

The Housing Authority of the City of Los Angeles (HACLA) was established in 1938 by City of Los Angeles Resolution No. 1241. HACLA has grown to become one of the nation’s largest and leading public housing authorities, providing the largest supply of quality affordable housing to residents of the City of Los Angeles.

HACLA’s annual budget is more than \$ 1.84 billion. Its funds come from six main sources: Section 8 housing assistance payments and Section 8 administrative fees, L.A. LOMOD’s Performance-Based Contract Administration (PBCA) program, public housing operating subsidy, rent revenues (public housing and asset management), public housing capital fund, and other 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.

Section 8

The Section 8 Program last opened its Waiting List on October 16, 2017, through October 29, 2017. A total of 187,804 HACLA Section 8 Waiting List Lottery applications were received, representing 457,642 total household members. On December 1, 2017 a lottery was conducted to select the 20,000 applicants (48,537 total household members) for the waitlist per HACLA’s preferences. As of October 15, 2021, HACLA has 5,897 people left on its Waiting List.

RENTAL HOUSING ASSISTANCE

Section 8 Vouchers and Certificates: 60,355 total

- 4,615 HUD-VASH (Veterans Affairs Supportive Housing)
- 4,320 CoC (Continuum of Care)
- 1,230 Mod-Rehab/Mod SRO (Moderate Rehabilitation/Single Room Occupancy)
- 240 HOPWA (Housing Opportunities for Persons With AIDS)
- 37 MDV (Mobility Demonstration Vouchers)
- 3,365 EHV (Emergency Housing Vouchers)
- 46,548 All other voucher funded assistance

HOMELESS INITIATIVES PROGRAMS

Homeless Initiatives Program Vouchers/Certificates: 26,134 total committed, representing 43% of HACLA’s voucher/certificate allocation.

- 4,111 Homeless Program
- 4,615 Veterans Affairs Supportive Housing
- 800 Tenant-Based Supportive Housing
- 4,320 Continuum of Care
- 7,449 Permanent Supportive Housing PBV
- 974 Moderate Rehabilitation SRO
- 500 Homeless Veterans Initiative
- 3,365 Emergency Housing Vouchers

CLIENT DEMOGRAPHICS

Section 8 Clients: 80,928 total with \$18,039 average family income.

<i>Age</i>	<i>Race</i>	<i>Ethnicity</i>
• Ages 0-5: 4,797	• 44% White	• 23% Hispanic/Latino
• Ages 6-17: 16,628	• 52% Black/African American	• 77% Non-Hispanic/Latino
• Ages 18-50: 26,902	• 3% Asian	
• Ages 51-61: 12,148	• 1% Native American	
• Ages 62-82: 17,792		
• Ages 83+: 2,661		

Public Housing

BY THE NUMBER

- Public Housing Sites: 6,488 units inclusive of
- 14 Large Family Developments with 6,364 units owned/operated by HACLA.
 - 1 privately owned senior building with 30 units - Del Rey Square
 - 2 privately owned mixed finance developments with 94 units - Wilmington Townhomes (46 units and Harbor View (48 units)

RESIDENT DEMOGRAPHICS

Public Housing Residents: 19,187 total with 2.97 average family size and \$24,881 average family income.

Race and Ethnicity

- 75.1% Hispanic ((14,387)
- 21.5% Black/African American (4,124)
- 1.8% Asian (347)
- 1.3% White (257)
- 0.3% Multiple/Other (72)

Age and Gender

- Ages 0-5: 1,422 (755 Male, 667 Female)
- Ages 6-13: 3,558 (1,791 Male, 1,767 Female)
- Ages 14-17: 2,008 (1,003 Male, 1,005 Female)
- Ages 18-21: 1,693 (840 Male, 853 Female)
- Ages 22-40: 4,053 (1,364 Male, 2,689 Female)
- Ages 41-60: 3,863 (1,111 Male, 2,752 Female)
- Ages 61+: 2,590 (874 Male, 1,716 Female)

HACLA-Owned/ Operated Sites	# Units
Avalon Gardens	164
Estrada Courts & Extension	414
Gonzaque Village	184
Imperial Courts	490
Jordan Downs	540
JD Scattered & Mosaics	34
Mar Vista Gardens	601
Nickerson Gardens	1,066
Pico Gardens & Las Casitas	296
Pueblo Del Rio & Extension	660
Ramona Gardens	498
Rancho San Pedro & Extension	478
Rose Hill Courts	76
San Fernando Gardens	448
William Mead Homes	415
Total	6,364

Public Housing Redevelopment

JORDAN DOWNS

HACLA is engaged in the redevelopment of the Jordan Downs public housing community in the Watts neighborhood of South Los Angeles. The planning for the project began in the late 2000s, and construction activities began in 2017, with the creation of a new public street, Century Boulevard, followed by the first phases of ground up new construction. So far, HACLA has completed 3 phases with 250 housing units and a new shopping center with 115,00 square feet of commercial space. Three phases with 272 units are under construction now, and 5 more phases with 464 units are in predevelopment and set to begin construction over approximately the next year. When completed, the Jordan Downs redevelopment will have 1,569 housing units, including one for one replacement of the original 700 public housing units using a Build First approach, along with commercial and community spaces and new parks and infrastructure. The project also includes investments in programming in the surrounding community. The total development cost for the new housing at Jordan Downs is expected to be over \$800 million, with a mix of federal, state, and local funding sources, including highly competitive HUD Choice Neighborhoods funding.

