



Executive Summary of the Annual Plan for Fiscal Years 2022-2023

The Annual Plan identifies goals, major program policies, and financial resources for both the Los Angeles County Development 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

- The LACDA must provide a draft Annual Plan for public review and comment for 45 days: December 21, 2021 through February 04, 2022.
- Public comments are taken, recorded and considered in developing the Annual Plan.
- Housing Advisory Committee approval is on February 23, 2022.
- Board of Commissioner public hearing and approval is on March 22, 2022.
- Annual Plan due to HUD by April 17, 2022.
- HUD approval 75 days after submission.
- Annual Plan effective July 1, 2022.

The ACOP, Public Housing Lease Agreement, and Administrative Plan include language changes that are statutory, regulatory, and/or that clarify existing policy. Additionally, the LACDA is proposing the following major changes to the Public Housing and Section 8 Tenant-Based Programs for Fiscal Year (FY) 2022-2023.

Fiscal Year 2022-2023 Admissions and Continues Occupancy Policy (ACOP) Proposed Policies

Below are the proposed major policy changes for the Public Housing Program.

1. Expansion of Waiting List Jurisdiction

Currently, In-Jurisdiction applicants only include applicants that live and/or work in unincorporated Los Angeles County, with one exception. Long Beach residents are considered In-Jurisdiction for Carmelitos Public Housing, under current MOU with the Housing Authority of the City of Long Beach. All other applicants that live and/or work in other Housing Authority jurisdictions in the County of Los Angeles with active traditional and non-Public Housing rental assistance programs are considered Out-Of-Jurisdiction and generally will not be served.

Now, "families/elderly families who live and/or work in unincorporated Los Angeles County" will change to "families/elderly families who live and/or work in unincorporated Los Angeles

County - or who live in Los Angeles County and not covered by another PHA Public Housing program”.

This will expand LACDA’s preference to incorporate applicants who live in the County that do not currently have a reasonable chance of accessing Public Housing. This would require establishing MOU’s with fifteen (15) other Los Angeles County PHAs, and an updated MOU with Long Beach so that Long Beach residents would be considered In-Jurisdiction for Public Housing outside of Carmelitos.

2. Conducting Annual Reexaminations Online Only

Currently, the LACDA, at its own discretion conducts family annual re-examination interviews by mail or in person.

As of July 1, 2022, the LACDA will require that families conduct their annual reexamination online via the LACDA’s online portal, referred to as the Yardi Rent Café Portal.

For families who have language barriers and/or need assistance in accessing the online system, the LACDA will provide accommodations as necessary to ensure that the family can submit the required information and documents through the online system.

3. Transitional Aged Youth Preference (TAY)

Currently the LACDA does not have a TAY preference, but did have one in the past to support a limited number of TAY households.

Now, the policy will establish a maximum of five (5) households per development at the Carmelitos, Harbor Hills, Nueva Maravilla, and South County (20 max) housing developments. Because on-site services are reduced, we would work with DCFS to ensure services are available beyond TAY program participation. Applicants would be referred to LACDA by A JPA, County Agency, or CBO with a contract or MOU with LACDA (e.g. DCFS).

4. Additions to the Lease

Currently the LACDA allows the following persons to be added to the Lease (same as Administrative Plan):

- Spouse/marital-type partner and the minor children of that person
- Minor child of the head of household, co-head, spouse/marital-type partner who has been living elsewhere
- Adult child due to recent discharge from the military
- A disabled adult parent or child of the head of household/co-head who requires disability-required care.

Now, the LACDA will add the following:

- Former household members may be considered for reinstatement within 120 days after their move out. Former member must have left in good standing and are subject to Criminal Background screening and suitability requirements.
- Former household members that were removed from the household while attending an educational institution may be reinstated upon completion of their education program, with verification. Written verification from the registrar’s office will be

required. Verification must include ongoing and consecutive enrollment status or an approved and/or authorized leave per the educational institution, and evidence of completion. Former member must have left in good standing and are subject to Criminal Background screening and suitability requirements.

