HOUSING AUTHORITY
of the County of Los Angeles
Administrative Office
2 Coral Circle • Monterey Park, CA 91755
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Gloria Molina
Yvonne Brathwaite Burke
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Don Knabe
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Commissioners

Carlos Jackson
Executive Director

February 26, 2003

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755

Dear Commissioners:

APPROVE FISCAL YEAR 2003-2004 ANNUAL PLAN OF THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES (ALL DISTRICTS)

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners approve the attached Annual Plan for Fiscal Year 2003-2004 (the Annual Plan), as required by the U. S. Department of Housing and Urban Development (HUD) to update the Housing Authority's program goals and objectives, including HUD Form 50075, the Capital Fund Annual Statement and Five-Year Action Plan, Admissions and Continued Occupancy Policy (ACOP) for the Conventional Public Housing Program, and the Section 8 Tenant-Based Program Administrative Plan.

2. Recommend that the Board of Commissioners adopt and instruct the Chair to sign the attached Resolution approving the Annual Plan for submission to HUD, and authorizing the Executive Director of the Housing Authority to take all actions required for implementation of the Annual Plan.

3. Recommend that the Board of Commissioners authorize the Executive Director to execute all documents required to receive from HUD a total of $7,011,414 in Capital Fund Program funds for resident programs, operating costs, and the rehabilitation of 826 housing units at nine Conventional Public Housing Program developments throughout Los Angeles County, as described in the Annual Plan; and to incorporate these funds into the Housing Authority's approved Fiscal Year 2003-2004 budget.

4. Recommend that the Board of Commissioners authorize the Executive Director to incorporate into the Annual Plan all public comments received and approved for inclusion by your Board; and authorize the Executive Director to submit the Annual Plan to HUD by April 17, 2003.

PURPOSE/JUSTIFICATION:

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) mandates that the Housing Authority submit to HUD an Annual Plan to update program goals and objectives each year.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund.

Upon approval of the Annual Plan, the Housing Authority will receive $7,011,414 in Capital Fund Program funds from HUD for resident programs, operating costs and housing rehabilitation. Operating funds for the Conventional Public Housing Program and administrative fees for the Section 8 Tenant-Based Program are allocated through a separate budgetary process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On October 21, 1998, the QHWRA mandated that all housing authorities submit to HUD a Five-Year Public Housing Agency Plan and an Annual Plan to report goals and objectives for the Capital Fund Annual Statement and Five-Year Action Plan, the Conventional Public Housing Program, and the Section 8 Tenant-Based Program. On April 4, 2000, the Board approved the Housing Authority's Five-Year Public Housing Agency Plan and Annual Plan.

The attached Annual Plan for Fiscal Year 2003-2004 includes HUD Form 50075 which updates information on housing needs, waiting lists, housing strategies, deconcentration and income mixing plans, income analyses, and other program and management data. Also included as part of the Annual Plan are the updated Capital Fund Annual Statement and Five-Year Action Plan, Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, and the Section 8 Tenant-Based Program Administrative Plan. Significant changes to these documents are discussed below.

Capital Fund Annual Statement

During Fiscal Year 2002-2003, a total of 1,827 housing units were rehabilitated at 27 Conventional Public Housing Program developments throughout Los Angeles County.

The attached Capital Fund Annual Statement for Fiscal Year 2003-2004 summarizes the Housing Authority's plan to use modernization funds to rehabilitate 826 housing units at nine Conventional Public Housing developments throughout Los Angeles County. Included are proposed work items, estimated costs, and an implementation schedule for the work to be completed. Also provided is a list of programs and funding for non-modernization activities, including: the maintenance of family learning centers; crime prevention programs; resident self-sufficiency training programs; automation upgrading of computers; and program staffing.

As authorized by HUD, the Executive Director may amend the Capital Fund Annual Statement as necessary to respond to needs such as housing emergencies, to safeguard property or protect health and safety, and to implement other changes that are in the interests of the Housing Authority and public housing residents. The Executive Director may also implement changes in response to revisions to federal funding.

Conventional Housing Program Admissions and Continued Occupancy Policy

The ACOP sets guidelines to determine eligibility for admission and continued occupancy for the Housing Authority's Conventional Public Housing Program. The revised ACOP reflects the following two changes.

First, in accordance with a motion adopted by the Board of Supervisors on June 11, 2002, the Housing Authority will accept from applicants of the Conventional Public Housing Program, the identification card issued by the Consulate General of Mexico known as "Matricula Consular". The Mexican government issues this identification card to residents abroad, who can prove Mexican citizenship. The cards, which will be used by the Housing Authority for identification purposes only, are state-of-the-art photo identification cards bearing the person's photograph and date of birth, and manufactured with safeguards to prevent counterfeiting.

Second, in accordance with Section 1950.5(f) of the California Civil Code, the Housing Authority will notify tenants, who voluntarily terminate their tenancy, that they may request move-out inspections prior to vacating the premises. Upon completion of the move-out inspection, the Housing Authority will give the tenant an itemized statement specifying the items that are in need of repair and/or cleaning which will be the basis for deductions from the security deposit. The tenant will have the opportunity to remedy the deficiencies prior to the final move-out inspection.

Section 8 Tenant-Based Program Administrative Plan

The purpose of the Section 8 Tenant-Based Program Administrative Plan is to set forth the policies and procedures that govern the Housing Authority's administration of rental assistance programs. The revised Section 8 Tenant-Based Program Administrative Plan reflects three changes.

First, as established for the Conventional Public Housing Program, the Section 8 Tenant-Based Program will also accept the identification card known as "Matricula Consular".

Second, to provide clarity for staff and the public, the Housing Authority incorporated references to the Code of Federal Regulations (CFR) within each chapter of the Administrative Plan.

Third, the following three new chapters were inserted to reorganize existing information in the Administrative Plan.

Special Programs
Chapter 20 includes information on special, targeted funding programs administered by the Housing Authority's Special Programs Unit. The following programs are included: Family Unification, Welfare-to-Work, Homeless Set-Aside, Homeless with AIDS, Shelter Plus Care, Housing Opportunities for Persons with AIDS, and Family Self-Sufficiency.

Pre-Pay/Preservation Program
Chapter 21 describes the Pre-Pay/Preservation Program, which is a transitional program designed to preserve the level of affordable housing and avoid the potential displacement of low- and moderate-income families when owners of eligible properties pre-pay their HUD-insured mortgage loan or voluntarily terminate their mortgage insured contract. This program helps bridge any reasonable affordability gap that may arise when an owner is no longer subject to HUD rental guidelines.

Moderate Rehabilitation Program
Chapter 22 describes the Moderate Rehabilitation Program, which provides loans for owners to upgrade substandard rental housing and maintain modern rental subsidies for low-income families.

PUBLIC HEARING TO APPROVE THE ANNUAL PLAN:

As required by Section 24 of the CFR Part 903.17, a public hearing to approve the Annual Plan must be conducted and will be held on March 25, 2003. In accordance with this CFR Section, copies of the Annual Plan were made available for public review and comment during the 45-day comment period extending from February 8, 2003 to March 24, 2003, at nine libraries, 11 housing developments, the South Whittier Community Resource Center, Housing Authority administrative offices, and the Housing Authority Web Site. Notices of the availability of the documents, and the public hearing, were also published in newspapers of general circulation during the 45-day period.

The Summary of Public Outreach Regarding the Annual Plan for Fiscal Year 2003-2004, a list of the nine Conventional Public Housing developments throughout Los Angeles County included in the Capital Fund Annual Statement for Fiscal Year 2003-2004, and the Annual Plan for Fiscal Year 2003-2004 are provided as Attachments, A, B, and C, respectively.

The Resolution approving the Annual Plan has been approved as to form by County Counsel. At the conclusion of the public hearing, public comments approved by the Board will be incorporated into the Annual Plan.

IMPACT ON CURRENT PROGRAMS:

Submission of the Annual Plan is required by HUD for the receipt of Capital Fund Program funds, and for the continuation of the Conventional Public Housing Program and Section 8 Tenant-Based Program.

Respectfully submitted,

for CARLOS JACKSON
Executive Director

Attachment A

Summary of Public Outreach Regarding the 2003-2004 Fiscal Year Annual Plan

Section 511 of the QHWRA instructs public housing authorities (PHAs) to convene one or more Resident Advisory Boards (RABs) for the purpose of assisting and making recommendations regarding the development of the Annual Plan, as well as any significant amendments or modifications. Section 8 participants and Conventional Public Housing residents were invited to participate on the RABs to learn about programs covered by the Annual Plan and to provide input on the Annual Plan's development.

Summary of RAB Activities:

Public Housing

- In July 2002, an Annual Plan presentation was made during the Resident Council Forum to recruit RAB members.
- Resident Council members nominated 12 RAB members to participate and develop the Annual Plan.
- Six public housing RAB meetings took place in various housing developments in October through December 2002.

Section 8

- In October 2002, the Section 8 Tenant Talk Newsletter was mailed to all Section 8 participants to recruit RAB volunteers to participate and develop the Annual Plan.
- In November 2002, an invitation to volunteer was mailed to current Section 8 RAB members.
- Thirty-eight initial responses for RAB participation were received and 11 persons elected to participate in the Annual Plan process.
- Four Section 8 RAB meetings took place in November and December 2002.

Other Outreach Activities

- A summary of the RAB comments and Housing Authority responses are included in Attachment E of the Annual Plan.
- A written Spanish version of HUD Form 50075, the Annual Plan template, was made available at Conventional Public Housing and Section 8 RAB meetings.
- Spanish translators were provided during the Conventional Public Housing and Section 8 RAB meetings.

- In January 2003, a public notice was mailed to all Conventional Public Housing and Section 8 residents notifying them of the 45-day Public Review and Comment Period.
- The public notice announcing the 45-day Public Review and Comment Period was published in the Los Angeles Times, La Opinion, The Daily News, Wave Community Newspaper, International Daily News, L.A. Sentinel and the Long Beach Press Telegram. The names of bilingual (Spanish) Housing Authority staff to be contacted were provided in the public notice.
- During the public comment period, the Annual Plan was made available at nine public libraries, 11 housing developments, the South Whittier Community Resource Center, the Housing Authority Administrative office in Monterey Park, the Section 8 Administrative office in Santa Fe Springs, the Section 8 Lancaster office and the Housing Authority Web Site.
- Summaries of the Annual Plan were available during the Public Review and Comment Period in Braille, Russian, Korean, Spanish and Mandarin Chinese at the above locations.
- Information regarding the Annual Plan is published quarterly in the Section 8 Tenant Talk newsletter and annually in the Public Housing Info Notes newsletter.

Attachment B

Capital Fund Rehabilitation

Housing Development	Address	District
1. El Segundo I	1928/37/49 E. El Segundo Boulevard Compton, CA 90222	2
2. Normandie Avenue	11431-11463 S. Normandie Avenue Los Angeles, CA 90047	2
3. Southbay Gardens	230 East 130th Street Los Angeles, CA 90061	2
4. West 107th Street	1320 W. 107th Street Los Angeles, CA 90044	2
5. Palm Apts.	959 Palm Avenue West Hollywood, CA 90069	3
6. Westknoll Apts.	838 West Knoll Drive West Hollywood, CA 90069	3
7. Harbor Hills	26607 S. Western Avenue Lomita, CA 90717	4
8. Sundance Vista	10850 Laurel Avenue Whittier, CA 90605	4
9. Whittier Manor	11527 Slauson Avenue Whittier, CA 90606	4

ATTACHMENT C

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

Annual Plan for Fiscal Year 2003-2004

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan
Agency Identification

PHA Name: The Housing Authority of the County of Los Angeles

PHA Number: CA002

PHA Fiscal Year Beginning: (mm/yyyy) 07/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☒ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☒ PHA development management offices
- ☐ Other (list below)

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of the County of Los Angeles (HACoLA) administers the Housing Choice Voucher and public housing programs for residents in Los Angeles County. The contents of the Annual Plan reflect the current state of operations and management of the affordable housing programs. The Annual Agency Plan contains the following attachments: the Capital Fund Annual Statement, Capital Fund Program 5 Year Action Plan, Resident Advisory Board Comments, Admissions Policy for Deconcentration, Progress in meeting 5-Year Goals, Schedule of Flat Rents, ACOP and Section 8 Administrative Plan. HACoLA did not include a Site Based Waiting Lists (SBWL) Attachment. HACoLA does not administer a SBWL as defined by HUD. The HA has a centralized waiting list managed at HACoLA administrative offices.

iii. Annual Plan Table of Contents
[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

☒ A. Admissions Policy for Deconcentration
☒ B. FY 2003 Capital Fund Program Annual Statement
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☒ C. FY 2002 Capital Fund Program 5-Year Action Plan
☒ D. PHA Management Organizational Chart
☐ Public Housing Drug Elimination Program (PHDEP) Plan: See attached
☒ E. Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name)
F. Membership of RAB and Outreach Activities
G. Progress in Meeting 5-Year PHA Plan Goals
H. Initial Required Tenant-Based Assessment
I. Schedule of Flat Rents
Administrative Plan: See attached ca002a01
Public Housing Admissions and Continued Occupancy Policy: See attached ca002b01