RANCHO SAN PEDRO

HACLA is in the entitlement phase of its second major public housing redevelopment at Rancho San Pedro in the San Pedro neighborhood in the Harbor area. On this project, HACLA is working with a collaborative of three developer partners to transform the existing public housing community of 478 units into a mixed income community with 1,390 housing units. This project will also include one for one replacement of public housing units, along with parks and commercial and community spaces. HACLA and the developer team are preparing for CEQA and city planning entitlements to be completed in 2022, followed by vertical construction of an offsite phase for replacement housing in 2023. Overall, the project will consist of 19 phases to be fully built out in 2039. This project also received a HUD Choice neighborhoods award, along with federal funding to build a new green space along the harbor across the street from the development, which is currently underway.

ROSE HILL COURTS

HACLA is also redeveloping the Rose Hill Courts public housing community in the El Sereno neighborhood. On this project, HACLA is partnering with Related California. This is a two-phase project that will replace 100 public housing units with 185 new units of public and affordable housing. The first phase, with 89 units, began construction in June 2021 and will be completed in Summer 2023. The project will also include a new on-site central park with amenities for residents and a management office and community building. The second phase, with 96 units, is currently in the process of applying for financing, and is expected to go into construction 2023 and be completed in 2024 to 2025. The total development cost for both phases of the project is expected to be over \$144 million.

WILLIAM MEAD HOMES

In 2021, HACLA began the initial phases of planning for the redevelopment of William Mead Homes, a 415 unit public housing community on the edge of Downtown next to Chinatown. Throughout 2021, HACLA held a series of meetings with current residents. In Fall 2021, HACLA received a Choice Neighborhoods Planning Grant from HUD to begin a formal planning process leading to a redevelopment plan that can be used to guide entitlement and funding applications in coming years. HACLA anticipates being able to add many additional affordable housing units to the site along with one for one replacement of public housing units and other amenities.

PUEBLO DEL SOL

HACLA is in the process of rehabbing the Pueblo Del Sol public housing community in the Boyle Heights neighborhood. This is a 377 unit development that was built in 2003 on the site of the former Aliso Village public housing development. HACLA partnered with Related California on this project, and received bonds and tax credits to rehab each unit and add community and amenity spaces to the development. The first phase of the project began in November of 2020 and is slated to be complete next month. The second phase began in July of 2021 and will be completed Fall 2022. The total development cost for the project is \$113 million, including over \$35 million of HACLA financing.

Asset Management

The HACLA Asset Management department currently oversees a portfolio of 103 properties, comprised of 2,893 units, which facilitates HACLA's mission of preserving, enhancing, and expanding deeply affordable housing. In addition, Asset Management collaborates with Development Services in the current redevelopment of over 800 affordable housing units throughout the City of Los Angeles. These units will increase the Asset Management's

redevelopment portfolio to more than 1800 affordable units. In 2020, HACLA applied for the first Homekey initiative made available through the California Department of Housing and Community Development (HCD) and was awarded grants to help acquire five buildings, for a total of 214 units, to help combat homelessness in the City of Los Angeles. HACLA partnered with supportive services organizations to provide residents with much needed services that will help keep them housed and provide additional benefits tailored to their needs.

Three of the properties were able to house individuals and families immediately after acquisition, and the other two buildings, which were previously hotels, required some renovation in order to become Permanent Supportive Housing sites. One of the hotels was already operating under Project Roomkey, the program preceding Project Homekey, and continued to serve as interim housing through August 2021. It is currently in the conversion phase, and once completed, will provide 50 units to house individuals who are homeless or at risk of becoming homeless. The renovations for the other former hotel were completed in December 2021, and the property has quickly begun filling its 69 units through the Coordinated Entry System (CES).

Homekey

In 2020, HACLA acquired 20 properties with 1,040 units in 11 of the City's 15 Council Districts through the first round of the State's Homekey program, which provides funds to purchase and develop housing for people experiencing homelessness or at risk of homelessness. HACLA managed all acquisitions within the City of Los Angeles on behalf of itself and the City. HACLA started preparing for the second round of the program months before it was announced by HCD, and by the time the NOFA was released, already had a number of properties under contract to be purchased. Whereas the first round was focused on motels, in the second round the City wanted to focus on permanent housing and turnkey properties, which led to a priority for multifamily properties and extended stay hotels with kitchenettes. By January 31, 2022, the deadline for applications to receive a bonus and be eligible for the LA set aside, HACLA had submitted 15 applications for over 1,100 units across 12 Council Districts, for properties totaling over \$450 million in acquisition cost. HACLA held back on one application for 100 units at the request of the City, and is negotiating a purchase agreement on another. HACLA allocated 650 Project-Based Section 8 vouchers to support long term viability of the projects, and is also beginning to line up potential projects for the upcoming third round of the program.

L.A. LOMOD

Founded by HACLA in December 1973 as a not-for-profit entity, LA LOMOD's original mission was to help provide good quality housing for low-income families, seniors, and people with disabilities. In January 2003, the U.S. Department of Housing and Urban Development (HUD) approved LA LOMOD's application to be the Performance-Based Contract Administrator (PBCA) for project-based multifamily housing units in ten Southern California counties. Operating under an Annual Contributions Contract (ACC), LA LOMOD provides administrative services to monitor the performance of owners and management agents including:

- Processing HAP payments and special claims;
- Adjusting rents and processing HAP contract renewals, terminations and expirations;
- Conducting annual management and occupancy reviews; and
- Responding to residents' health and safety issues.

Currently, LA LOMOD has 56 full-time employees and 797 properties in its portfolio amounting to 55,358 units with an FY22 operating budget of \$823 million.