



TO: HACLA Board of Commissioners
FROM: Carlos Van Natter, Director of Section 8 *C. Van Natter*
THROUGH: Douglas Guthrie, President and CEO *Douglas Guthrie*
DATE: August 25, 2022
SUBJECT: **Section 8 Family Self-Sufficiency Program**

Background

The Family Self-Sufficiency (FSS) Program was implemented in 1992. Per 24 CFR Part 984, the objective of the FSS program is to reduce the dependency of low-income families on welfare assistance and on Section 8, public, or any Federal, State, or local rent or homeownership subsidies. Under the FSS program, low-income families are provided opportunities for education, job training, counseling, and other forms of social service assistance, while living in assisted housing, so that they may obtain the education, employment, and business and social skills necessary to achieve self-sufficiency. FSS Program Participants will have the opportunity to qualify for a special savings, or escrow, account.

In order to participate in the Section 8 FSS Program, the Head of Household must be a current Section 8 Participant and be:

- 18 years of age or older
- Willing to seek and maintain stable employment
- Willing to commit to a plan to achieve self-sufficiency.

If a Participant is enrolled in the FSS Program and their income increases due to wages from the time of enrollment, the Housing Authority may open an escrow account on their behalf if we determine they qualify. Credits to the escrow account vary from Participant to Participant depending on the increase in earned income.

Graduation from FSS Program requires that the head of household satisfactorily complete the goals specified in their FSS Contract of Participation by the time of its expiration, and seek and maintain suitable employment. In addition, every household member must comply with their lease and, for the 12 months prior to program completion, be free of welfare assistance. For purposes of the FSS program only, welfare assistance means income assistance from Federal or State welfare programs, and includes only cash maintenance payments designed to meet a family's ongoing basic needs.

Graduate for 2021. Lorena Herrera

- Services used by participant, Job referrals - AppleOne

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- Gained employment with El Centro Del Pueblo, position *Parent Partner*, pay \$16.34 hr
- Escrow received: \$14,343.64

Graduate for 2022. Cherry Villanueva

- Services used, Worksource Center - job training, AppleOne job placement
- Gained Employment with USVets, position *Case Manager II*, pay \$20.36 hr
- Escrow received: \$6,237.32

HUD conducts annual assessments of the FSS Program using two SEMAP indicators which show (1) whether HACLA has enrolled families in the FSS program as required and, (2) the extent to which HACLA has supported FSS by measuring the percentage of enrolled FSS participants with progress reports and escrow account balances. As of December 31, 2019 (last SEMAP assessment conducted by HUD due to COVID), Section 8 received full points for both indicators.

FSS Indicators from January 1, 2021 to December 31, 2021

New Enrollments for 2021	99
Escrow Accounts	Highest escrow balance \$37,285.39
Escrow Accounts	Average balance \$12,321.50
FSS Participants with Escrow Accounts	325
Escrow paid 2021	\$424,791.11
Graduates	38
Meetings with organizations providing services*	11
Meetings conducted by employers/temp agencies**	6

FSS Indicators from January 1, 2022 to August 5, 2022

New Enrollments for 2022	55
Escrow Accounts	Highest escrow balance \$42,347.92
Escrow Accounts	Average balance \$6983.86
FSS Participants with Escrow Accounts	329
Escrow paid 2022-YTD	\$268,845.25
Graduates	26
Meetings with organizations providing services*	8
Meetings conducted by employers/temp agencies**	3
Current Active FSS Participants	548

*** Meetings with organizations providing services to clients included the following:**

1. Example Guild Mortgage building credit and programs to help with down payment and grants, home ownership programs;
2. Dream Center, food bank, adult education, counseling centers, gym and youth program, food bank locations;

3. West LA College-tuition program and courses with short term certificates, services to obtain fee waivers, college classes for high school students;
4. Chinatown Health Center provided dental, financial education, small business program, free tax preparation;
5. Housing Rights Center, housing rights, legal resources;
6. JBS Southern Cal jobs, free vocational training, bank work, apartment maintenance, CNA training and front desk medical training all at no cost;
7. PACE building credit, utility assistance;
8. Winter Program construction opportunities for women in non-traditional employment;
9. CCNP family service program provides ESL, family support service, food bank, tutoring;
10. International Institute of LA, free legal services, Immigration services, transportation programs – taxi vouchers;
11. HACLA legal team discussed fraud and reporting guidelines;
12. FiveKey Charter School, free GED classes, masonry/construction classes.

**** Meetings conducted by employers/temp agencies included the following:**

1. Randstad USA for warehouse and logistic positions,
2. Pharmavite drivers,
3. Apple One job agency
4. People Ready Staffing
5. Fed Ex,
6. LazParking ballet and parking
7. Goodwill offered training and job placement at different locations.