

Executive Summary of the Annual Plan for Fiscal Year 2019-2020

The Annual Plan identifies goals, major program policies, and financial resources for both the Housing Authority's Public Housing and Section 8 Tenant-Based Programs. Additionally, the Annual Plan updates information on housing needs, housing strategies, and other program and management data.

Included in the Annual Plan are the following attachments: the Capital Fund Annual Statement, Resident Advisory Board comments, the Admissions and Continued Occupancy Policy (ACOP) and Lease Agreement and Lease Addendums for the Public Housing Program, and the Section 8 Tenant-Based Program Administrative Plan.

Annual Plan Timeline

1. HACoLA must provide a draft Annual Plan for public review and comment for 45 days: December 28, 2018 through February 11, 2019.
2. Public comments are taken, recorded and considered in developing the Annual Plan.
3. Housing Commission approval on February 27, 2019.
4. Board of Commissioner public hearing and approval on March 26, 2019.
5. Annual Plan due to HUD by April 17, 2019.
6. HUD approval 75 days after submission.
7. Annual Plan effective July 1, 2019.

The Administrative Plan, ACOP and Public Housing Lease Agreement include language changes that are statutory, regulatory, and/or that clarify existing policy. The Housing Authority is proposing the following major changes to the Public Housing and Section 8 Tenant-Based Programs for Fiscal Year 2019-2020.

Public Housing and Section 8 Tenant-Based Programs

1. Allowable Family Additions Policy

Currently, the Housing Authority allows the addition of minors if a social service agency, such as the Department of Children and Family Services (DCFS) or the Department of Public Socials Services, previously approved the addition.

Now, the Housing Authority will expand its policy to include the addition of "foster adults". This policy is in line with the Fostering Connections to Success and Increasing Adoptions Act and California's Fostering Connections Act, which provides more support to transitioning foster youth.

Section 8 Tenant-Based Program

1. Housing Choice Voucher Waiting List Local Preference – Homeless Admission Preference

Currently, the Housing Authority provide a Housing Choice Voucher (HCV) Waiting List local preference to homeless families.

Now, the Housing Authority will expand its current HCV waiting list local preference to include families that are referred by a Housing Authority approved local service provide because they

are moving on from a transitional or permanent supportive housing program. Secondly, the Housing Authority will also expand its homeless preference to include homeless families or individuals that are eligible for a Violence Against Women Act Emergency Transfer from a Housing Authority of the County of Los Angeles rental housing program. Lastly, the Housing Authority will explore the feasibility of implementing a policy that would require its HCV waitlisted families to obtain certification of homelessness through a Coordinated Access System.

2. Special Housing Types

Currently, the Housing Authority permits a voucher holder to lease the following type of housing, as a reasonable accommodation: Congregate Housing; Group Home; Shared Housing; Cooperative Housing; Single Room Occupancy; and Homeownership.

Now, the Housing Authority will remove the need of a Reasonable Accommodation and will permit the voucher holder to submit a request for the type of housing that best suit his/her needs. The housing types selected must continue to meets HUD's respective housing type definition and HQS requirements for tenancy approval. This policy is in line with expanding housing opportunity and choice for voucher holders.

3. Use of Alternative Inspections for Biennial Inspections

Currently, the Housing Authority requires that each unit under a Housing Assistance Payment (HAP) contract have a biennial HQS inspection no more than 24 months after the most recent initial or biennial inspection.

Now, in accordance with HUD regulation, the Housing Authority may elect to meet its biennial inspection requirement by accepting a comparable passed inspection performed by another government agency. Comparable inspections the Housing Authority may accept include, but are not limited to tax credit and HOME compliance inspections.

4. Project-Based Voucher Program Housing Assistance Payment Contract Term

Currently, the Housing Authority may enter into a Project-Based Voucher (PBV) HAP Contract with an owner for an initial term of up to fifteen years.

Now, the Housing Authority will extend the initial term to not more than twenty years. This change is in line with HUD regulatory changes.

5. Project-Based Voucher Program – Public Housing Conversions

The Housing Authority has now included regulatory requirements and discretionary policies that will permit the conversion of Public Housing to Project-based voucher assistance. The inclusion of these policies are in line with HUD regulatory changes.

Public Housing selected for project-based voucher conversion will be subject to announcement before the Housing Authority's governing board of commissioners.

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