

Executive Summary of the Agency Plan for Fiscal Years 2026-2027

The Agency Plan identifies goals, significant program policies, and financial resources for the Los Angeles County Development Authority's (LACDA) Public Housing and Housing Assistance Programs. Additionally, the Agency Plan updates information on housing needs, housing strategies, and other program and management data.

The Agency Plan includes the following attachments: Resident Advisory Board comments, the Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program, and the Section 8 Tenant-Based Program Administrative Plan.

Annual Plan Timeline

- The LACDA must provide a draft Agency Plan for public review and comment for 45 days: December 31, 2025, through February 14, 2026.
- Public comments are taken, recorded, and considered in developing the Agency Plan.
- Housing Advisory Committee approval is on March 18, 2026.
- The Board of Commissioners public hearing and approval is on April 07, 2026.
- Annual Plan due to the Department of Housing and Urban Development (HUD) by April 16, 2026.
- HUD approval 75 days after submission.
- Agency Plan effective July 1, 2026.

The ACOP and Administrative Plan include statutory, regulatory, and/or clarifying language changes. Additionally, the LACDA is proposing the following major changes to the Public Housing and Section 8 Tenant-Based Programs for Fiscal Year (FY) 2026-2027.

Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan Proposed Policies

Below are the proposed joint major policy changes for the Public Housing and Section 8 tenant-based rental assistance programs, effective **July 1, 2026**.

1. LACDA- Initiated Reexaminations

Currently, if at any time a participant's family is determined to have zero income, the LACDA will conduct an interim reexamination every three (3) months as long as the family continues to report having no income.

Moving forward, the LACDA will no longer conduct follow-up reexaminations every three (3) months for families reporting zero income. Under the LACDA's current policy, families are responsible for promptly reporting any changes in income, family composition, or other program obligations as they occur. As a result, quarterly follow-ups are no longer necessary.

2. Registrant/Applicant/Participant Requested Information Deadline

Currently, the deadline for registrants, applicants, and participants of the LACDA's housing programs to submit income, family composition changes, and other program-related documents or information ranges from 10 to 30 days.

Moving forward, to align deadlines for consistency, registrants, applicants, and participants will have 15 calendar days to provide program-related documents or information, report changes in income and family circumstances, or respond to LACDA requests.

Admissions and Continued Occupancy Policy (ACOP) Proposed Policies

Below are the proposed major policy changes for the Public Housing program, effective **July 1, 2026**.

1. Applicant Criminal Screening Status

Currently, the LACDA deems applicant criminal screenings status as current for a period of 90 days at which point the LACDA must run the background check again before time of move in.

Moving forward, the LACDA will increase the period from 90 days to 180 days, during which it will deem the criminal screening status as current.

2. 30-Day Notification Requirement Prior To Termination of Lease for Nonpayment of Rent

Currently, the LACDA provides a 14-Day Notice for failure to pay rent, demanding payment in full or the surrender of the premises to current residents.

Moving forward, the LACDA will increase the timeframe from 14 days to 30 days.

Administrative Plan Proposed Policies

Below are the proposed major policy changes for the Section 8 tenant-based rental assistance programs.

1. Waiting List Preference

Currently, the LACDA has a Housing Choice Voucher (HCV) waiting list preference for homeless families referred via the Coordinated Entry System.

Moving forward, LACDA will remove this preference and implement two preferences for families at risk of homelessness. The Continuum of Care (CoC) preference will allow priority admission to the HCV program for families who are at risk of homelessness due to lack of funding or loss of eligibility based on programmatic changes that affect Permanent Housing grants funded under the CoC. Families selected under this preference must meet all HCV program eligibility requirements. The Emergency Housing Voucher (EHV) preference will grant priority admission to the HCV program for families at risk of homelessness due to a lack of program funding. EHV's were initially funded through 2030; however, EHV funding will be exhausted by December 2026. Families selected under this preference are already considered program participants; therefore, they are not subject to HCV program eligibility requirements.

2. Waiting List Purge

Currently, to update the waiting list, the LACDA sends a notice via first-class mail and/or email to families on the list to check their continued interest and eligibility for the program. The notice is sent to the family's last known address, and if returned with a forwarding address, the notice is resent to the indicated address.

Moving forward, if a post office returns a notice with a forwarding address, the family will be removed from the waiting list without further notification. Because families are required to update their address and any changes in their circumstances within 15 days of the occurrence through LACDA's registration portal (HARP), additional forwarding is unnecessary and eliminating it will reduce program costs.

Extenuating circumstances will continue to be reviewed for reinstatement to the waiting list.

3. Verification of Residency Preference

Currently, families who qualify under the LACDA's Residency Preference at the time of selection from the waiting list must provide either current rent receipts, leases, utility bills, employer or agency records, school records, driver's licenses, state ID cards, or credit reports showing their name and address to verify eligibility for this preference.

Moving forward, the list of acceptable forms of verification has been expanded to include tax forms, voter or vehicle registration cards, vehicle insurance policies,

and official correspondence from a government agency (e.g., a letter from the Department of Motor Vehicles, a court, or a Social Security office).

4. Minimum Rent Financial Hardship

Currently, the LACDA's Administrative Plan does not provide detailed language regarding minimum rent exemptions or the requirements to meet them.

Moving forward, the Administrative Plan has been updated with detailed requirements under 24 CFR 5.630, outlining what qualifies as a financial hardship, the distinction between temporary and long-term exemptions, and whether any suspension of minimum rent must be repaid to the LACDA.

5. Verification of Legal Identity

Currently, acceptable methods to verify the legal identity of minors include receiving a birth certificate, adoption paperwork, a custody agreement, or a health or Health and Human Services identification card.

Moving forward, the LACDA will expand the current list of acceptable documentation to verify a minor's identity to include school enrollment documents and immunization records.

6. Extensions of Voucher Term

Currently, the LACDA may approve extensions in 60-day increments not to exceed a minimum voucher term of 180 calendar days. After 180 days, the LACDA supervisors may authorize voucher extensions in 30 or 60-day increments, up to a maximum term of 365 calendar days.

Moving forward, the LACDA will approve extensions in 30 or 60-day increments, not to exceed 365 calendar days, without the need for supervisor approval.

Below are the proposed major policy changes for the Project-Based Voucher (PBV) program.

1. Review of Lease for Project-Based Voucher (PBV) Units

Currently, the LACDA reviews the lease for each PBV unit under a HAP Contract to ensure the lease meets the requirements outlined in Section 9.5 of the LACDA's Administrative Plan.

Moving forward, the LACDA will not be required to review each lease for compliance with the requirements in Section 9.5 of the Administrative Plan. This change will streamline the lease-up process for PBV units and ensure timely move-ins for new admissions to the PBV Program. The HUD PBV Tenancy Addendum will continue to supersede all lease provisions.

2. Requests to Move under PBV Program

Currently, the LACDA's Administrative Plan does not have an existing policy to address whether an assisted family may move from one PBV unit to another

without just cause. The LACDA currently permits a move from one PBV unit to another if:

1. The family is occupying a wrong-sized PBV unit;
2. A reasonable accommodation was granted due to a disability; or,
3. If the family requires an emergency move under VAWA.

Moving forward, the Administrative Plan will include a policy to prohibit assisted families from transferring between PBV units unless one of the exceptions outlined above applies. Because rental assistance under the PBV Program is tied to the unit rather than the family, the assistance must remain with the unit.

The Administrative Plan and ACOP include additional language changes that are statutory, regulatory, and/or clarify existing policy.