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	☒ check here if included in Section 8 Administrative Plan	Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	RASS Follow-Up Plan	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	350,920	5	5	5	5	5	5
Income >30% but <=50% of AMI	263,109	5	5	5	5	5	5
Income >50% but <80% of AMI	285,269	4	4	4	4	4	4
Elderly	156,168	5	5	5	5	5	5
Families with Disabilities	116,312	5	5	5	5	5	5
Hispanic	372,752	5	5	5	5	5	5
White Non-Hispanic	305,778	4	4	4	4	4	4
African American	138,356	4	4	4	4	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2002
☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
☐ American Housing Survey data
Indicate year:
☐ Other housing market study
Indicate year:
☒ Other sources: (list and indicate year of information)
The information regarding the housing needs of the disabled families was provided by the California State Independent Council. These figures are from 1999.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List As of 10/24/02			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	**50,100**		**5%**
Families w/ Children	**29,617**	**59.12**	
Families w/ Disabilities	700	2.36	
Extremely low income <=30% AMI	28,299	95.54	
Very low income (>30% but <=50% AMI)	1,164	3.93	

Housing Needs of Families on the Waiting List As of 10/24/02			
Low income (>50% but <80% AMI)	144	.49	
Elderly families	**3,694**	**7.37**	
Elderly with Disabilities	234	6.33	
Extremely low income <=30% AMI	3,650	98.81	
Very low income (>30% but <=50% AMI)	41	1.11	
Low income (>50% but <80% AMI)	3	.08	
Single Families	**16,789**	**33.51**	
Single with Disabilities	944	5.62	
Extremely low income <=30% AMI	16,620	98.99	
Very low income (>30% but <=50% AMI)	145	.86	
Low income (>50% but <80% AMI)	19	.11	
Race/ethnicity			
None Stated	10,308	20.57	
White/Hispanic	12,408	24.77	
White/Non-Hispanic	8,019	16.01	
Black/Hispanic	143	0.29	
Black/Non-Hispanic	17,871	35.67	
American Indian or Alaskan/Hispanic	14	0.03	
American Indian or	142	0.28	

Housing Needs of Families on the Waiting List As of 10/24/02			
Alaskan/Non-Hispanic			
Asian or Pacific Islander/Hispanic	17	0.03	
Asian or Pacific Islander/Non-Hispanic	1,178	2.35	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	3,858	7.70	
1BR	16,019	31.97	
2 BR	17,152	34.24	
3 BR	12,157	24.27	
4 BR	396	.79	
5+ BR	518	1.03	

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	107,497		2%
Extremely low income <=30% AMI	99,819	92.85	
Very low income (>30% but <=50% AMI)	6,247	5.81	
Low income (>50% but <80%	1,279	1.18	

Housing Needs of Families on the Waiting List			
AMI)			
Families with children	40,673	37.83	
Elderly families	17,840	16.59	
Families with Disabilities	8,090	7.52	
White Non-Hispanic	14,550	13.53	
Hispanic	20,449	19.02	
African-American	23,663	22.01	
Asian/Pacific Island	2,904	2.70	
Other: Undisclosed National Origin	45,931	42.72	

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

☒ Apply for additional section 8 units should they become available
☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
☒ Employ admissions preferences aimed at families with economic hardships
☒ Adopt rent policies to support and encourage work
☒ Other: (list below) Continue marketing the public housing program through brochures and presentations to local community and advocacy groups, churches and community forums.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

☐ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☐ Seek designation of public housing for the elderly

☒ Apply for special-purpose vouchers targeted to the elderly, should they become available

☒ Other: (list below) Advertise and market the Section 8 program at Social Security Offices, Senior Centers, neighborhood centers and Veteran offices.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities

☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available

☒ Affirmatively market to local non-profit agencies that assist families with disabilities

☒ Other: (list below) Continue marketing to local churches, social security offices, advocacy groups and specialized groups such as the Braille Institute. Additionally, HACoLA will continue to maintain its current mainstream program for people with disabilities.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs

☒ Other: (list below) Continue marketing the public housing program at housing fairs, local governmental activities, churches, to public housing resident councils and conduct open houses for a variety of communities.

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations

☒ Other: (list below)
Continue distributing fair housing brochures to public housing residents. Utilize the RAB to conduct fair housing presentations for residents and HACoLA staff.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☒ Other: (list below) HUD policies that adversely affect the Housing Authority of the County of Los Angeles' Public Housing and Section 8 programs, especially unfunded mandates.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2003 grants)**		
a) Public Housing Operating Fund	$6,614,800	
b) Public Housing Capital Fund	$7,011,414	
c) HOPE VI Revitalization	$0	
d) HOPE VI Demolition	$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	$123,875,860	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	$721,400	
g) Resident Opportunity and Self-Sufficiency Grants	$500,000	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
h) Community Development Block Grant	$4,013,500	
i) HOME	$0	
Other Federal Grants (list below)		
Congregate Housing	$0	
Economic Support Service	$175,300	
EDI-Special Projects	$0	
Welfare to Work	$0	
Telemedicine	$50,000	
Shelter Plus Care	$3,254,628	
HOPWA	$0	
2. Prior Year Federal Grants (un-obligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	$6,950,700	
4. Other income (list below)		
Tenant Charges	$83,800	
Interest Income	$905,000	
4. Non-federal sources (list below)		
Total resources	$154,156,402	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: (describe) After the HA 'batches' applicants from the waiting list, the HA first verifies applicant interest in the public housing program. Applicants who return the HA 'interest form' are mailed application packets. Upon receipt of a completed application packet, the HA begins the process of verifying eligibility for admission to public housing.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other (describe) Additionally, the Housing Authority also conducts credit checks and obtains previous landlord's references.

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list
☐ Sub-jurisdictional lists
☒ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☐ PHA main administrative office
☐ PHA development site management office
☒ Other (list below) All applicants must apply via telephone.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 15

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? 3

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☒ Other (list below) Applicants can be placed on a site-based waiting list at the time a pre-application is mailed to them.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
☐ One
☐ Two
☒ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:
☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
☒ Emergencies

☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below) Transfers due to threat of violence are also given priority over new admissions and over all transfers. Victims of domestic violence and victims of hate crimes are covered under the transfer policy.

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☒ Victims of domestic violence
☐ Substandard housing
☒ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

☐ Working families and those unable to work because of age or disability
☒ Veterans and veterans' families
☒ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below) Emancipated youth aging out of Foster Care

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1 Victims of domestic violence

Substandard housing

1 Homelessness

High rent burden

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability

☒ 2 Veterans and veterans' families

☒ 3 Residents who live and/or work in the jurisdiction

☐ Those enrolled currently in educational, training, or upward mobility programs

☐ Households that contribute to meeting income goals (broad range of incomes)

☐ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs

☐ Victims of reprisals or hate crimes

☒ Other preference(s) (list below)

Emancipated Youth
The Housing Authority is in the process of implementing an admissions preference for emancipated youth aging out of Foster Care, between the age of 18 and 21. The program will be designed to assist these youths with not only housing, but life skills, employment training and ongoing support as well. Emancipated youth will be considered through the homeless preference.

Additionally, the Housing Authority expanded the homeless criteria to include single elderly and disabled people.

Disabled single adults do not have an admissions preference as the Housing Authority maintains a separate waiting list for elderly/disabled housing developments and the waiting period for these developments is less than for family sites.

For victims of hate crimes, HACoLA handles cases referred to HACoLA by law enforcement on a case-by-case basis,

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers

☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list) Applicants and residents can also obtain information in the Resident Manager's Office. Additionally, residents obtain updated information via rent statements, HA newsletters and community policing deputies.

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

☐ At an annual reexamination and lease renewal
☒ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]**	**Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]**
Nueva Maravilla	500	Income included within EIR	See Income Analysis

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists

If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
- ☒ Other (describe below) HACoLA will release the name and address of a previous landlord if requested by a new landlord, as required by HUD regulations.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

☐ PHA main administrative office
☒ Other (list below)

Applicants for rental assistance are accepted by telephone only. Interested persons may apply for rental assistance by calling (562) 347-4663 Monday thru Friday from 8:00 a.m. to 5:00 p.m. The call is free to local callers. A toll-free telephone number (800) 731-4663 is available to residents in remote areas of the County (Antelope Valley area). HACoLA is still exploring the option of accepting applications on-line through the HACoLA website.

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

HACoLA will provide an extension to search for housing when the family has documented that they have been actively searching for housing, but have not been able to locate an affordable rental unit due to local market conditions or particular family situations. Local market conditions that may affect a family's housing search include: high rent, lack of interest by property owners, and/or low vacancy rate. Families must document these conditions in order to be granted an extension. A sample form that can be used for this purpose is provided to families at the time that they receive a Voucher.

HACoLA will provide an extension based on the family's particular situation(s) as well. For example, families with poor credit histories and large families (six or more) often experience difficulty in locating an adequate unit and may need additional time to locate a unit where they can utilize their Section 8 assistance. In most cases, HACoLA will extend a search time up to a maximum of 180 days (six months).

Extensions will also be granted for medical reasons and as a reasonable accommodation. Request for extensions under these conditions will generally be subject to a maximum of 180 days. However, Housing Supervisors of the Housing Authority will extend a Voucher up to a maximum of 270 days for medical and reasonable accommodations only.

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☒ Veterans and Veteran's Families
☒ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below) *Elderly and Disabled Persons-Section 8 will admit elderly and disabled single persons before able-bodied and non-elderly single persons.*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☒ 3 Veterans and veterans' families
☒ 2 Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ 4 Other preference(s) (list below) *Elderly and Disabled Persons-Section 8 will admit elderly and disabled single persons before able-bodied and non-elderly single persons.*

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☒ Through published notices
☒ Other (list below) *Advertise and market the Special Programs at Social Security offices, Welfare agencies, and neighborhood centers.*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☒ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☐ $1-$25
☒ $26-$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

The HACoLA will immediately grant the minimum rent exception to all families who request it. The minimum rent will be suspended until the HACoLA determines whether the hardship is covered by statute and temporary or long-term. If the HACoLA determines that the minimum rent is not covered by statute, the HACoLA

will impose a minimum rent including payment for minimum rent from the time of suspension. It is under the HACoLA's discretion the length of time the minimum rent exception will be granted. The minimum rent exception is on a case by case basis.

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member
☒ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☒ For household heads
☐ For other family members
☐ For transportation expenses
☒ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below) If the cost of utilities (excluding telephones) is not included in the resident's rent, a utility allowance is deducted from the total tenant payment.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☒ Other (list below) At anytime that a family experiences a decrease in family income or a change in family composition size.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

☐ The section 8 rent reasonableness study of comparable housing
☒ Survey of rents listed in local newspaper

☒ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ Reflects market or submarket
☒ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other (list below) *Rental data for Los Angeles County area and program information indicating where program families are able to lease units.*

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☒ $1-$25
☐ $26-$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below):
Exceptions will be granted for homeless families.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

_ List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2821	141
Section 8 Vouchers	20,178	5,046
Section 8 Certificates	NA	
Section 8 Mod Rehab	725	12

Special Purpose Section 8 Certificates/Vouchers (list individually)	449	8
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs(list individually)	NA	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Maintenance Policy and Procedure Manual (revised)

Admissions and Continued Occupancy Policy

(2) Section 8 Management: (list below)

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☐ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Attachment B

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name: Attachment C)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]
Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: **461-463 ½ Amalia Avenue** 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (04/01/03)
5. Number of units affected: 4 Multi-Family Units 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: In progress b. Projected end date of activity: 12/31/03

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development

☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved:
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? 49

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 14

c. How many Assessments were conducted for the PHA's covered developments? 1

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: 0

Development Name	Number of Units

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

This information must be provided as a required attachment to the PHA Plan template.

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program

☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 10/29/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☒ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of

residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate) **(As of: 10/21/02)**	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Economic Development/Supportive Services Grant (EDSS) (Carmelitos, Harbor Hills, Nueva Maravilla, South Scattered, and Quartz Hill) • Job Placement (150) • Small Business Development (20) • Credit Counseling (60) • Professional Clothes (20) (Grant ended: 8/26/02)	250 residents	Walk-in and targeted outreach by site staff, resident councils, and one-stop centers	Site-based Family Resource Centers and one-stop centers	Public Housing Only
Welfare to Work Grant (WtW) (Carmelitos, Harbor Hills, Nueva Maravilla, South Scattered, and Quartz Hill) • Temporary Paid Work Experience. (Grant ended: 6/30/02)	145	Walk-in and targeted outreach by site staff, resident councils, and one-stop centers	Site-based Family Resource Centers and one-stop centers.	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 10/21/02)
Public Housing	90	63
Section 8	2,142	1,098

b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

4. Which developments are most affected? (list below)

Carmelitos
Harbor Hills
Nueva Maravilla
South Scattered Sites

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)

The Crime and Safety Unit (CSU) works with all sites to establish relationships with the local enforcement agency's crime prevention unit. CSU has also improved methods for receiving crime data from law enforcement agencies and expanded its capacity in the area of crime mapping and analysis.

