

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 opened its Waiting List on October 17, 2022, through October 30, 2022. A total of 223,375 HACLA Section 8 Waiting List Lottery applications were received, representing 505,946 total household members. HACLA used a computer-randomized lottery to select up to 30,000 applicants for placement on the Section 8 Waiting List. Voucher allocations received since 2022 include: 250 VASH (eff. 6/1/2023), 377 Stability Voucher (eff. 8/1/2023), and 450 Incremental Vouchers (eff. 10/1/2022).

RENTAL HOUSING ASSISTANCE

Section 8 Vouchers and Certificates: 61,725 total

- 4,865 HUD-VASH (Veterans Affairs Supportive Housing)
- 4,240 CoC (Continuum of Care)
- 1,230 Mod-Rehab/Mod SRO (Moderate Rehabilitation/Single Room Occupancy)
- 244 HOPWA (Housing Opportunities for Persons With AIDS)
- 74 MDV (Mobility Demonstration Vouchers)
- 3,365 EHV (Emergency Housing Vouchers)
- 46,709 All other voucher funded assistance

HOMELESS INITIATIVES PROGRAMS

Homeless Initiatives Program Vouchers/Certificates: 28,432 total committed, representing 46% of HACLA’s voucher/certificate allocation.

- 4,111 Homeless Program
- 4,615 Veterans Affairs Supportive Housing
- 800 Tenant-Based Supportive Housing
- 4,240 Continuum of Care
- 9,827 Permanent Supportive Housing PBV
- 974 Moderate Rehabilitation SRO
- 500 Homeless Veterans Initiative
- 3,365 Emergency Housing Vouchers

CLIENT DEMOGRAPHICS

Section 8 Clients: 78,461 total with \$19,815 average family income.

<i>Age</i>	<i>Race</i>	<i>Ethnicity</i>
• Ages 0-5: 4,496	• 44% White	• 24% Hispanic/Latino
• Ages 6-17: 16,080	• 52% Black/African American	• 76% Non-Hispanic/Latino
• Ages 18-50: 26,599	• 3% Asian	
• Ages 51-61: 11,625	• 1% Native American	
• Ages 62-82: 18,655		
• Ages 83+: 2,680		

Public Housing

BY THE NUMBER

Public Housing Sites: 6,299 units inclusive of...

- 14 Large Family Developments with 6,141 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: 17,539 total with 2.88 average family size and \$31,307 average family income.

Race and Ethnicity

- 74.29% Hispanic (13,030)
- 22.14% Black/African American (3,883)
- 1.76% Asian (309)
- 1.19% White (208)
- 0.09% American Indian (16)
- 0.44% Multiple/Other (77)

Age and Gender

- Ages 0-5: 1,182 (613 Male, 569 Female)
- Ages 6-13: 3,065 (1,589 Male, 1,476 Female)
- Ages 14-17: 1,881 (961 Male, 920 Female)
- Ages 18-21: 1,526 (773 Male, 753 Female)
- Ages 22-40: 3,708 (1,279 Male, 2,429 Female)
- Ages 41-60: 3,555 (980 Male, 2,575 Female)
- Ages 61+: 2,622 (864 Male, 1,758 Female)

HACLA-Owned/Operated Sites	# Units
Avalon Gardens	164
Estrada Courts & Extension	414
Gonzaque Village	184
Imperial Courts	490
Jordan Downs*	351
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	6,175

* HACLA-owned but managed by private management company

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 5 phases with 422 housing units and a new shopping center with 115,00 square feet of commercial space. Four phases with 366 units are under construction now, and six more phases with 635 units are in predevelopment and set to begin construction over the next 24 months. 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 nearly \$1 billion, with a mix of federal, state, and local funding sources, including highly competitive HUD Choice Neighborhoods Implementation grant funding, and State of California Infill Infrastructure Grant, Multifamily Housing Program, and Affordable Housing and Sustainable Communities (AHSC) 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 known as the One San Pedro alliance to transform the existing public housing community of 478 units into a mixed income community with more than 1,600 housing units. The new units will include both rental and homeownership opportunities, across all affordability levels, from deeply subsidized to moderate income and market rate units. This project will provide one for one replacement of public housing units using HACLA's Build First approach and with a resident right to return, and will also feature parks, commercial spaces, and community spaces. HACLA and the developer team are preparing for CEQA, city planning entitlements, and HUD demolition authority to be completed in the spring of 2023, followed by the vertical construction of an offsite phase for replacement housing at 327 N Harbor Blvd. 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 was completed in the fall of 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 2024 and be completed in 2026 to 2027. 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, which it used to bring on a master planning team. Through 2023, the planning team developed conceptual plans based on input and feedback from residents, and HACLA began due diligence activities. HACLA anticipates completing the planning and due diligence processes in 2024 and preparing to move toward predevelopment of the first phase in 2025.

PUEBLO DEL SOL

In the summer of 2023, HACLA, together with development partner Related California, completed the rehabilitation of 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 and Related renovated and rehabilitated each unit in the property and added community and amenity spaces to the development. The total development cost for the project was \$113 million, including over \$35 million of HACLA financing.

Asset Management

The Asset Management Department's mission is to use best in class practices to preserve and expand affordable housing in the City of Los Angeles. The Asset Management team focuses on all aspects of long-term property management and investment; partnering with service providers, property managers and others to create vibrant and healthy housing communities in the City of Los Angeles. Through clearly defined execution of portfolio-level and individual property strategies, the Asset Management department ensures budgetary and regulatory compliance alongside a People First approach ensuring tenant success and lease compliance.

PROPERTY PORTFOLIO

The Asset Management portfolio consists of 6,483 units at 144 properties including our Redevelopment Partners.

Properties

- HACLA-Owned: 123 Properties
- Ownership Partnerships: 21 Properties
- Total: 144 Properties

Units

- HACLA-Owned: 3,072 Units
- Ownership Partnerships: 3,411 Units
- Total: 6,483 Units

AVERAGE INCOMES & RENTS

- Avg. affordable income: \$14,327
- Avg. affordable rent: \$759

NO. PROPERTIES & UNITS BY COUNCIL DISTRICT

CD	Properties	Units
1	9	572
2	21	296
3	5	456
4	1	11
5	0	0
6	9	261
7	3	90
8	12	115
9	12	36
10	13	1445
11	2	173
12	1	70
13	6	136
14	8	777
15	41	2005

Homekey/Acquisition

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. In 2022, HACLA acquired 16 properties with 1,277 units at a total price of \$508 million, again on behalf of itself and the City. HACLA was awarded funding from the State for each project through the second round of the program, which totaled \$369 million. In 2023, HACLA submitted four applications to the State through the third and final round of the program, for 154 units with a total value of \$89 million. HACLA plans to close on permanent financing on the properties it acquired in the first and second round in November 2023. Also in the summer of 2023, HACLA submitted multiple applications to the Los Angeles Community Investment for Families Department for \$27.5 million of federal Community Development Block Grant funding applications, including \$15 million to purchase a 120-unit market rate multifamily property that HACLA would convert in large part to restricted affordable housing. Finally, in 2022, HACLA entered into partnerships to purchase two market rate properties with 945 units at a total price of \$296 million, which will result in 634 units becoming long-term affordable housing for families at 60% and 80% of area median income.

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 65 full-time employees and 795 properties in its portfolio amounting to 55,741 units with an FY23 operating budget of \$889 million.