2022 Draft Agency Plan

Public Hearing Presentation
Why an Agency Plan and What it is?

- 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
It is a process where we identify needed changes, share them with resident/participant groups, develop, distribute and publish a draft.
June 18, 2021: Agency Plan Draft published
- You have **45 days** to review and comment on the Draft
- **August 12, 2021**: Public hearing – last day to comment (Virtual Meeting – Call in information at www.hacla.org in the Agency Plan Section under Public Documents)
- **September 23, 2021**: Board of Commissioners meeting to approve the draft
- **October 16, 2021**: The Plan must be submitted to HUD
Outreach Meetings

- **Pre Publication Meetings:**
  - March 18, 2021, Resident Leadership meeting
  - April 29, 2021, HARAC Meeting
  - May 11, 2021, Advocate

- **Post Publication Meetings**
  - June 29 – August 4, 2021, Six Public Housing & Three Section 8 virtual meetings conducted
  - July 15, 2021, Combined Resident Leader Meeting & HARAC
  - July 27, 2021, Advocate Meeting
  - Meeting invitations and fliers were sent to over 40 Community Advocate Organizations, Public Housing Communities, and Section 8 Participants
Why does HACLA make changes?

- Update policies to comply with changes to HUD regulations
- Obtain input and feedback from resident organizations
- Evaluate processes and make improvement through the Agency Plan Process
Where is the Agency Plan available?

- 2600 Wilshire – 1st Floor
- Family developments - Management Offices
- Family Developments - RAC offices
- Conventional Application Center
- English and Spanish
- At http://www.hacla.org/
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
HACLA Public Housing Initiatives
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 meet the following criterion:
- One-for-one replacement
- No significant negative impact to resident/participant
- Increase affordable housing stock
- Provide additional revenues for the HACLA
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
HACLA has been awarded or will be applying for CNI grants for the following properties:

- Jordan Downs (Implementation)
- Rancho San Pedro (Planning)
- William Mead (Planned application submission)
HACLA is currently applying or doing RAD conversions at the following properties:

- Jordan Downs
- Rose Hill Courts
- Lankershim/87th Street (The Manchester Apartment)
- Pueblo Del Sol
HACLA’s Goals

- 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**
Due to size of waiting list (over 70,000), will be notifying applicants to indicate interest to remaining on the waiting list.

Additionally, effective July 3, the waiting list will be closed for families requesting a one-bedroom unit due to the overwhelming number of applicants.
PUBLIC HOUSING
Admission and Continued Occupancy Policy (ACOP)
There are **no planned changes** for FY2022.
Key Components:

Funding for large capital projects – **not** for regular maintenance
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
$468,000,000

Projected amount for 2022
$19,900,000 millions
SECTION 8
PROPOSED CHANGES
Section 8 Administrative Plan

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

General Organization of the Housing Authority

- Removing references to other departments and the Section 8 Director and what he oversees.
- Removing description of the various Departments and staffing responsibilities.
- Removing the Code of Conduct and Ethical Standards, Procurement and Contracting, Prohibition on Gifts and Gratuities, Contract Provisions since such policies are under the Human Recourse Department.
Objective VI: Promoting Equal Opportunity Employment Policies and Practices; Objective VIII: Maintenance of Records

- Deleting sections on Promoting Equal Opportunity Employment Policies and Practices because such policies are under the HACLA’s Human Resource Department.
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**.
Referrals

- For clarification, the Referrals sections is being renamed **Referrals to the Waiting List and adding Housing Choice Voucher** to the waiting list reference.
Policy Update

Moving to Opportunity (MTO) Program (Demonstration Program), Welfare to Work (WtW) Vouchers

- For clarification, adding that these programs are no longer taking applications.
- And removing from the Welfare to Work section the Waiting List information since it is no longer applicable and in various other sections.
Admission Of Low Income Families – Special Eligibility Criteria

- Removing reference to Chapter 18, Special Procedures for the CoC Program since the section is being removed.
Hierarchy and Methods of Verification

- Modifying hierarchy to include **Upfront Income Verification (UIV)** using non-HUD system as instructed by PIH Notice 2018-18 and removing Document Review.
Adding for clarification and emphasis that it is illegal to reproduce a U.S. Treasury check and that HACLA does not allow reproduction of State checks.

When third party verification is not available, staff is instructed to document by completing form RE-35, Verification of Income – Check Witnessed.
Policy Update

Document Review – Material Provided by the Family

- This section is being removed because it is no longer applicable.
Chapter 16. SPECIAL PROCEDURES FOR THE MODERATE REHABILITATION SINGLE ROOM OCCUPANCY PROGRAM FOR HOMELESS INDIVIDUALS (MRP-SRO)

- Removing outdated information.
Chapter 17 Special procedure – Project Based Voucher Program

- Renaming Chapter 16 Special procedure – Project Based Voucher Program
- Adding information on Rental Assistance Demonstration (RAD) and Section 8 Moderate Rehabilitation.
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.
Chapter 18. SPECIAL PROCEDURES FOR THE CONTINUUM OF CARE PROGRAM

- Removing chapter as it is no longer applicable.
Policy Update

Chapter 19 Use of Section 8 Administrative Fee Reserves

- Renumbered to Chapter 17.

Chapter 20 Special Procedures – Section 8 Homeownership Program

- Renumbered to Chapter 18.

Chapter 21 Special Procedures – HUD-VASH

- Renumbered to Chapter 19.
THE END
THANK YOU

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