2. Which developments are most affected? (list below)

Carmelitos
Harbor Hills
Nueva Maravilla
South Scattered Sites

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

2. Which developments are most affected? (list below)

Carmelitos
Harbor Hills
Nueva Maravilla
South Scattered Sites

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2003 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

NA

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Chapter 9

PET POLICY—ELDERLY/DISABLED DEVELOPMENTS

[24 CFR 5.309]

INTRODUCTION

The purpose of this policy is to establish the Housing Authority's policy and procedures for ownership of common household pets in elderly and disabled developments and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

This policy changes provisions previously applicable to elderly/disabled developments. Only residents who had pets prior on or before the effective date of the revised Pet Policy are allowed to keep pets providing they have adhered to the terms of the Pet Agreement – Addendum to Lease Agreement.

Animals That Assist Persons with Disabilities

Pet rules will not be applied to animals that assist persons with disabilities. To be excluded from the pet policy, the resident/pet owner must certify that:

There is a person with disabilities in the household; and

The animal has been trained to assist with the specified disability.

A. HA APPROVAL OF PETS

All pets must be approved in advance by the HA.

Pets must meet the HA's pet standards and the tenant and the PHA must enter into a Pet Agreement.

B. PET STANDARDS

Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Residents are not permitted to have more than two (2) common household pets.

1. Dogs

Maximum number: 1

Maximum adult weight: 30 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

Any litter resulting from the pet must be removed immediately from the unit.

2. Cats

Maximum number: 2

Must be a household cat

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

Any litter resulting from the pet must be removed from the unit immediately

3. Birds

Maximum number: 3

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: (10 gallons)

Must be maintained on an approved stand

5. Rodents (rabbit , guinea pig, hamster, or gerbil ONLY)

Maximum number: 1

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

The following are NOT "common household pets":

Domesticated dogs that exceed thirty pounds (Animals certified to assist the disabled are exempt from the weight limitation.)

Vicious or intimidating pets (Dog breeds including pit bull, rottweiler, chow, boxer or Doberman are considered vicious or intimidating breeds and are not allowed.)

Wild, feral, or any other animals that are not amenable to routine human handling

Any poisonous animals of any kind

Fish in aquariums exceeding ten gallons in capacity

Non-human primates

Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit

Pot-bellied pigs

Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children
Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children

Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them

Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans

Snakes or other kinds of reptiles

C. REGISTRATION OF PETS

Pets must be registered with the HA ten (10) days before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual recertification.

Each pet owner must provide a color photograph of their pet(s) and display a "Pet Here" sticker, provided by the HA, which will be displayed on the front door of the unit at all times.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal To Register Pets

If the HA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The HA will refuse to register a pet if:

The pet is not a "common household pet" as defined in this policy;

Keeping the pet would violate any House Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The HA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

D. PET AGREEMENT

Residents who have been approved to have a pet must adhere to the following rules:

1. Agree that the resident is responsible and liable for all damages caused by their pet(s).

2. No animals may be tethered or chained inside the dwelling unit.

3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.

4. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of $50. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.

5. Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.

6. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.

7. All complaints of cruelty and all dog bites will be referred to animal control of applicable policy agency for investigation and enforcement.

8. Deceased pets shall be properly disposed by Los Angeles County Animal Control Services where applicable and shall not be disposed on Housing Authority property.

9. The right of management to enter dwelling unit upon receipt of notice from the HA.

10. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating a nuisance.

11. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the HA accepts no responsibility for pets so removed.

12. Failure to abide by any animal-related requirement or restriction constitutes a violation of the "Resident Obligations" in the resident's Lease Agreement.

E. DESIGNATION OF PET/NO-PET AREAS

The following areas are designated no-pet areas: HA playgrounds, management offices, community centers, and recreation center areas.

F. FEES AND DEPOSITS FOR PETS

The resident/pet owner shall be required to pay a refundable deposit of $75.00 per unit for the purpose of defraying all reasonable costs directly attributable to the presence of a pet (or pets). The deposit fee shall not apply to birds and fish.

The HA will refund the Pet Deposit to the resident, less any damage caused by the pet(s) to the dwelling unit, upon removal of the pet or the owner from the unit.

The HA will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the HA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the HA as a result of damages directly attributable to the presence of the pet(s) in the dwelling unit will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;

Common areas of the development if applicable.

G. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Single bedroom dwelling units are limited to no more than two pets of any kind.

H. ADDITIONAL REQUIREMENTS

Pet owners must take precautions to eliminate pet odors.

Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Residents shall not feed stray animals; doing so, or keeping stray or unregistered animals will be considered having a pet without permission.

I. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of $50 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

J. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet(s).

In the event the resident relocates to non-HA owned property (such as a privately-owned apartment complex or hotel) at the request of the HA to complete emergency repairs to the resident's unit and/or complete modernization and/rehabilitation activities, the resident shall have the responsibility for the board and care of their pet(s) during the duration of the resident's relocation to non-HA-owned property.

K. RESPONSIBLE PARTIES

The resident will provide the following information when registering their pet(s): Name, address and telephone number of the veterinarian who will be providing regular care for the pet(s); name of the adult household member who will be primarily responsible for animal care; name and contact information for a household member who will return home in the event an animal experiences distress or causes a disturbance w hen left alone; contact information for a non household member w ho will respond to emergency situations regarding the pet(s) in question.

L. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements that a resident/pet owner has violated the Pet Rule Policy, the HA will serve a 30-Day Notice to Cure or Quit.

M. NOTICE FOR PET REMOVAL

If the resident/pet owner and the HA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the HA, the HA may serve notice to remove the pet. The Notice shall contain:

A brief statement of the factual basis for the HA's determination of the Pet Rule that has been violated; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

N. TERMINATION OF TENANCY

The HA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

O. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets that are poorly cared for or have been left unattended for over 24 hours.

If the responsible party is unwilling or unable to care for the pet, or if the HA after reasonable efforts cannot contact the responsible party, the HA may contact the appropriate State or local agency and request the removal of the pet.

P. EMERGENCIES

The HA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the HA to place the pet in a shelter facility, the cost will be the responsibility of the resident/pet owner.

PET POLICY—GENERAL OCCUPANCY SITES

[24 CFR 960.701]

INTRODUCTION

The purpose of this policy is to establish the HA's policy and procedures for ownership of common household pets in general occupancy developments and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

Animals That Assist Persons with Disabilities

Pet rules will not be applied to animals that assist persons with disabilities. To be excluded from the pet policy, the resident/pet owner must certify that:

There is a person with disabilities in the household; and
The animal has been trained to assist with the specified disability.

A. PET STANDARDS

Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Residents are not permitted to have more than one common household pet, excluding fish and birds.

1. Dogs

Maximum number: 1

Maximum adult weight: 30 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations
Must be licensed as specified now or in the future by State law and local ordinance

Any litter resulting from the pet must be removed immediately from the unit

2. Cats

Maximum number: 1

Must be a household cat

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

Any litter resulting from the pet must be removed from the unit immediately

3. Birds

Maximum number: 3

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: 10 gallons
Must be maintained on an approved stand

5. Rodents (rabbit, guinea pig, hamster, or gerbil ONLY)

Maximum number: 1

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

The following are NOT "common household pets":

Domesticated dogs that exceed thirty pounds (Animals certified to assist the disabled are exempt from the weight limitation.)
Vicious or intimidating pets (Dog breeds including pit bull, rottweiler, chow, boxer or Doberman are considered vicious or intimidating breeds and are not allowed.)

Wild, feral, or any other animals that are not amenable to routine human handling

Any poisonous animals of any kind

Fish in aquariums exceeding ten gallons in capacity

Non-human primates

Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit

Pot-bellied pigs

Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children

Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children

Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them

Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans

Snakes or other kinds of reptiles

B. REGISTRATION OF PETS

Pets must be registered with the HA ten (10) days before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual recertification.

Each pet owner must provide two color photographs of their pet(s) and display a "Pet Here" sticker, provided by the HA, which will be displayed on the front door of the unit at all times.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal To Register Pets

If the HA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The HA will refuse to register a pet if:

The pet is not a "common household pet" as defined in this policy;

Keeping the pet would violate any House Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The HA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

C. PET AGREEMENT

Residents who have been approved to have a pet must adhere to the following rules:

1. Agree that the resident is responsible and liable for all damages caused by their pet(s).

2. No animals may be tethered or chained inside the dwelling unit.

3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.

4. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of $50. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.

Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.

All complaints of cruelty and all dog bites will be referred to animal control of applicable policy agency for investigation and enforcement.

Deceased pets shall be properly disposed by Los Angeles County Animal Control Services where applicable and shall not be disposed on Housing Authority property.

The right of management to enter dwelling unit upon receipt of notice from the HA.

The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating a nuisance.

The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the HA accepts no responsibility for pets so removed.

That failure to abide by any animal-related requirement or restriction constitutes a violation of the "Resident Obligations" in the resident's Lease Agreement.

D. DESIGNATION OF PET/NO-PET AREAS

The following areas are designated no-pet areas: HA playgrounds, management offices, community centers, and recreation center areas.

E. FEES AND DEPOSITS FOR PETS

The resident/pet owner shall be required to pay a refundable deposit of $200.00 per unit for the purpose of defraying all reasonable costs directly attributable to the presence of a pet. The deposit fee shall not apply to birds and fish.

The HA will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

The HA will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the HA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the HA as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;

Common areas of the development if applicable.

F. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Single bedroom dwelling units are limited to no more than one pet of any kind.

G. ADDITIONAL REQUIREMENTS

Pet owners must take precautions to eliminate pet odors.

Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Residents shall not feed stray animals; doing so, or keeping stray or unregistered animals will be considered having a pet without permission.

H. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of $50 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

I. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

In the event the resident relocates to non-HA owned property (such as privately-owned apartment complex or hotel) at the request of the HA to complete emergency repairs to the resident's unit and/or to complete modernization and/or rehabilitation activities, the resident shall have the responsibility for the board and care of their pet during the duration of the resident's relocation to non-HA owned property.

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O. EMERGENCIES

The HA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?____
5. ☐ Yes ☒ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☒ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☒ Attached at Attachment (File name) Attachment E
☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:

Due to RAB recommendations, HACoLA will increase its advertising to Veterans' offices by providing information on available assistance for the elderly and people with disabilities and the availability of any special-purpose Section 8 programs.

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☒ Other: (describe)
The Housing Authority is still in the process of implementing the Tenant Commissioner Requirement.

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☒ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
   One Year Plan for 2002-2003

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Substantial Deviation from the 5-year Plan:

It is the intent of the Housing Authority of the County of Los Angeles to adhere to the goals and objectives outlined in the 5-year strategic plan. However, the plan will be modified and re-submitted to HUD if a significant deviation from program goals and objectives occurs. Significant deviation is defined by the Housing Authority as follows:

- A change in Program Administration
- A significant increase or decrease in program funding
- A significant change in the local economy, i.e., economic recession.
- A need to respond to events beyond the Housing Authority's control such as an earthquake, civil unrest or other unforeseen events.
- A mandate from local government officials, specifically the governing body of the Housing Authority, to change the direction (goals and objectives) of the program.

2. Significant Amendment or Modification to the Annual Plan:

A significant amendment to the PHA one-year Agency Plan is defined as a change in program policy or procedure that would significantly impact program applicants or participants. This includes any revisions to the PHA's Administrative Plan and/or Occupancy Policy that would change a policy or procedure contained in the PHA's Agency Plan.

PHA Plan
Table Library

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

ADMISSIONS POLICY FOR THE DECONCENTRATION OF POVERTY IN PUBLIC HOUSING
[24 CFR Part 903]

Introduction

Section 16(a)(3)(B) of the United States Housing Act of 1937 (42 U.S.C. 1437n) mandates that public housing authorities (PHAs) adopt an admissions policy that promotes the deconcentration of poverty in public housing. The U.S. Department of Housing and Urban Development (HUD) emphasizes that the goal of deconcentration is to foster the development mixed income communities within public housing. In mixed-income settings, lower-income residents are provided with working-family role models and greater access to employment and information networks. This goal is to be accomplished through the policy's income-targeting and deconcentration.

Income-Targeting

Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) prohibits the concentration of very low-income families in public housing through the enactment of new admissions targets.

Public Housing:

- Not less than 40% of new admissions must have incomes at or below 30% of the area median income.
- The balance of 60% of new admissions may have incomes up to 80% of the area median income.

Section 8:

- Not less than 75% of new admissions must have incomes at or below 30% of the area median income. The remaining balance of 25% may have incomes up to 80% of the area median income.

Based on the housing needs of families on the public housing waiting list, the Housing Authority will exceed the 40% cap for families at or below 30% of the area median income. The Housing Authority will meet the requirement of admitting 75% of families at or below 30% of the area median income to the Section 8 Housing Choice Voucher Program.

This policy is based on the current income levels of families on the waiting lists for public housing and Section 8. The income limits for public housing will remain unchanged for FY 2003 and will be subject to review after a yearly income analysis of families residing in general occupancy (family developments). The Housing Authority will continue its marketing efforts to attract more working families to apply to the public housing program, such as advertising the revised income-limits and amending rent structure policies to support and encourage employment among residents.