Fiscal Year 2022-2023 Administrative Plan Proposed Policies

Below are the proposed major policy changes for the Section 8 Tenant-Based Programs.

1. Interims for Income Increases

Currently, the LACDA processes interim reexaminations when the family reports changes in income and/or family composition.

Now, if the family reports an increase in annual income in the amount of \$2,400 or less, the LACDA will not process an interim change, and the family will be notified in writing.

This policy will incentivize families to continue striving for increased income while bringing administrative relief to the LACDA.

2. Setting and Applying Payment Standards

Currently, the Administrative Plan is limited to only the administrative requirements for reviewing and setting the required payment standard schedule.

Given the LACDA's adoption of exception payment standard schedules for multiple programs and under reasonable accommodation, the Administrative Plan will now include the U.S. Department of Housing and Urban Development's (HUD) permissible Payment Standard exceptions and each exception's regulatory requirements.

As required by HUD, the Administrative Plan will now include the LACDA's policies and procedures for when there are changes in the payment standard. When the LACDA revises the payment standard during the term of the Housing Assistance Payments (HAP) contract for a family's rental unit, the LACDA will apply the payment standard in accordance with HUD requirements.

Tentative for April 2022 and as directed by HUD under the implementation of the Housing Choice Voucher (HCV) Mobility Demonstration Program, the LACDA will adopt the use of Small Area Fair Market Rents (SAFMR) in select opportunity areas. Discretionary policies governing the SAFMR will be made in consultation and under the approval of HUD.

3. Rent Reasonableness Determinations

Currently, as part of the rent reasonableness determination process, Section 8 program regulation requires the LACDA to have owners certify that the rent charged to the family is not more than the rent charged for other unassisted comparable rental units. To do so, the LACDA requires an owner to submit an entire rent ledger, also referred to as a rent roll, when the subject rental unit is in a building with two (2) or more rental units.

To streamline the process, the LACDA will no longer require an owner to submit an entire rent ledger when the subject rental unit is in a building with two (2) or more rental units. Instead, if the rental unit is located in a multifamily property (defined by HUD as consisting of five or more units on the premises), the owner will be required to provide information on their last three most recently leased unassisted rental units of like or similar characteristics to the subject rental unit. This streamlined process is consistent with HUD's request for information via the Request for Tenancy Approval form.

To facilitate the collection of the information, the LACDA will require that owners submit the necessary information via the LACDA's Request for Tenancy Approval and Rent Increase forms. In the case of a HUD or LACDA required action, the LACDA reserves the right to request more information from the owner anytime a determination or re-determination of rent reasonableness is necessary at the commencement, or during the term of the HAP Contract.

4. Allowable Moves for New Applicants

Currently, if neither the head of household or spouse live and/or work in the LACDA's jurisdiction at the time when the family first submitted an application for participation in the Section 8 program, the family does not have any right to choose a rental unit located outside of the LACDA's jurisdiction until they have resided within the LACDA's jurisdiction, with rental assistance, for at least 12 months.

The LACDA will now lift this restriction and permit applicant families that fall under the above category to choose, as their initial assisted rental unit, a rental unit located outside of LACDA's jurisdiction under portability.

This policy will provide families and individuals admitted under a homeless preference greater access to housing choices that meet their individual needs.

5. Conducting Annual Reexaminations Online Only

Currently, the LACDA, at its own discretion conducts family annual re-examination interviews by mail or in person.

The LACDA will now require that families conduct their annual reexamination online via the LACDA's online portal, referred to as the Yardi Rent Café Portal.

For families who have language barriers and/or need assistance in accessing the online system, the LACDA will provide accommodations as necessary to ensure that the family can submit the required information and documents through the online system.

6. Family Unification Program

Currently, the LACDA administers the Family Unification Program (FUP) in partnership through a Memorandum of Understanding with the Los Angeles County Department of Children and Family Services (DCFS), who are responsible for referring FUP families and youths to the LACDA for rental assistance. As of March 1, 2022, the LACDA, in partnership with DCFS, will administer Foster Youth to Independence (FYI) vouchers.

