- Nearly 15% (181,751 households) working poor (>50% to 80% AMI)
- Nearly 16% (211,801 households) moderate income (>80% to 120% AMI)
- About 45,000 units are needed for very low income to low income households

Estimated LA County households in need of affordable housing:

The Need for Affordable Housing

- Under half of households (49%) in LA County live in units they own
- Income over \$144,000 necessary to afford the median price home in LA County
- Over half of households (53%) in LA County pay more than 30% of their income toward rent

Expected LA housing units needs from 2006-2014:

- SCAG estimates the City will need about 114,000 housing units, ranging from very low to above moderate household income

(Source: US Census Bureau, American Community Survey, HUD User, LAEDC 2007 LA Facts)

Existing Affordable Housing Supply in LA City

- HACLA is currently responsible for nearly 73% or 75,400 of LA's approximately 103,170 affordable housing units (excluding rent control units), however total available supply is well below current market needs according to public records
- 50,669 units are Section 8 Vouchers administered by HACLA (HCV, PBV, S+C)
 - 6,942 units are Public Housing owned and managed by HACLA
 - 2,306 units are HACLA owned mixed income housing
 - 15,000 units are LA LOMOD through HACLA (Section 8 Project-Based administrator)

(Source: LA City and US Census 2007)

HACLA' Strategic Mission

- HACLA will preserve its existing affordable housing supply of 75,400 units and spearhead a collaborative effort to increase the supply of affordable housing in LA by 30,000 units within the next 10 years.
- HACLA will collaborate with residents and public, non-profit and private entities to create viable, healthy communities and to empower able residents to achieve financial independence. We will achieve the above while maintaining strong internal controls, developing and maintaining a strong culture of mutual respect, fiscal responsibility, and ethical behavior by our employees, residents and other key stakeholders.

More Than Just a Place to Live

HACLA provides more than a place to live. It offers a range of programs specifically for low income, homeless, disabled, children and seniors such as: Self-Sufficiency Program (FSS), Homeless Program, Homeownership Program, Housing Opportunities for Persons with Aids (HOPWA), Tenant-Based Rental Assistance, Project-Based Rental Assistance, Mainstream - Housing Opportunities for Person with Disabilities, Moderate Rehabilitation, Shelter Plus Care Program, Moderate Rehab for Single Room Occupancy.