Income Analysis of Public Housing Covered Developments:

24 CFR instructs PHAs to conduct an analysis of the incomes of families residing in general occupancy (family) housing developments with more than 100 housing units. The Housing Authority of the County of Los Angeles (HACoLA) has three developments that meet the HUD definition:

Housing Developments With 100+ Units	
Housing Development	**Number of Dwelling Units**
Nueva Maravilla	500
Carmelitos	700
Harbor Hills	300

To complete the income analysis, HACoLA applied the following formula:

1. Determined the average income of all families residing in the affected developments:

Average Income $13,526

2. Determined the average income of families in each affected development:

Average Income of Each Housing Development	
Housing Development	**Average Income**
Nueva Maravilla	$16,328
Carmelitos	$12,439
Harbor Hills	$11,812

3. Determined which developments are outside the Established Income Range (EIR) of 85% to 115% of the PHA wide income average for the affected developments

Established Income Range (EIR)	
Housing Development	**Percent of EIR**
Nueva Maravilla	120%
Carmelitos	92%
Harbor Hills	87%

Per 24 CFR Part 903, published on August 6, 2002, HUD revised the definition of EIR to include within the EIR those developments in which the average income level is at or below 30 percent of the area median income.

For Nueva Maravilla, which falls above the EIR, the average family income of $16,328 is below the extremely low-income threshold of 30% of the Area Median Income for Los Angeles County (which is $16,530). Therefore, the income of Nueva Maravilla cannot be categorized as "higher income" for purposes of income mixing and will be included within the EIR.

The Housing Authority will not undertake any further measures with regard to deconcentration and will adhere to current admissions policies and self-sufficiency efforts.

Attachment B

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant
Housing Authority for Los Angeles County, California	Capital Fund Program Grant No: **CA16P002-501-03** Replacement Housing Factor Grant No.	**2003**

(X) Annual Statement)

( ) Performance and Evaluation Report [ ] Final Performance and Evaluation Report

Line Item	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	**Revised**	**Obligated**	**Expended**
1	Total Non-CFP Funds					
2	1406	Operations	1,400,000	-	-	-
3	1408	Management Improvements - Soft Costs	1,200,000	-	-	-
		Management Improvements - Hard Costs				
4	1410	Administration	300,000	-	-	-
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees & Costs	700,000	-	-	-
8	1440	Site Acquisition				
9	1450	Site Improvements	304,775	-	-	-
10	1460	Dwelling Structures	1,855,225	-	-	-
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures	794,132	-	-	-
13	1475	Nondwelling Equipment	60,000	-	-	-
14	1485	Demolition				
15	1490	Replacement Reserve				

16	1492	Moving to Work Demonstration				
17	1495.1	Relocation Costs				
18	1499	Development Activities				
19	1502	Contingency	397,282	-	-	-
20	Amount of Annual Grant (sum of lines 2 thru 19)		**7,011,414**	-	-	-
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
26	Collateralization Expenses or Debt Service					

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Housing Authority for Los Angeles County, California	Capital Fund Program Grant No: **CA16P002-501-03** Replacement Housing Factor Grant No.	**2003**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
ADMINISTRATION				**300,000**	-	-	-	
Agency-Wide	Non-Technical Salaries	1410.1	100%	138,339	-	-	-	
	Technical Salaries	1410.2	100%	76,661	-	-	-	
	Travel	1410.1	100%	10,000		-	-	

					-			
	Employee Benefits	1410.9	100%	65,000	-	-	-	
	Sundry Planning	1410.19	100%	10,000	-	-	-	
		Subtotal		**300,000**	-	-	-	
MANAGEMENT IMPROVEMENTS				**1,200,000**	-	-	-	
Agency Wide	**Soft Costs**				-	-	-	
	Upgrades (automation/equipment)	1408	100%	250,000	-	-	-	
	Staff & Resident Training Programs	1408	100%	250,000	-	-	-	
	Resident Service Programs	1408	100%	236,000	-	-	-	
	Resident Services Coordinators	1408	100%	464,000	-	-	-	
		Subtotal		**1,200,000**	-	-	-	
FEES & COSTS				**700,000**	-	-	-	
Agency-Wide	A/E	1430.1	100%	150,000	-	-	-	
	Consultant	1430.2	100%	175,000	-	-	-	
	Inspections	1430.7	100%	200,000	-	-	-	
	Sundries	1430.19	100%	175,000	-	-	-	
		Subtotal		**700,000**		-	-	

					-			
OPERATIONS				**1,400,000**	-	-	-	
Agency-Wide	Operations	1406	100%	1,400,000	-	-	-	
		Subtotal		**1,400,000**	-	-	-	
HARBOR HILLS				**794,132**	-	-	-	
CA16P002004	Complete construction of Community and	1470	1	**794,132**	-	-	-	
	Child Care Buildings				-	-	-	
		Subtotal		**794,132**	-	-	-	
WESTKNOLL				**750,000**	-	-	-	
CA16P002014A	Seismic retrofit building	1460	1	750,000	-	-	-	
		Subtotal		**750,000**	-	-	-	
PALM				**750,000**	-	-	-	
CA16P002014B	Seismic retrofit building	1460	1	750,000	-	-	-	
		Subtotal		**750,000**	-	-	-	

1320 WEST 107TH STREET				**345,000**	-	-	-	
CA16P002021E	Landscape site	1450	1	150,000	-	-	-	
	Remodel kitchens and bathrooms	1460	18	195,000	-	-	-	
		Subtotal		**345,000**	-	-	-	
11431-63 SOUTH NORMANDIE				**30,000**	-	-	-	
CA16P002020B	Repair collapsed sewer lines	1475	100%	30,000	-	-	-	
		Subtotal		**30,000**	-	-	-	
EL SEGUNDO I				**30,000**	-	-	-	
CA16P002023	Repair collapsed sewer lines	1475	100%	**30,000**	-	-	-	
		Subtotal		**30,000**	-	-	-	
SOUTHBAY GARDENS				**160,225**	-	-	-	
CA16P002032	Refurbish balconies, repair siding, and	1460	1	160,225	-	-	-	
	repaint exterior of building							
		Subtotal		**160,225**	-	-	-	
WHITTIER MANOR				**74,300**				
CA16P002033	Increase height of existing block	1450	100%	74,300				

	walls and							
	install sensor activated exterior lighting							
		Subtotal		**74,300**				
SUNDANCE VISTA				**80,475**				
CA16P002156	Install wrought iron fencing around perimeter	1450	100%	80,475				
	of front yards with chain link fencing and							
	demolish existing block wall							
		Subtotal		**80,475**				
CONTINGENCY				**397,282**	-	-	-	
Agency Wide	Contingency to be used for construction	1502		397,282	-	-	-	
	activity							
		Subtotal		**397,282**	-	-	-	
	GRAND TOTAL			**7,011,414**	-	-	-	
Annual Statement 2003								

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing Authority for Los Angeles County, CA	Capital Fund Program No: **CA16P002-501-03**	**2003**

			CA16P002-501-01				
			Replacement Housing Factor No:				
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OPERATIONS	6/30/2005			6/30/2007			
1406							
MGMT IMPROVEMENTS	6/30/2005			6/30/2007			
1408							
ADMINISTRATION	6/30/2005			6/30/2007			
1410							
FEES & COSTS	6/30/2005			6/30/2007			
1430							
CA16P002002	6/30/2005			6/30/2007			
Harbor Hills							
CA16P002014A	6/30/2005			6/30/2007			
Westknoll							
CA16P002014B	6/30/2005			6/30/2007			
Palm Avenue							
CA16P002020B							
11431-63 S. Normandie	6/30/2005			6/30/2007			
CA16P002021E	6/30/2005			6/30/2007			
1320 West 107th Street							

CA16P002023							
El Segundo I	6/30/2005			6/30/2007			
CA16P002032							
Southbay Gardens	6/30/2005			6/30/2007			
CA16P002033							
Whittier Manor	6/30/2005			6/30/2007			
CA16P002156							
Sundance Vista	6/30/2005			6/30/2007			

Attachment C
Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name
Los Angeles County Housing Authority

Development Number / Name/HA-Wide		Year 1 501-2003	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
			PHA YF: 2004	PHA FY: 2005	PHA FY: 2006	PHA FY: 2007
CA16-P002-501		Annual Statement				
Operations (Agency-Wide)			1,000,000	1,000,000	1,000,000	1,000,000
Management Improvements			1,000,000	1,000,000	1,000,000	1,000,000
Administrative Costs			350,000	350,000	350,000	350,000
Fees & Costs			1,100,000	1,100,000	1,100,000	1,100,000
Carmelitos	001		1,285,600	3,064,500	1,214,000	1,287,888
Harbor Hills	002		1,126,956	4,362,740	52,910	2,492,690
Nueva Maravilla	004		1,456,200	1,050,000	570,000	3,030,000
Marina Manor I	013		-	-	-	1,250,300
Westknoll	014a		750,000	290,000	60,000	681,750

Palm	014b		1,282,700	37,000	-	638,900
Francisquito	015		460,800	300,000	-	-
Ocean Park	018		61,000	3,500	-	126,900
1104 W. 106th St.	020a		89,500	123,250	161,000	37,500
Normandie	020b		30,800	-	223,400	102,900
Century & Wilton	020c		82,000	433,000	300,000	29,600
Williamson	020d		10,000	-	-	-
1101-09 W. 91st Street	021a		150,000	-	106,500	42,900
1234 E. 119th Street	021b		9,500	-	-	13,000
1229-39 E. 61 Street	021c		3,500	-	30,000	11,500
1100 W. 106th Street	021d		13,000	136,600	-	24,000
1320 W. 107th Street	021e		100,000	-	-	140,000
McBride	021f		62,000	68,000	-	-
Simmons	021g		4,000	3,500	-	-
Amalia	021H		4,000	3,500	-	-
El Segundo I	023		51,000	241,800	545,000	30,000
Carmelitos (Seniors)	026		241,900	80,000	-	533,750
Marina Manor II	027		20,000	-	-	1,090,500
Foothill Villa	029		125,000	231,000	400,000	237,000
Orchard Arms	030		758,000	60,000	452,000	348,000
Southbay Gardens	032		89,000	206,800	27,000	825,000
Whittier Manor	033		110,000	27,000	20,000	10,000
4th & Mednick	034		7,000	-	-	-
Arizona & Olympic	048		41,000	-	-	-
El Segundo II (2141)	052		59,800	38,100	405,000	195,000
88th & Beach	056		5,000	44,200	25,600	2,000
Herbert	058		200,000	115,000	255,000	25,000
1034-37 W. 94th Street	060a		2,000	10,000	16,000	53,000
1324 W. 95th Street	060b		13,600	11,200	-	8,000

El Segundo II (2140)	061		24,900	36,500	-	39,800
Quartz Hill I	062		15,000	155,000	-	70,000
Woodcrest I	066		111,500	129,600	62,000	12,500
1615-17 E. 87th Street	067					51,500
Quartz Hill II	069		18,000	100,000	-	70,000
Addington & Waldorf	071		9,600	21,000	-	42,000
1027-33 W. 90th Street	078		113,100	25,000	-	16,000
1334 W. 106th St	079a		8,200	22,900	-	36,500
9410 Budlong	079b		2,000	34,600	15,000	30,000
11126 Budlong	079c		2,000	21,600	27,500	13,500
92nd & Bandera	080b		46,400	65,500	65,000	16,000
1535 East 83rd Street	080a		6,000	7,400	6,500	3,500
Woodcrest II	090		105,500	34,000	-	12,500
1115/1116 W 90th St	091a		-	-	216,000	15,500
Carmelita	091b		34,000	11,500	13,500	-
Triggs	091c		50,000	52,000	35,400	1,700
Monica Manor	097		15,500	-	5,500	222,500
85th & Miramonte	098		-	-	-	-
Jarvis	107a		-	-	3,200	8,000
1527 E. 84th Street	107b		-	-	-	14,500
1336-40 W. 105th Street	124a		20,000	112,500	150,000	37,000
1057 W. 106th Street	124b		75,000	50,000	-	47,500
1120 W 107th St	127a		2,700	33,000	7,500	6,500
1310 W 110th St	127b		-	30,000	7,500	8,500
11104 Normandie	127c		-	29,000	10,000	23,500
1221 W Imperial	132a		2,500	29,000	20,000	7,599
1309 W Imperial	132b		400	22,500	7,000	7,500
11248 S. Budlong Ave.	138		1,000	90,000	6,000	126,000
Sundance Vista	156		80,000	70,000	45,000	35,000

TOTAL PROJECT ESTIMATE		12,898,156	15,573,290	9,016,010	17,640,677
TOTAL CFP FUNDING		7,011,414	7,011,414	7,011,414	7,011,414
TOTAL RHF FUNDING		43,927	43,927	43,927	43,927

