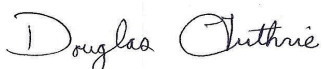


## REPORT OF THE PRESIDENT AND CEO

September 24, 2020

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO SUBMIT A JOINT APPLICATION WITH THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) TO PARTICIPATE IN THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S HOUSING CHOICE VOUCHER MOBILITY DEMONSTRATION AND TO EXECUTE AND SUBMIT ALL NECESSARY DOCUMENTS, INCLUDING ANY AGREEMENTS WITH LACDA AND PARTNERS, AS REQUIRED BY THE NOTICE OF FUNDING AVAILABILITY**




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Douglas Guthrie  
President and CEO




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Margarita Lares  
Chief Programs Officer




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Carlos Van Natter  
Director of Section 8

**Purpose:** To authorize the President & CEO of the Housing Authority of the City of Los Angeles (“HACLA”) to submit a joint Notice of Funding Availability application with the Los Angeles County Development Authority (“LACDA”), with HACLA being the lead agency, to participate in the U.S. Department of Housing and Urban Development (“HUD”) Housing Choice Voucher (“HCV”) mobility demonstration in order to obtain a grant to provide mobility assistance services to facilitate the move of Section 8 participant families with children to higher opportunity areas to provide them with better economic prospects, and to authorize the President & CEO to execute and submit all necessary documents, including any agreements with LACDA and partners, as required by the NOFA.

**Issues:** On July 15, 2020, HUD issued a Notice of Funding Availability (FR-6191-N-01) (“NOFA”) for a HCV mobility demonstration program, entitled the Section 8 Housing Choice Vouchers: Implementation of the Housing Choice Voucher Mobility Demonstration (“Demonstration” or “Mobility Demonstration”), to provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under the Demonstration. HUD is making available up to 10 grants between \$4 and \$10 million to PHAs willing to develop and implement their own housing mobility program. HUD anticipates about 1,000 new HCV Mobility Demonstration Vouchers (MDVs) will be made available under this notice. These funds can be used for housing assistance payments for MDVs,

mobility related services, security deposit assistance, staff training, startup costs of program implementation, and program plan development.

Housing mobility programs have been implemented by some public housing authorities (“PHAs”) and generally include mobility-related services such as pre- and post-move supports, family financial assistance (e.g. security deposits), landlord outreach, and housing search assistance and navigation in low poverty areas, as well as administrative policies such as adequate payment standards in opportunity areas and extended voucher search times. Recent research in Seattle-King County suggested that these services greatly helped in facilitating family moves to higher opportunity areas. HUD issued this NOFA to build upon this research and expand mobility programs in other parts of the country.

HACLA is currently in the process of negotiating an interagency agreement with LACDA to submit the joint NOFA application and participate in the Mobility Demonstration by jointly administering a regional mobility program. HACLA and LACDA believe that this program would be mutually beneficial and a public service to the participants they serve. HACLA and LACDA currently have a contract (HA-2019-122-NF) with the Poverty & Race Research Action Council (“PRRAC”) to assist with the NOFA application and implementation of the mobility program.

This Demonstration will take place over the course of six years. The first year will consist mainly of planning, with mobility services taking place from years two to six. HUD will provide technical assistance for program and research design. Throughout the six years, there will be regular reporting of research data to HUD. For the study, HACLA and LACDA will need to jointly recruit a minimum of 1,950 Section 8 families to participate. Eligible families for the study will be new admissions to the HCV program and existing voucher holders with at least one child under the age of 13. Once recruited, these families will be randomly assigned into two treatment groups and one control group. The first treatment group will receive comprehensive mobility-related services (“CMRS”), which is the full set of mobility services, while the second treatment group will receive selected mobility-related services (“SMRS”) that will consist of a subset of CMRS.

CMRS and SMRS families will receive services including but not limited to: pre-move services such as providing information on schools, the opportunity to tour and meet with school staff, educators, and any necessary educational support services housing search assistance, family financial assistance, landlord recruitment, and post-move services. CMRS families are to receive the services starting in year two. SMRS families will receive a subset of these services in year three of the study, once it is determined which interventions used in CMRS seem more promising.

The HUD HCV Mobility Demonstration NOFA requires that all applicant PHAs “must submit a board resolution showing the PHA’s interest in participating in the Demonstration, willingness to comply with all applicable requirements and the evaluation, and all the reporting requirements.” The resolution must be approved before the application deadline of October 13, 2020.

**Vision Plan:** PEOPLE Strategy No. 7: Enhance resident access to education opportunities, workforce readiness training, and skills development.

Participation in the Mobility Demonstration would align with PEOPLE Strategy No. 7. Facilitating participant family moves into higher opportunity areas would allow parents to have better job opportunities and children access to better schools and resources. This would result in improved test scores for children, increased employment for parents, and increased income for participant families, which are metrics for success of this strategy.

