

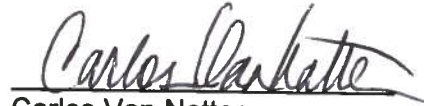
Report of the President &amp; CEO

January 23, 2020

**RESOLUTION AUTHORIZING THE ALLOCATION OF ONE THOUSAND FOUR HUNDRED EIGHTY-FOUR (1,484) SECTION 8 HOUSING CHOICE VOUCHERS FOR THE PERMANENT SUPPORTIVE HOUSING PROGRAM COMPONENT OF THE PROJECT-BASED VOUCHER PROGRAM**



Douglas Guthrie  
President & CEO



Carlos Van Natter  
Director of Section 8

**Purpose:** To assist in the creation of permanent supportive housing for extremely and very low income homeless and chronically homeless special needs disabled individuals, families, transition-age youth (TAY), seniors and veterans. HACLA proposes to make available PBV's to provide operating subsidy for eligible projects that will begin construction soonest, and maximize applications for public capital funding.

**Issues:** The Permanent Supportive Housing (PSH) Program component of the Project-Based Voucher (PBV) Program is designed to encourage developers to construct new or upgrade substandard rental housing for extremely and very low income homeless and chronically homeless special needs disabled individuals, families, TAY, seniors and veterans. 1,484 PBVs would be allocated to the PSH-PBV Program.

In the PSH-PBV Program, HACLA works cooperatively with other City and County partners to leverage Measure HHH funding and other public resources in the form of capital and operating subsidies to build supportive housing units in the City of Los Angeles. On-site supportive services, provided by the developers or their partners, are based on the needs of the clients and are designed to enable individuals and families to be successful at independent living in permanent housing.

HACLA staff have consulted with the Los Angeles Housing and Community Investment Department (HCIDLA), Los Angeles County Development Authority (LACDA), Los Angeles County Health Departments and Los Angeles Homeless Services Authority (LAHSA) on this effort. With a large number of projects applying for HHH funding and No Place Like Home funding, coupled with the unavailability of Flexible Housing Subsidy Pool (FHSP) funding to be used as rental subsidy, HACLA anticipates a large number of responses to the next PBV NOFAs.

A Housing Authority may provide project-based assistance for up to 20 percent of its Consolidated Annual Contributions Contract (ACC) authorized units, and may project base an additional 10% of their authorized units for projects serving the homeless. Currently HACLA has project-based 16.6% of its allocated units.

Vouchers will be project-based from the existing allocation of 50,832 Section 8 Housing Choice Vouchers, as of November 30, 2019.

### **Current Request**

In order to further assist the local collaborative effort to increase the number of Permanent Supportive Housing projects in the City, the Section 8 Department estimates that it has the capacity to commit 1,484 PBVs for projects that have capital funding committed, and are in an advanced state of readiness. HACLA requests to allocate 1,484 vouchers for the PSH PBV program, and intends to make these PBVs available to developers in PBV NOFAs published in 2020. These PBVs will count toward satisfying the commitment made by HACLA in the MOU with HCIDLA and the L.A. County Health Departments to award up to 5,000 PSH-PBVs over a five-year period. Due to the accelerated commitments, HACLA will actually award this figure in three years rather than five.

### **Vision Plan: PLACE Strategy #4: Steward efforts to reduce and alleviate homelessness**

With Board approval, this proposal will result in 1,484 permanent supportive housing units reserved for housing the homeless and chronically homeless.

### **PEOPLE Strategy #9: Increase access to mental health services including peer-to-peer support**

HACLA requires owners of PBV projects to provide supportive services to all PBV participants as a condition of the award of PBVs to the project, which includes access to mental health services.

### **PEOPLE Strategy #12: Improve access to physical health services**

HACLA requires owners of PBV projects to provide supportive services to all PBV participants as a condition of the award of PBVs to the project, which includes access to physical health services.

### **Funding:** The Chief Administrative Officer confirms the following:

*Source of Funds:* Vouchers will be project-based from the existing allocation of 50,832 Section 8 Housing Choice Vouchers and paid for using Section 8 Housing Assistance Payments (HAP) funding.

*Budget and Program Impact:* The PBVs will provide monthly Section 8 Housing Assistance payments for 1,484 households for 20 years. Although the PBVs will be awarded to projects in 2020, HAP payments will not be made until the construction has been completed and the units are leased. The necessary funds will be available and included in the corresponding HACLA budget year.

**Environmental Review:** PBV projects are subject to environmental reviews conducted by the Responsible Entity for the City of Los Angeles, the Housing and Community

Investment Department. Each project will be in compliance with NEPA and CEQA prior to the execution of AHAP contract.

**Section 3:** HACLA requires Economic Opportunity Plans (EOPs) in conformity with the requirements of its Section 3 Guide and Compliance Plan for the proposed projects during the NOFA submission. Developers must commit to comply with Section 3 requirements and work with general contractors who will fulfill their Section 3 requirements. Specific goals and targets will be agreed upon during hiring of the general contractor prior to project construction commencement.

**Attachments:** Resolution

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING THE ALLOCATION OF ONE THOUSAND FOUR HUNDRED EIGHTY-FOUR (1,484) SECTION 8 HOUSING CHOICE VOUCHERS FOR THE PERMANENT SUPPORTIVE HOUSING PROGRAM COMPONENT OF THE PROJECT-BASED VOUCHER PROGRAM**

**WHEREAS**, the HACLA's Permanent Supportive Housing Program (PSHP) component of the Project-Based Voucher (PBV) Program provides operating subsidies to extremely and very low income homeless and chronically homeless special needs disabled individuals, families, transition-age youth, seniors and veterans combined with on-site supportive services; and

**WHEREAS**, the PSHP PBV Program is designed to encourage developers to construct new or upgrade substandard rental housing for these populations, and 1,484 PBVs would be allocated to the program; and

**WHEREAS**, HACLA works cooperatively with other City and County partners to leverage Measure HHH funding and other public resources in the form of capital and operating subsidies to build supportive housing units in the City of Los Angeles; and

**WHEREAS**, in the PSHP PBV Program, on-site supportive services, provided by the developers or their partners, are based on the needs of the clients and are designed to enable individuals and families to be successful at independent living in permanent housing; and

**WHEREAS**, the Housing Authority desires to further assist the local collaborative effort to increase the number of permanent supportive housing units in the City; and

**WHEREAS**, due to the unavailability of other sources of operating funding, the Housing Authority anticipates a large number of responses to the next PBV NOFAs; and

**WHEREAS**, this allocation of PBVs will count toward satisfying the commitment made by HACLA in the MOU with HCID and the L.A. County Health Departments to award up to 5,000 PSH-PBVs over a five-year period; and

**WHEREAS**, a Housing Authority may provide project-based assistance for up to 20 percent of the Consolidated Annual Contributions Contract (ACC) authorized units, and may project base an additional 10% of their authorized units for projects serving the homeless, and HACLA has project-based 16.6% of its allocated units; and

**WHEREAS**, vouchers will be project-based from the existing allocation of fifty thousand eight hundred and thirty-two (50,832) Section 8 Housing Choice Vouchers.

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**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes the President and CEO to allocate one thousand four hundred eighty-four (1,484) Section 8 Housing Choice Vouchers for the Project-Based Voucher Program.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

HOUSING AUTHORITY OF THE  
CITY OF LOS ANGELES

By: \_\_\_\_\_  
Ben Besley, Chairperson

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
James Johnson, General Counsel

DATE ADOPTED: \_\_\_\_\_