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 501-03	Activities for Year: 2 FFY Grant: 501 PHA FY: 2004			Activities for Year: 3 FFY Grant: 501 PHA FY: 2005		
	Development Name/No.	Major Work	Estimated Cost	**Development Name/No.**	Major Work	Estimated Cost
See Annual Statement	**CA16P002001**	Repair Furnaces/Wall Heaters in Family Units	111,600	**CA16P002001**	Replace bathroom doors and doorjams	2,124,500
	Carmelitos	Repair Sidewalks	482,000	**Carmelitos**	Abate & replace floor tile (100 units)	500,000
		Replace concrete patios	607,000		Relocate residents for abatement process	50,000
		Install Tot-Lot & playground equipment	50,000		Replace kitchen cabinet tops in handicapped units	150,000
		Replace room dividers in Community Center	35,000		Replace rusted electrical room doors	240,000
	CA16P002002	Replace ranges and range hoods	199,500	**CA16P002002**	Remodel bathrooms	2,280,000
	Harbor Hills	Replace wall heaters	399,000	**Harbor Hills**	Remodel kitchens	1,425,000
		Replace toilets	45,000		Replace interior lights	397,740
		Install gutter/downspouts	131,456		Install security doors	260,000

		Spray water seal on 52 buildings	150,000			
		Replace concrete walkways	90,000			
		Replace storage shed	112,000			
	CA16P002004	Install galvanized iron fencing in family area	350,000	CA16P002004	Replace floors in common areas	40,000
	Nueva Maravilla	Replace sliding glass doors in family units	106,200	Nueva Maravilla	Replace irrigation system and re-landscape	1,000,000
		Replace wrought iron fencing	1,000,000		Upgrade windows in teen center	10,000
	CA16P002014a	Seismic retrofit building	750,000	CA16P002014a	Remodel bathrooms	150,000
	Westknoll			Westknoll	Replace existing elevators	90,000
					Replace garage gates	50,000
See	CA16P002014b	Install new carpet in units & common areas	60,000	CA16P002014b	Install new sprinkler system	5,000
Annual	Palm	Install vertical blinds	20,000	Palm	Install new access panel behind refrigerator	8,000
Statement		Replace ranges & hoods	180,000		Replace garage gate/doors	500
		Replace kitchen tiles, cabinets, countertops	250,000		Upgrade trash chutes & doors	3,500
		Install security screens/sliding doors@1st fl units	12,000			
		Upgrade intercom system	4,000			
		Upgrade fire alarm system	5,000			
		Replace floor tiles in laundry room	700			

		Replace ceiling in laundry room	1,000			
		Seismic retrofit	750,000			
				CA16P002013	Install perimeter fencing in parking lots	20,000
	CA16P002013	Upgrade fire alarm system	30,000	CA16P002013	Install perimeter fencing in parking lots	20,000
	Marina Manor I			Marina Manor I		
	CA16P002015	Upgrade kitchen lighting	10,800	CA16P002015	Repave front walkways & resurface parking lots	250,000
	Francisquito Villa	Replace roof	50,000	Francisquito Villa	Install walkway & emergency exit gate	10,000
		Remodel kitchens (cabinet, counter, range hoods)	250,000		Replace air conditioners in common areas	40,000
		Replace carpets in all units	50,000			
		Replace floor tile in common areas	100,000			
See	CA16P002018	Remodel kitchens	50,000	CA16P002018	Replace refrigerators in senior units	3,500

Annual	**Ocean Park**	Replace fire extinguishers & boxes	9,000	**Ocean Park**		
Statement		Modify building reception/antenna system	2,000			
	CA16P002020a	Install BBQ area benches & concrete slab	5,000	**CA16P002020a**	Regrade and landscape	2,500
	1104 W. 106th St.	Replace trash enclosures w/ornamental fence	20,000	**1104 W. 106th St.**	Replace aluminum windows	99,250
		Increase site lighting	3,000		Upgrade exposed plumbing	6,500
		Install vehicle gate operators	4,000		CPTED improvements	15,000
		Dex-o-tex balconies and walkways	3,500			
		Replace sub floor	54,000			
	CA16P002020b	Replace fascia board & paint exterior	30,800	**CA16P002020b**	N/A	
	Normandie			**Normandie**		

See	CA16P002020c	Retexture interior hallway walls	70,000	CA16P002020c	Replace refrigerators (seniors)	20,000
Annual	Century/Wilton	Replace interior hallway lights	12,000	Century/Wilton	Replace kitchen countertops w/SSV	30,000
Statement					Replace bathroom/kitchen tiles	85,000
					Replace ranges/hoods	40,000
					Install 1.6 gallon low-flush toilets	35,000
					Replace carpet in senior units	15,000
					Replace roof	55,000
					Replace facia boards, repaint exterior of bldgs	120,000
					Install rain gutters	33,000
	CA16P002020d	Replace kitchen countertops, cabinets, floor tiles	10,000	CA16P002020d	N/A	
	Williamson			Williamson		
	CA16P002021a	Seismic retrofit building	100,000	CA16P002021a	N/A	
	1101 W 91st Street	Relocation for seismic work	50,000	1101 W 91st Street		
	CA16P002021b	Landscape site & replace wrought iron fence	3,500	CA16P002021b	N/A	
	E. 119th Street	Repair and repaint exterior of building	4,000	E. 119th Street		
		Replace wall heaters & water heaters	2,000			
	CA16P002021c	Landscape backyards & regrade	2,500	CA16P002021c	N/A	
	E 61st Street	Replace electrical boxes	1,000	E 61st Street		
	CA16P002021d	Upgrade wrought iron bars	9,000	CA16P002021d	Regrade & landscape site	2,500
	1100 W 106th St.	Repipe gas, water, sewer lines	4,000	1100 W 106th St.	Replace built-up roof	18,000
					Replace aluminum windows	23,300
					Replace interior doors	12,000

					Remodel kitchens & bathrooms	75,300
					Replace water heaters	5,500
	CA16P002021e	Fumigate for termites	40,000	**CA16P002021e**	N/A	
See	**W. 107th Street**	Remove palm trees & repair sidewalks	2,500	**W. 107th Street**		
Annual		Replace sub-floors and re-tile	34,000			
Statement		Replace main electrical panels	3,500			
		Resident relocation	20,000			
	CA16P002021f	Remodel kitchens (countertops, cabinets, sinks)	10,000	**CA16P002021f**	Install vertical blinds	2,000
	McBride	Abate asbestos, replace floor tiles	50,000	**McBride**	Remodel bathrooms	20,000
		Install rain gutters	2,000		Replace ranges/hoods	6,000
					Replace roofs	40,000
	CA16P00221g	Install rain gutters	2,000	**CA16P002021g**	Replace entry doors	1,500
	Simmons	Replace range and range hoods	2,000	**Simmons**	Replace garage doors	2,000
	CA16P00221h	Install rain gutters	2,000	**CA16P00221h**	Replace entry doors	1,500
	Amalia	Replace range and range hoods	2,000	**Amalia**	Replace garage doors	2,000
	CA16P002023	Replace patio doors	6,000	**CA16P002023**	Replace finish hardware	6,800
	El Segundo I	Fumigate for termite	36,000	**El Segundo I**	Replace windows with aluminum windows	200,000
		Resident relocation	9,000		Replace roofs	35,000

See Annual Statement						
	CA16P002026	Replace trash room & meter doors	14,400	CA16P002026	Replace kitchen cabinets and counter tops in	80,000
	Carmelitos Srs	Replace carpet in all units & common areas	227,500	Carmelitos Srs	handicapped units	
	CA16P002027	Install backup generator system	20,000	CA16P002027	N/A	
	Marina Manor II			Marina Manor II		

	CA16P002029	Replace landscape	25,000	CA16P002029	Replace unit A/Cs	46,500
	Foothill Villa	Repair/repaint exterior of building	100,000	Foothill Villa	Replace unit heaters	31,000
					Replace boiler and seal floor	200,000
	CA16P002030	Replace unit A/Cs	140,000	CA16P002030	Install new carports	60,000
	Orchard Arms	Replace heaters	140,000	Orchard Arms		
		Repair/repaint exterior of buildings	120,000			
		Install additional fencing in parking areas	120,000			
		Replace kitchen cabinets and counter tops	138,000			
		Replace bathroom vanities	100,000			
	CA16P002032	Replace intercom system	10,000	CA16P002032	Replace finish hardware	6,800
	Southbay Gardens	Replace roofs & carports	70,000	Southbay Gardens	Replace aluminum windows	200,000
		Replace exterior doors	9,000			
	CA16P002033	Relocate water heaters from roof	10,000	CA16P002033	Replace carpet w/VCT in common areas	25,000
	Whittier Manor	Replace unit and common area A/Cs	100,000	Whittier Manor	Upgrade intercom system	2,000

	CA16P002034	Replace storage and exterior doors	2,000	CA16P002034	N/A	
	4th & Mednick	Replace sliding glass doors	2,000	4th & Mednick		
		Remove tree from front of building	1,500			
		Repave walkways	1,500			
	CA16P002048	Install wrought iron fencing	20,000	CA16P002048	N/A	
	Arizona/Olympic	Replace exterior doors	20,000	Arizona/Olympic		
		Replaced forced air furnaces	1,000			
	CA16P002052	Regrade and landscape site	16,000	CA16P002052	Replace roofs	16,000
	El Segundo II	Replace exterior doors	24,300	El Segundo II	Replace wall heaters	12,600
		Replace forced air furnaces	19,500		Replace stair treads	9,500
	CA16P002056	Repave parking area/stripe & install bumpers	5,000	CA16P002056	Replace VCT tile	20,000
	88th & Beach			88th & Beach	Replace roof	9,800
					Replace closet doors	14,400
	CA16P002058	Replace roof	200,000	CA16P002058	Repave front walkway & parking lot	15,000
	Herbert			Herbert	Replace kitchen cabinets & countertops	96,000
					Replace A/Cs in common areas	4,000
	CA16P002060a	Upgrade landscaping	2,000	CA16P002060a	Install site lighting (CPTED)	10,000
	W 94th Street			W 94th Street		

	CA16P002060b	Install BBQ pits, benches, concrete slab	900	CA16P002060b	Replace wall heaters	5,600
	W 95th Street	Replace range/range hoods	2,700	W 95th Street	Replace exterior doors	5,600
		Install site lighting (CPTED)	10,000			
	CA16P002061	Repair wall	1,000	CA16P002061	Replace aluminum windows	32,000
	El Segundo II	Replace vinyl tile & base	8,900	El Segundo II	Landscape and regrade site	4,500
		Replace forced-air furnaces	15,000			
	CA15P002062	CPTED improvements	5,000	CA15P002062	Replace interior doors	75,000
	Quartz Hill I	Replace water heaters	10,000	Quartz Hill I	Install new kitchen counter tops	80,000
	CA16P002066	Repair wrought iron security doors	500	CA16P002066	Replace aluminum windows	34,600
	Woodcrest I	Remove storage cabinets in carport	1,000	Woodcrest I	Upgrade landscape & install "tot lot"	75,000
		Replace water heaters & furnaces	25,000		Replace closet doors	20,000
		Replace composition shingle roof	30,000			
		Replace storage & interior doors	55,000			
	CA16P002067	Replace heaters	8,000	CA16P002067	N/A	
	1615-17 E. 87th St.	Replace waters heaters	3,200	1615-17 E. 87th St.		
		Replace roof	8,000			

	CA16P002069	Install rubber stair treads	8,000	CA16P002069	Replace furnace ducts	60,000
	Quartz Hill II	Replace water heaters	10,000	Quartz Hill II	Extend maintenance supply room	40,000
	CA16P002071	Upgrade porch lights (CPTED)	600	CA16P002071	Replace interior/exterior doors	12,000
	Addington/Wald	Replace heaters	9,000	Addington/Wald	Repair exterior and repaint building	9,000
	CA16P002078	Repave/restripe parking lot	3,000	CA16P002078	Replace heaters	18,000
	1027-33 W. 90th St.	Regrade/landscape site	2,500	W. 90th Street	Upgrade wrought iron window bars	3,000
		Replace composition shingle roof	20,300		Replace bathroom sinks and lavatories	4,000
		Replace aluminum windows	23,400			
		Replace vinyl tile	33,800			
		Replace interior doors	15,000			
		Replace exterior lights	5,000			
		Upgrade vehicle gate & operator	5,000			
		Upgrade interior lighting	4,000			
		Replace pedestrian gate	1,100			
	CA16P002079a	Remodel kitchen/bathroom	7,500	CA16P002079a	Upgrade vehicle gate and operator	6,500
	1334 W. 106th St.	Add floor drains to laundry areas	700	1334 W. 106th St.	Replace all interior doors	14,400
					Replace exterior doors	2,000
	CA16P002079b	Upgrade site lighting (CPTED)	2,000	CA16P002079b	Replace aluminum windows	34,600