PLACE Strategy No. 3: Improve and expand Section 8 program, policies, and efficiencies.

One of the goals of the Section 8 program is to alleviate income disparities by providing safe and affordable housing. An impediment of this goal is the concentration of families in low opportunity areas that limit their upward mobility. Participation with the Mobility Demonstration would serve to improve and expand the Section 8 program.

One of the “year one and near term” goals of PLACE Strategy No. 3 is to “improve tools to support housing searches, provide support and training to prepare Section 8 voucher holders to be competitive in hot rental markets.” This goal aligns with that of HUD’s Mobility Demonstration.

Another near term goal is to “assess current landlord outreach and support” and to recommend program shifts that can increase landlord participation. This is one of the strategies that HACLA and LACDA seek to implement in the regional mobility program.

**Funding:** This administrative action does not require funding.

**Environmental Review:** This action is exempt.

**Section 3:** This action is exempt.

**Attachments:**

1. Resolution

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

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO SUBMIT A JOINT APPLICATION WITH LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) TO PARTICIPATE IN THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S HOUSING CHOICE VOUCHER MOBILITY DEMONSTRATION AND TO EXECUTE AND SUBMIT ALL NECESSARY DOCUMENTS, INCLUDING ANY AGREEMENTS WITH LACDA AND PARTNERS, AS REQUIRED BY THE NOTICE OF FUNDING AVAILABILITY**

**WHEREAS**, the U.S. Department of Housing and Urban Development's ("HUD") Housing Choice Voucher ("HCV") program can enable low-income families with children to move to safe neighborhoods with high-quality schools; however, many families participating in the program remain in high-poverty areas for a variety of reasons; and

**WHEREAS**, during this long-standing affordable housing crisis, unique new sources of grant funds may be available through both public and private sources which provide opportunities to further the Housing Authority of the City of Los Angeles' ("HACLA") mission; and

**WHEREAS**, the HCV program funding provisions in the fiscal year 2019 funding bill for HUD and other agencies (Consolidated Appropriations Act, 2019 (P.L. 116-6)) provided specific funding for an HCV mobility demonstration program, which would enable public housing agencies to administer HCV assistance in a manner designed to encourage families with children to move to lower poverty areas and expand access to high-opportunity communities; and

**WHEREAS**, HUD has issued a Notice of Funding Availability (FR-6191-N-01), dated July 15, 2020 ("NOFA"), for this mobility demonstration program, entitled the Section 8 Housing Choice Vouchers: Implementation of the Housing Choice Voucher Mobility Demonstration ("Mobility Demonstration"); and

**WHEREAS**, HACLA desires to submit a joint application, with HACLA being the lead agency, for Mobility Demonstration grant funds and requires authorization from the Board of Commissioners to submit such applications to HUD for its review and consideration, on its own behalf and in cooperation with its co-applicant the Los Angeles County Development Authority ("LACDA"); and

**WHEREAS**, HACLA has reviewed the NOFA and all other program requirements made available by HUD as of the date of this resolution, has determined that HACLA and LACDA have the requisite profile required by the NOFA, and intends to only submit an application that complies with all available and applicable terms and conditions; and

**WHEREAS**, HACLA will be required to set aside one turnover voucher for every two Mobility Demonstration Vouchers to be awarded by HUD in the study; and

**WHEREAS**, the President and CEO shall ensure compliance with applicable requirements (including evaluation and reporting requirements), provisions and restrictions set forth in the grant documents and will ensure such programs, grants or donations are aligned with the mission of HACLA.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby expresses HACLA's interest in participating in the Mobility Demonstration, and hereby directs the President and CEO to comply with all applicable requirements and the evaluation and reporting requirements as set forth in the NOFA (FR-6191-N-01), dated July 15, 2020; and

**BE IT FURTHER RESOLVED** that the Board of Commissioners hereby authorizes and directs the submittal of a joint application to HUD in response to the Mobility Demonstration Program NOFA, dated July 15, 2020; and

**BE IT FURTHER RESOLVED** that the President and CEO of HACLA, or his designee, is authorized to execute the application for Mobility Demonstration funding on behalf of HACLA for participation in the Mobility Demonstration Program, and take any actions and execute any related documents, agreements or contracts necessary to submit the application and implement the Mobility Demonstration Program, including any agreements with LACDA and partners, authorized by and consistent with this Resolution, and as approved by legal counsel; and

**BE IT FURTHER RESOLVED** that the undersigned Chairperson of the Board of Commissioners does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended or repealed; and

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

APPROVED AS TO FORM:  
JAMES JOHNSON

HOUSING AUTHORITY OF THE  
CITY OF LOS ANGELES

BY: \_\_\_\_\_  
General Counsel

BY: \_\_\_\_\_  
Chairperson

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

  
9/14/20