To bring transparency to the FUP program administration and include the administration of the FYI vouchers, the LACDA has now included the following clarifications and policies in its FUP Chapter 18.

- **Waiting List Administration.** Included the referral process and applicant placement and selection from the waiting list.
- **Eligibility.** Clarified that DCFS certifies eligibility of selected families and youths and refers them to the LACDA for rental assistance eligibility determination under the Section 8 HCV program's requirements.
- **Denial of Participation.** Clarified that the family must remain FUP-eligible from the referral phases through lease-up.
- **Voucher Issuance.** Clarified that the bedroom size voucher to be issued to the FUP household will be based upon the number of family members, including the minor children who are to be reunified with the family.
- **Termination of Assistance and Tenancy.** Clarified that FUP rental assistance issued to an emancipated youth is limited to a maximum of 36 months. And clarified that, if the case plan has been changed, and re-unification of the family may not occur within a reasonable time period, as per verification received from the DCFS, the family may be terminated from the FUP.

7. Implementation of the Housing Choice Voucher Mobility Demonstration Program

In April of 2021, HUD announced that the LACDA in partnership with the Housing Authority of the City of Los Angeles (the PHAs) were selected to participate in the national Housing Choice Voucher (HCV) Mobility Demonstration Program. The LACDA was awarded 37 vouchers and has committed to use 19 turn-over Housing Choice Vouchers for families under the program. In addition, 594 currently participating HCV program families with at least one child aged 13 and under will be selected at random and invited to participate. The program HCV Mobility Demonstration duration is 5 years, but the pilot is period is from April 2022 through August 2022.

The HCV Mobility Demonstration builds upon recent research that shows growing up in neighborhoods with lower levels of poverty improves children's academic achievement and long-term chances of success and reduces intergenerational poverty. The HCV Mobility Demonstration will support the PHAs in addressing barriers to accessing housing choices by offering mobility-related services to increase the number of vouchered families with children living in opportunity areas.

In addition to offering mobility-related services, participating PHAs will work together in their regions to adopt administrative policies that further enable housing mobility, increase landlord participation, and reduce barriers for families to move across PHA jurisdictions through portability.

Administrative policies will include, but are not limited to the following:

- Adopt the required waiting list preference and update the PHA Plan and Administrative Plan to incorporate the preference.
- Work together with HUD to finalize mobility-related services, opportunity areas, and other components of the demonstration.
- Work with HUD to adopt adequate payment standards in opportunity areas; and

- Sign a memorandum of understanding and a performance standards agreement with HUD to indicate agreement with the finalized program design, services, opportunity areas, and other components of the demonstration.

In anticipation of HUD's tentative April 2022 program implementation date, and for public transparency, the LACDA has reserved and made the appropriate HCV Program Mobility Demonstration notations in the following sections of its Administrative Plan:

- Section 4.3.2 Targeted Funding. The inclusion of the administration of the Mobility Demonstration Voucher Program as a targeted category.
- Section 4.4. Local Preference. Mobility Demonstration Voucher Program will be listed as local preference #3. The admissions preference will be limited to families with at least one child aged 13 and under that live in census tracts with a family poverty rate of 30 percent or higher.
- Section 4.4.1 Other Preferences and Section 1.3 Addition of Programs. New sections to disclose HUD required LACDA actions and approvals when the LACDA must provide certain preferences or target certain populations as a condition of receiving funding, or if specific preferences or targeting is required to meet the conditions of a particular Annual Contributions Contract (ACC) or HUD grant.
- Chapter 23. New chapter that will include the Mobility Demonstration Program's administrative policies and mobility related services.

Given HUD's tentative implementation date, and as provided by Section 8's Administrative Plan regulations and new section 1.3 Addition of Programs, the LACDA will implement the applicable policies and procedures as required by HUD's HCV Mobility Demonstration for participation in the program (and as may hereby be approved by your Board) into this plan as if they were originally set forth herein. Specifics on the program will be added to the Section 8 Administrative Plan by no later than the next scheduled revision.