	9410 Budlong			9410 Budlong		
	CA16P002079c	CPTED improvements	500	CA16P002079c	Replace aluminum windows	21,600
	11126 Budlong	Retile floors	1,000	11126 Budlong		
		Repair/replace carport roof	500			
	CA16P002080a	Replace heaters	6,000	CA16P002080a	Replace exterior doors	1,400
	1535 E. 83rd St.			1535 E. 83rd St.	Repair/Replace exterior of building	6,000
	CA16P002080b	Paint iron fence	400	CA16P002080b	Upgrade landscaping	10,000
	92nd & Bandera	Replace heaters	12,000	92nd & Bandera	Replace ranges & hoods	10,000
		Upgrade wrought iron window bars	24,000		Replace kitchen/bathroom floor tiles	10,000
		Install playground equipment	10,000		Replace kitchen/bathroom counter tops	33,000
					Install low-flush toilets	2,500
	CA16P002090	Replace composition shingle roof	30,500	CA16P002090	Replace wrought iron back doors	3,500
	Woodcrest II	Replace vinyl tile and base	55,000	Woodcrest II	Replace interior/exterior doors	15,000
		Replace water heaters & forced air furnaces	20,000		Replace handrails	5,500
					Replace ranges & hoods	10,000
	CA16P002091a			CA16P002091a	N/A	
	1115/1116 W 90th			1115/1116 W 90th		

	CA16P002091b	Replace floor tile in kitchens	3,000	CA16P002091b	Replace kitchen cabinets & countertops	10,000
	Carmelita	Replace refrigerators	3,000	Carmelita	Replace ranges/range hoods	1,500
		Replace roofs	20,000			
		Repair/repaint exterior of building	8,000			
	CA16P002091c	Abate for asbestos & replace floor tiles	50,000	CA16P002091c	Repair/repave driveway	50,000
	Triggs			Triggs	Upgrade site lighting	2,000
	CA16P002097	Modify trash areas	3,000	CA16P002097	N/A	
	Monica Manor	Replace garage doors	2,500	Monica Manor		
		Repair wrought iron fencing	10,000			
	CA16P002107a	N/A		CA16P002107a	N/A	
	Jarvis			Jarvis		
	CA16P002107b	N/A		CA16P002107b	N/A	
	1527 E. 84th St.			1527 E. 84th St.		

	CA16P002124a	Replace heaters	20,000	CA16P002124a	Replace sub floors/VCT/stair treads	112,500
	1336-40 W. 105th St.			1336-40 W. 105th St.		
	CA16P002124b	Replace heaters	12,000	CA16P002124b	Replace stair/VCT/stair treads	50,000
	1057 W. 106th St.	Replace water heaters	35,000	1057 W. 106th St.		
		Remodel bathrooms	28,000			
	CA16P002127a	Replace exterior doors & rekey locks	1,500	CA16P002127a	Replace roof	25,000
	1120 W 107th St	Replace toilets	1,200	1120 W 107th St	Replace floor tile in kitchens/bathrooms	8,000
	CA16P002127b	N/A		CA16P002127b	Replace Roof	25,000
	1310 W 110th St			1310 W 110th St	Replace floor tiles in kitchens/bathrooms	5,000
	CA16P002127c	N/A		CA16P002127c	Replace Roof	25,000
	11104 S. Normandie			11104 S. Normandie	Replace floor tiles in kitchens/bathrooms	4,000

	CA16P002132a	Replace motor on vehicle gate	2,500	CA16P002132a	Replace roof	15,000
	1221 W Imperial			1221 W Imperial	Repair/repaint exterior of buildings	8,000
					Replace interior/exterior doors	6,000
	CA16P002132b	Rekey entry door locks	400	CA16P002132b	Replace roofs	15,000
	1309 W Imperial			1309 W Imperial	Replace interior/exterior doors	7,500
	CA16P002138	Regrade/replace landscaping	1,000	CA16P002138	Install new roof	90,000
	11248 S. Budlong			11248 S. Budlong		
	CA16P002156	Install play area	25,000	CA16P002156	Replace vehicle gate	20,000
	Sundance	Redesign and install irrigation system	30,000	Sundance	Repair stucco and repaint exterior of buildings	50,000

		Redesign balcony of second story units	25,000			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1 501-2003	Activities for Year: 4 FFY Grant: 501 PHA FY: 2006			Activities for Year: 5 FFY Grant: 501 PHA FY: 2007		
	Development Name/No.	Major Work	Estimated Cost	**Development Name/No.**	Major Work	Estimated Cost
See Annual Statement	**CA16P002001**	Replace lowboy light poles along walkways	130,000	**CA16P002001**	Replace chain link fence w/wrought iron	857,088
	Carmelitos	Replace pole lights in parking lots	86,000	**Carmelitos**	Install bathroom vent fans	112,000
		Replace water heaters	279,000		Replace kitchen & dining room lights, install GFI	185,000
		Replace screens and repaint screen bar doors	144,000		Replace all egress doors @ Comm. Center	16,800
		Replace rotten doorjams to storage sheds	545,000		Replace floor tiles throughout Comm. Center	82,000
		Replace basketball courts	30,000		Replace room dividers in Community Center	35,000
	CA16P002002	Demo trash enclosures	33,345	**CA16P002002**	Replace floor tile (301 units)	1,421,125
	Harbor Hills	Replace dryer vent pipe and cover	19,565	**Harbor Hills**	Install stair cove base (301 units)	42,000
					Install ornamental iron fencing throughout site	829,565
					Install exhaust fans in bedrooms	200,000
	CA16P002004	Replace all windows in family units	500,000	**CA16P002004**	Replace roof & interior wood panels @ child ctr	50,000
	Nueva Maravilla	Remove tot lots and install basketball courts	50,000	**Nueva Maravilla**	Relocate irrigation lines away from buildings	5,000
		Upgrade senior laundry rooms, including replacement	20,000		Replace exterior doors with metal doors	175,000
		of floor tile and sinks			Abate asbestos & replace floor tiles	1,000,000
					Repave parking lots	400,000
					Replace all windows in units	1,000,000

					Upgrade elevators in senior building	400,000
	CA16P002014a	Install emergency generator	50,000	CA16P002014a	Replace ranges	47,600
	Westknoll	Install pedestrian gate in parking lot	10,000	Westknoll	Replace air conditioners & heaters	61,200
					Install clean-outs in each unit	20,300
					Replace bathroom showers, tubs, sinks, fans	270,000
					Replace exterior thresholds & doors	109,600
					Replace patio doors & tracks	54,800
					Replace kitchen sinks	34,250
					Replace closet doors and tracks	34,000
					Replace fireplaces	50,000
See	CA16P002014b			CA16P002014b	Replace balcony doors & screens	50,800
Annual	Palm			Palm	Replace kitchen/bathroom sinks & faucets	50,800
Statement					Replace thresholds & exterior doors	101,600
					Install clean-outs in each unit	19,050
					Repave parking lot & restripe	6,000
					Upgrade lighting in garage area	12,000
					Replace bathroom showers, tubs, sinks & fans	254,000
					Replace closet doors & tracks	31,750
					Replace air conditioners	57,150
					Upgrade existing lighting	8,750
					Relandscape site	10,000
					Install surveillance cameras	5,000
					Replace shelves in living room	32,000
	CA16P002013	Replace intercom system	6,000	CA16P002013	Replace kitchen/bathroom sinks, cabinets, countertops	370,000
	Marina Manor I	Change remote control to access parking	10,000	Marina Manor I	Replace closet doors & tracks	47,000

					Install gas lines and replace electric ranges with	50,000
					gas ranges	
					Jet all lines	40,000
					Improve hallway lighting	28,000
					Upgrade fire alarm system	100,000
					Replace heaters in units	50,000
					Replace vanities, toilets, med cabinets, fans	88,000
					Replace ext doors, locks, thresholds	148,000
					Replace wrought iron gates & fencing	15,000
					Replace ceiling tiles	3,000
					Replace trash chutes & doors	8,000
					Upgrade elevators to ADA	150,000
					Install fluorescent lights in kitchens	50,000
					Upgrade emergency lighting	25,000
					Replace dining room light fixtures	27,500
					Install security cameras	3,000
					Install shut off valves on 1st floor	45,800
					Replace cabinets, sinks, counters in laundry room	2,000
See	**CA16P002018**	N/A		**CA16P002018**	Install access to roof	3,000
Annual	**Ocean Park**			**Ocean Park**	Construction maintenance facility w/bathroom	6,500
Statement					Upgrade exterior lighting	12,000
					Replace closet doors & tracks	12,250
					Replace windows & screens	24,150
					Upgrade main service electrical panel	1,000
					Install new intercom system	5,000
					Replace mail boxes	1,000
					Resurface driveway, parking lot, and restripe	8,000
					Replace railing & gates, and rubberize staircase	15,000
					Replace exterior doors & thresholds	22,000

					Upgrade laundry rooms	2,000
					Replace heaters	15,000
	CA16P002020a	N/A		CA16P002020a	Replace doors, hardware & locks	4,500
	1104 W. 106th St.			1104 W. 106th St.	Replace stairwell & 2nd floor handrails	4,000
					Replace built-up roof	20,000
					Replace toilets, angle stops, flex line	2,000
					Replace laundry room floor & door, repaint	3,500
					Replace wall heaters, gas cocks, and flex lines	3,500
	CA16P002020b	Remodel kitchens, replace cabinets, counter tops	140,000	CA16P002020b	Remove carport storage/repair walls	10,000
	Normandie	and flooring		Normandie	Replace sliding glass doors	21,000
		Replace ranges and range hoods	21,000		Install sewer clean-outs to grade	6,000
		Replace wall heaters	25,200		Replace VCT tile	35,000
		Upgrade vehicle gates and operators	12,000		Remodel Bathroom	14,000
		Upgrade wrought iron window bars	25,200		Replace bathroom combination light & fan	4,900
					Replace interior closet doors & interior doors	12,000
See	CA16P002020c	Upgrade/install landscaping	300,000	CA16P002020c	Install air conditioners in senior units	12,000
Annual	Century/Wilton			Century/Wilton	Reroof carports	8,000
Statement					Repaint wrought iron fencing	6,000
					Replace slide gate operator	3,600
	CA16P002020d	N/A		CA16P002020d	N/A	

	Williamson			**Williamson**		
	CA16P002021a	Replace VCT Flooring	64,500	**CA16P002021a**	Replace roof	4,500
	1101 W 91st Street	Remodel kitchens & bathrooms	42,000	**1101 W 91st Street**	Replace interior/exterior doors & hardware	6,900
					Replace wall heaters	3,000
					Replace windows	20,000
					Replace floor heater & drywall, paint boiler room	5,000
					Upgrade site lighting	3,500
	CA16P002021b	N/A		**CA16P002021b**	Replace VCT floor	5,000
	E. 119th Street			**E. 119th Street**	Repair and repaint exterior of building	8,000
	CA16P002021c	Remodel kitchens	30,000	**CA16P002021c**	Repair exterior of building & repair	6,000
	E 61st Street			**E 61st Street**	Upgrade exterior lighting	2,500
					Upgrade mailboxes	3,000
	CA16P002021d	N/A		**CA16P002021d**	Replace handrail	4,000
	1100 W 106th St.			**1100 W 106th St.**	Replace Dex-O-Tex landings	3,500
					Repair/repaint exterior of building	4,500
					Replace sub-floor & VCT	12,000
	CA16P002021e	N/A		**CA16P002021e**	Replace water-damaged drywall	50,000
See	**W. 107th Street**			**W. 107th Street**	Replace patio sliding glass doors	36,000
Annual					Replace sliding windows	45,000
Statement					Repair/Repaint exterior	9,000
	CA16P002021f	N/A		**CA16P002021f**	N/A	
	McBride			**McBride**		

	CA16P002023	Repair/repaint exterior of building	50,000	CA16P002023	Repair/repaint exterior of buildings	30,000
	El Segundo I	Improve site lighting	10,000	El Segundo I		
		Upgrade/install landscaping	20,000			
		Replace concrete stair treads	20,000			
		Replace exterior doors	25,000			
		Replace interior doors	21,000			
		Repair driveways	68,000			
		Remodel laundry room	21,000			
		Remodel kitchens/bathrooms	255,000			
		Upgrade parking/carports	55,000			
	CA16P002026	N/A		CA16P002026	Replace patio doors (140)	98,000
	Carmelitos Srs			Carmelitos Srs	Replace light fixtures in units, and on porch	95,000
					Replace vertical blinds w/drapes	100,750
					Resurface common area walkways/stairways	135,000
					Replace egress doors at Community Center	9,000
					Replace hallway lights	86,000
					Remodel restrooms at Community Center	10,000
	CA16P002027	N/A		CA16P002027	Replace kitchen/bathroom sinks, cabinets, counters	370,000
	Marina Manor II			Marina Manor II	Replace trash room & exterior doors	47,000
					Replace trash room & exterior doors	20,000

					Jet all lines	40,000
See Annual Statement					Improve hallway lighting	28,000
					Upgrade fire alarm system	100,000
					Replace vanities, toilets, medicine cabinets, fans	88,000
					Replace exterior doors, locks, thresholds	148,000
					Replace wrought iron fencing & gate	15,000
					Replace ceiling tiles	3,000
					Replace trash chutes & chute doors	8,000
					Upgrade elevators to ADA	150,000
					Upgrade emergency lighting	25,000
					Replace dining room light fixtures	27,500
					Install security cameras	3,000
					Replace cabinets, sinks, counters in laundry room	2,000
					Upgrade intercom system	6,000
					Change remove control to access parking	10,000
	CA16P002029	Replace A/C in common area	40,000	CA16P002029	Install camera equipment	25,000
	Foothill Villa	Install common area carpet	200,000	Foothill Villa	Replace windows w/dual pane	200,000
		Install new roof and gutters	160,000		Upgrade intercom system	2,000
					Replace vehicle gate	10,000
	CA16P002030	Replace landscaping	30,000	CA16P002030	Install camera system (4 buildings)	45,000
	Orchard Arms	Repipe buildings (4)	422,000	Orchard Arms	Replace windows w/dual pane windows	140,000
					Upgrade intercom system	8,000
					Replace gate openers	5,000
					Install additional parking spaces	150,000

	CA16P002032	Replace rain gutters	15,000	CA16P002032	Upgrade site lighting	10,000
	Southbay Gardens	Install barbeque pits and benches at patio area	12,000	Southbay Gardens	Install landscaping	10,000
					Replace A/Cs in common areas	24,000
					Repair/repaint exterior of buildings	25,000
					Repair driveways & walkways	40,000
					Replace trash chute	6,000
					Upgrade boiler	10,000
					Remodel kitchens (cabinets, counters, flooring)	405,000
					Replace all angle stops	15,000
					Resurface balconies	120,000
					Replace patio partitions w/retain.walls/wrought iron	90,000
					Remove carpet, install VCT in hallways	70,000
	CA16P002033	Upgrade boiler	20,000	CA16P002033	Remodel laundry room	10,000
	Whittier Manor	Replace exterior lighting	10,000	Whittier Manor		
	CA16P002034	N/A		CA16P002034	N/A	
	4th & Mednick			4th & Mednick		
	CA16P002048	N/A		CA16P002048	N/A	
	Arizona/Olympic			Arizona/Olympic		
	CA16P002052	Replace landscaping at site	45,000	CA16P002052	Replace windows	165,000
	El Segundo II	Repair carports	25,000	El Segundo II	Repair driveways	30,000
		Upgrade site lighting	5,000			
		Remodel kitchens/bathrooms	210,000			

		Replace interior doors	40,000			
		Install new playground equipment	20,000			
		Replace floor tile	60,000			
	CA16P002056	Remodel kitchens, including counter tops and	20,000	CA16P002056	Repair carport roof and repaint	2,000
	88th & Beach	flooring		88th & Beach		
		Replace heaters	5,600			
	CA16P002058	Upgrade laundry room	5,000	CA16P002058	Upgrade common area & exterior lighting	5,000
	Herbert	Upgrade alarm system	250,000	Herbert	Replace site fencing w/wrought iron	20,000
	CA16P002060a	Upgrade wrought iron window bars	4,500	CA16P002060a	Replace subflooring and stair treads	30,000
	W 94th Street	Replace vehicle gate and operator	6,500	W 94th Street	Replace kitchen cabinets	18,000
		Replace exterior doors	5,000		Replace garage doors	5,000
	CA16P002060b	N/A		CA16P002060b	Replace vehicle gate operator	4,500
	W 95th Street			W 95th Street	Upgrade exterior lighting	3,500
	CA16P002061	N/A		CA16P002061	Remove trees	4,800
	El Segundo II			El Segundo II	Repair driveways & walkways	20,000
					Repair roof, install gutters	15,000
	CA15P002062	N/A		CA15P002062	Install water shut-off valves	10,000
	Quartz Hill I			Quartz Hill I	Replace exterior doors	60,000

	CA16P002066	Replace wall heaters	30,000	CA16P002066	Repair drywall ceiling in parking stalls	6,000
	Woodcrest I	Replace interior/exterior doors	15,000	Woodcrest I	Upgrade exterior lighting (CPTED)	3,000
		Replace interior stair handrails	7,000		Install new mail boxes	1,500
		Replace ranges and range hoods	10,000		Replace "tot lot" equipment	2,000
	CA16P002067	N/A		CA16P002067	Repair/repaint exterior of buildings	6,500
	1615-17 E. 87th St.			1615-17 E. 87th St.	Remodel kitchens	20,000
					Upgrade exterior lighting (CPTED)	2,500
					Remodel bathrooms, install floor tile	10,000
					Replace interior/exterior doors	8,500
					Relocate trash chute (CPTED)	4,000
	CA16P002069	N/A		CA16P002069	Install water shut-off valves	10,000
	Quartz Hill II			Quartz Hill II	Replace heaters in units	60,000
	CA16P002071	N/A		CA16P002071	Remodel kitchens	15,000
	Addington/Wald			Addington/Wald	Replace interior doors	12,000
					Replace roofs and carports	15,000
	CA16P002078	N/A		CA16P002078	Repair concrete walkways	10,000
	W. 90th Street			W. 90th Street	Repair carports	6,000

	CA16P002079a	N/A		CA16P002079a	Replace mailboxes	1,500
	1334 W. 106th St.			1334 W. 106th St.	Repair sub-floors/install VCT on 2nd floor	20,000
					Upgrade front/rear fencing	15,000
	CA16P002079b	Upgrade wrought iron window bars	6,000	CA16P002079b	Replace roof	5,000
	9410 Budlong	Replace wrought iron fencing and intercom	9,000	9410 Budlong	Replace VCT on 1st floor	5,000
					Install concrete in back yards	5,000
					Replace interior/exterior doors & closet doors	15,000
	CA16P002079c	Replace wrought iron fencing and intercom	10,000	CA16P002079c	Upgrade vehicle gate operator	3,500
	11126 Budlong	Replace interior/exterior doors	14,500	11126 Budlong	Install concrete in back yards	5,000
		Replace ranges and range hoods	3,000		Replace interior and exterior doors & closet doors	5,000
	CA16P002080a	Replace water heaters	1,500	CA16P002080a	Upgrade exterior lighting (CPTED)	1,000
	1535 E. 83rd St.	Replace VCT tile	1,000	1535 E. 83rd St.	Landscape site	2,500
		Replace garage doors	4,000			
	CA16P002080b	Replace VCT tile flooring, including subfloor	48,000	CA16P002080b	Replace interior/exterior doors	16,000
	92nd & Bandera	Repair exterior and repaint building	17,000	92nd & Bandera		

	CA16P002090	N/A		CA16P002090	Repair drywall ceilings in parking stalls	6,000
	Woodcrest II			Woodcrest II	Upgrade exterior lighting (CPTED)	3,000
					Install new mailboxes	1,500
					Replace tot-lot playground equipment	2,000
	CA16P002091a	Remodel bathrooms	126,000	CA16P002091a	Repair/repaint exterior of building	10,000
	1115/1116 W 90th	Remodel kitchens	90,000	1115/1116 W 90th	Repair front pedestrian gates	3,000
					Install sewer main clean-outs	2,500
	CA16P002091b	Remodel bathrooms	6,000	CA16P002091b	N/A	
	Carmelita	Replace entry doors	600	Carmelita		
		Replace water heaters	1,400			
		Regrade site	4,500			
		Install rain gutters	1,000			
	CA16P002091c	Install block wall	15,000	CA16P002091c	Replace fascia boards	700
	Triggs	Regrade site	12,600	Triggs	Replace electrical wiring	1,000
		Replace windows and entry doors	7,800			
	CA16P002097	Replace garage door	2,500	CA16P002097	Replace tot-lot equipment	5,000
	Monica Manor	Repair wrought iron fencing	3,000	Monica Manor	Replace sub flooring & floor tile	114,000
					Replace kitchen cabinets	28,500
					Replace closet doors & tracks	9,500
					Replace toilets and flex lines	3,000
					Replace bathroom exhaust fans	1,000
					Replace vehicle gate & motor	5,000
					Upgrade fire alarm system	50,000
					Construction maintenance facility, w/bathroom	6,500

	CA16P002107a	Replace garage door	1,200	CA16P002107a	Repair/repaint exterior of buildings	2,500
	Jarvis	Replace ranges and range hoods	1,000	Jarvis	Install wrought iron fence at front/rear of site	5,500
	CA16P002107b	N/A		CA16P002107b	Replace garage doors	5,000
	1527 E. 84th St.			1527 E. 84th St.	Install intercom at front gate	3,000
					Install wrought iron entry gates & paint fence	3,000
					Replace exterior doors	3,500
	CA16P002124a	Install cleanouts at each unit	10,000	CA16P002124a	Upgrade exterior lighting (CPTED)	2,000
	1336-40 W. 105th St	Replace interior doors	30,000	1336-40 W. 105th St.	Replace roof & carpet @ units	18,000
		Reinforce interior stairwell handrails	4,500		Remodel tot-lot and install playground equipment	7,000
		Remodel kitchens/bathrooms	100,000		Repair/repaint exterior of buildings	10,000
		Upgrade front entry gate & install intercom	5,500			
	CA16P002124b	N/A		CA16P002124b	Repair front entry gate & intercom	3,500
	1057 W. 106th St.			1057 W. 106th St.	Replace mailboxes	1,500
					Replace vehicle gate & operator	9,000
					Remodel kitchens	22,000
					Replace interior/exterior doors	7,500
					Install kitchen sink cleanouts	2,000
					Install landscaping on site	2,000
	CA16P002127a	Replace wrought iron door gate	1,500	CA16P002127a	Replace interior doors	4,000
	1120 W 107th St	Replace exterior doors	3,000	1120 W 107th St	Upgrade intercom system	2,500
		Replace ranges and range hoods	3,000			
	CA16P002127b	Replace wrought iron door gate	1,500	CA16P002127b	Replace interior/exterior doors	6,000

	1310 W 110th St	Replace exterior doors	3,000	1310 W 110th St	Upgrade intercom system	2,500
		Replace ranges and range hoods	3,000			
	CA16P002127c	Replace wrought iron door gate	1,500	CA16P002127c	Replace interior/exterior doors	7,500
	11104 S. Normandie	Replace exterior doors	4,500	11104 S. Normandie	Upgrade vehicle gate operator	4,000
		Replace ranges and range hoods	4,000		Upgrade intercom system	2,000
					Repair/repaint exterior of building	8,000
					Upgrade site lighting (CPTED)	2,000
	CA16P002132a	Replace heaters	15,000	CA16P002132a	Install concrete patios	3,500
	1221 W Imperial	Replace ranges and range hoods	5,000	1221 W Imperial	Upgrade fencing	1,500
					Upgrade intercom system	2,599
	CA16P002132b	Replace vehicle gate operator	3,000	CA16P002132b	Install concrete patios	3,500
	1309 W Imperial	Replace ranges and range hoods	4,000	1309 W Imperial	Upgrade intercom system	4,000
	CA16P002138	Replace ranges and range hoods	6,000	CA16P002138	Replace doors/hardware/locks	7,500
	11248 S. Budlong			11248 S. Budlong	Replace stair treads/flooring/subflooring	30,000
					Upgrade exterior lighting	3,500
					Repaint wrought iron fence	6,000
					Replace VCT tile	35,000
					Replace vehicle gate operator	4,500
					Upgrade interior lighting	4,000
					Replace water heater and doors	3,500
					Upgrade intercom system	2,500
					Repair kitchen cabinets	27,000
					Paint pedestrian gates	2,500

	CA16P002156	Install tot lot	25,000	CA16P002156	Redesign & replace vehicle gate	20,000
	Sundance	Redesign & install irrigation system	20,000	Sundance	Regrade front area of each unit	15,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1 501-2003	Activities for Year: 4 FFY Grant: 501 PHA FY: 2006			Activities for Year: 5 FFY Grant: 501 PHA FY: 2007		
	Development Name/No.	Major Work	Estimated Cost	**Development Name/No.**	Major Work	Estimated Cost
See Annual Statement	CA16P002001	Replace lowboy light poles along walkways	130,000	CA16P002001	Replace chain link fence w/wrought iron	857,088
	Carmelitos	Replace pole lights in parking lots	86,000	Carmelitos	Install bathroom vent fans	112,000
		Replace water heaters	279,000		Replace kitchen & dining room lights, install GFI	185,000
		Replace screens and repaint screen bar doors	144,000		Replace all egress doors @ Comm. Center	16,800
		Replace rotten doorjams to storage sheds	545,000		Replace floor tiles throughout Comm. Center	82,000
		Replace basketball courts	30,000		Replace room dividers in Community Center	35,000
	CA16P002002	Demo trash enclosures	33,345	CA16P002002	Replace floor tile (301 units)	1,421,125
	Harbor Hills	Replace dryer vent pipe and cover	19,565	Harbor Hills	Install stair cove base (301 units)	42,000
					Install ornamental iron fencing throughout site	829,565
					Install exhaust fans in bedrooms	200,000

	CA16P002004	Replace all windows in family units	500,000	CA16P002004	Replace roof & interior wood panels @ child ctr	50,000
	Nueva Maravilla	Remove tot lots and install basketball courts	50,000	Nueva Maravilla	Relocate irrigation lines away from buildings	5,000
		Upgrade senior laundry rooms, including replacement	20,000		Replace exterior doors with metal doors	175,000
		of floor tile and sinks			Abate asbestos & replace floor tiles	1,000,000
					Repave parking lots	400,000
					Replace all windows in units	1,000,000
					Upgrade elevators in senior building	400,000
	CA16P002014a	Install emergency generator	50,000	CA16P002014a	Replace ranges	47,600
	Westknoll	Install pedestrian gate in parking lot	10,000	Westknoll	Replace air conditioners & heaters	61,200
					Install clean-outs in each unit	20,300
					Replace bathroom showers, tubs, sinks, fans	270,000
					Replace exterior thresholds & doors	109,600
					Replace patio doors & tracks	54,800
					Replace kitchen sinks	34,250
					Replace closet doors and tracks	34,000
					Replace fireplaces	50,000
See	CA16P002014b			CA16P002014b	Replace balcony doors & screens	50,800
Annual	Palm			Palm	Replace kitchen/bathroom sinks & faucets	50,800
Statement					Replace thresholds & exterior doors	101,600
					Install clean-outs in each unit	19,050
					Repave parking lot & restripe	6,000
					Upgrade lighting in garage area	12,000
					Replace bathroom showers, tubs, sinks & fans	254,000
					Replace closet doors & tracks	31,750
					Replace air conditioners	57,150
					Upgrade existing lighting	8,750
					Relandscape site	10,000

					Install surveillance cameras	5,000
					Replace shelves in living room	32,000
	CA16P002013	Replace intercom system	6,000	CA16P002013	Replace kitchen/bathroom sinks, cabinets, countertops	370,000
	Marina Manor I	Change remote control to access parking	10,000	Marina Manor I	Replace closet doors & tracks	47,000
					Install gas lines and replace electric ranges with	50,000
					gas ranges	
					Jet all lines	40,000
					Improve hallway lighting	28,000
					Upgrade fire alarm system	100,000
					Replace heaters in units	50,000
					Replace vanities, toilets, med cabinets, fans	88,000
					Replace ext doors, locks, thresholds	148,000
					Replace wrought iron gates & fencing	15,000
					Replace ceiling tiles	3,000
					Replace trash chutes & doors	8,000
					Upgrade elevators to ADA	150,000
					Install fluorescent lights in kitchens	50,000
					Upgrade emergency lighting	25,000
					Replace dining room light fixtures	27,500
					Install security cameras	3,000
					Install shut off valves on 1st floor	45,800
					Replace cabinets, sinks, counters in laundry room	2,000
See	CA16P002018	N/A		CA16P002018	Install access to roof	3,000
Annual	Ocean Park			Ocean Park	Construction maintenance facility w/bathroom	6,500
Statement					Upgrade exterior lighting	12,000
					Replace closet doors & tracks	12,250
					Replace windows & screens	24,150

					Upgrade main service electrical panel	1,000
					Install new intercom system	5,000
					Replace mail boxes	1,000
					Resurface driveway, parking lot, and restripe	8,000
					Replace railing & gates, and rubberize staircase	15,000
					Replace exterior doors & thresholds	22,000
					Upgrade laundry rooms	2,000
					Replace heaters	15,000
	CA16P002020a	N/A		**CA16P002020a**	Replace doors, hardware & locks	4,500
	1104 W. 106th St.			**1104 W. 106th St.**	Replace stairwell & 2nd floor handrails	4,000
					Replace built-up roof	20,000
					Replace toilets, angle stops, flex line	2,000
					Replace laundry room floor & door, repaint	3,500
					Replace wall heaters, gas cocks, and flex lines	3,500
	CA16P002020b	Remodel kitchens, replace cabinets, counter tops	140,000	**CA16P002020b**	Remove carport storage/repair walls	10,000
	Normandie	and flooring		**Normandie**	Replace sliding glass doors	21,000
		Replace ranges and range hoods	21,000		Install sewer clean-outs to grade	6,000
		Replace wall heaters	25,200		Replace VCT tile	35,000
		Upgrade vehicle gates and operators	12,000		Remodel Bathroom	14,000
		Upgrade wrought iron window bars	25,200		Replace bathroom combination light & fan	4,900
					Replace interior closet doors & interior doors	12,000
See	**CA16P002020c**	Upgrade/install landscaping	300,000	**CA16P002020c**	Install air conditioners in senior units	12,000
Annual	**Century/Wilton**			**Century/Wilton**	Reroof carports	8,000
Statement					Repaint wrought iron fencing	6,000
					Replace slide gate operator	3,600

	CA16P002020d	N/A		CA16P002020d	N/A	
	Williamson			Williamson		
	CA16P002021a	Replace VCT Flooring	64,500	CA16P002021a	Replace roof	4,500
	1101 W 91st Street	Remodel kitchens & bathrooms	42,000	1101 W 91st Street	Replace interior/exterior doors & hardware	6,900
					Replace wall heaters	3,000
					Repalce windows	20,000
					Replace floor heater & drywall, paint boiler room	5,000
					Upgrade site lighting	3,500
	CA16P002021b	N/A		CA16P002021b	Replace VCT floor	5,000
	E. 119th Street			E. 119th Street	Repair and repaint exterior of building	8,000
	CA16P002021c	Remodel kitchens	30,000	CA16P002021c	Repair exterior of building & repair	6,000
	E 61st Street			E 61st Street	Upgrade exterior lighting	2,500
					Upgrade mailboxes	3,000
	CA16P002021d	N/A		CA16P002021d	Replace handrail	4,000
	1100 W 106th St.			1100 W 106th St.	Replace Dex-O-Tex landings	3,500
					Repair/repaint exterior of building	4,500
					Replace sub-floor & VCT	12,000
	CA16P002021e	N/A		CA16P002021e	Replace water-damaged drywall	50,000
See	W. 107th Street			W. 107th Street	Replace patio sliding glass doors	36,000
Annual					Replace sliding windows	45,000

Statement					Repair/Repaint exterior	9,000
	CA16P002021f	N/A		CA16P002021f	N/A	
	McBride			McBride		
	CA16P002023	Repair/repaint exterior of building	50,000	CA16P002023	Repair/repaint exterior of buildings	30,000
	El Segundo I	Improve site lighting	10,000	El Segundo I		
		Upgrade/install landscaping	20,000			
		Replace concrete stair treads	20,000			
		Replace exterior doors	25,000			
		Replace interior doors	21,000			
		Repair driveways	68,000			
		Remodel laundry room	21,000			
		Remodel kitchens/bathrooms	255,000			
		Upgrade parking/carports	55,000			
	CA16P002026	N/A		CA16P002026	Replace patio doors (140)	98,000
	Carmelitos Srs			Carmelitos Srs	Replace light fixtures in units, and on porch	95,000
					Replace vertical blinds w/drapes	100,750
					Resurface common area walkways/stairways	135,000
					Replace egress doors at Community Center	9,000
					Replace hallway lights	86,000
					Remodel restrooms at Community Center	10,000

	CA16P002027	N/A		CA16P002027	Replace kitchen/bathroom sinks, cabinets, counters	370,000
	Marina Manor II			Marina Manor II	Replace trash room & exterior doors	47,000
					Replace trash room & exterior doors	20,000
					Jet all lines	40,000
See					Improve hallway lighting	28,000
Annual					Upgrade fire alarm system	100,000
Statement					Replace vanities, toilets, medicine cabinets, fans	88,000
					Replace exterior doors, locks, thresholds	148,000
					Replace wrought iron fencing & gate	15,000
					Replace ceiling tiles	3,000
					Replace trash chutes & chute doors	8,000
					Upgrade elevators to ADA	150,000
					Upgrade emergency lighting	25,000
					Replace dining room light fixtures	27,500
					Install security cameras	3,000
					Replace cabinets, sinks, counters in laundry room	2,000
					Upgrade intercom system	6,000
					Change remove control to access parking	10,000
	CA16P002029	Replace A/C in common area	40,000	CA16P002029	Install camera equipment	25,000
	Foothill Villa	Install common area carpet	200,000	Foothill Villa	Replace windows w/dual pane	200,000
		Install new roof and gutters	160,000		Upgrade intercom system	2,000
					Replace vehicle gate	10,000
	CA16P002030	Replace landscaping	30,000	CA16P002030	Install camera system (4 buildings)	45,000
	Orchard Arms	Repipe buildings (4)	422,000	Orchard Arms	Replace windows w/dual pane windows	140,000

					Upgrade intercom system	8,000
					Replace gate openers	5,000
					Install additional parking spaces	150,000
	CA16P002032	Replace rain gutters	15,000	CA16P002032	Upgrade site lighting	10,000
	Southbay Gardens	Install barbeque pits and benches at patio area	12,000	Southbay Gardens	Install landscaping	10,000
					Replace A/Cs in common areas	24,000
					Repair/repaint exterior of buildings	25,000
					Repair driveways & walkways	40,000
					Replace trash chute	6,000
					Upgrade boiler	10,000
					Remodel kitchens (cabinets, counters, flooring)	405,000
					Replace all angle stops	15,000
					Resurface balconies	120,000
					Replace patio partitions w/retain.walls/wrought iron	90,000
					Remove carpet, install VCT in hallways	70,000
	CA16P002033	Upgrade boiler	20,000	CA16P002033	Remodel laundry room	10,000
	Whittier Manor	Replace exterior lighting	10,000	Whittier Manor		
	CA16P002034	N/A		CA16P002034	N/A	
	4th & Mednick			4th & Mednick		
	CA16P002048	N/A		CA16P002048	N/A	
	Arizona/Olympic			Arizona/Olympic		

	CA16P002052	Replace landscaping at site	45,000	CA16P002052	Replace windows	165,000
	El Segundo II	Repair carports	25,000	El Segundo II	Repair driveways	30,000
		Upgrade site lighting	5,000			
		Remodel kitchens/bathrooms	210,000			
		Replace interior doors	40,000			
		Install new playground equipment	20,000			
		Replace floor tile	60,000			
	CA16P002056	Remodel kitchens, including counter tops and	20,000	CA16P002056	Repair carport roof and repaint	2,000
	88th & Beach	flooring		88th & Beach		
		Replace heaters	5,600			
	CA16P002058	Upgrade laundry room	5,000	CA16P002058	Upgrade common area & exterior lighting	5,000
	Herbert	Upgrade alarm system	250,000	Herbert	Replace site fencing w/wrought iron	20,000
	CA16P002060a	Upgrade wrought iron window bars	4,500	CA16P002060a	Replace subflooring and stair treads	30,000
	W 94th Street	Replace vehicle gate and operator	6,500	W 94th Street	Replace kitchen cabinets	18,000
		Replace exterior doors	5,000		Replace garage doors	5,000
	CA16P002060b	N/A		CA16P002060b	Replace vehicle gate operator	4,500
	W 95th Street			W 95th Street	Upgrade exterior lighting	3,500
	CA16P002061	N/A		CA16P002061	Remove trees	4,800
	El Segundo II			El Segundo II	Repair driveways & walkways	20,000
					Repair roof, install gutters	15,000

	CA15P002062	N/A		CA15P002062	Install water shut-off valves	10,000
	Quartz Hill I			Quartz Hill I	Replace exterior doors	60,000
	CA16P002066	Replace wall heaters	30,000	CA16P002066	Repair drywall ceiling in parking stalls	6,000
	Woodcrest I	Replace interior/exterior doors	15,000	Woodcrest I	Upgrade exterior lighting (CPTED)	3,000
		Replace interior stair handrails	7,000		Install new mail boxes	1,500
		Replace ranges and range hoods	10,000		Replace "tot lot" equipment	2,000
	CA16P002067	N/A		CA16P002067	Repair/repaint exterior of buildings	6,500
	1615-17 E. 87th St.			1615-17 E. 87th St.	Remodel kitchens	20,000
					Upgrade exterior lighting (CPTED)	2,500
					Remodel bathrooms, install floor tile	10,000
					Replace interior/exterior doors	8,500
					Relocate trash chute (CPTED)	4,000
	CA16P002069	N/A		CA16P002069	Install water shut-off valves	10,000
	Quartz Hill II			Quartz Hill II	Replace heaters in units	60,000
	CA16P002071	N/A		CA16P002071	Remodel kitchens	15,000
	Addington/Wald			Addington/Wald	Replace interior doors	12,000
					Replace roofs and carports	15,000

	CA16P002078	N/A		CA16P002078	Repair concrete walkways	10,000
	W. 90th Street			W. 90th Street	Repair carports	6,000
	CA16P002079a	N/A		CA16P002079a	Replace mailboxes	1,500
	1334 W. 106th St.			1334 W. 106th St.	Repair sub-floors/install VCT on 2nd floor	20,000
					Upgrade front/rear fencing	15,000
	CA16P002079b	Upgrade wrought iron window bars	6,000	CA16P002079b	Replace roof	5,000
	9410 Budlong	Replace wrought iron fencing and intercom	9,000	9410 Budlong	Replace VCT on 1st floor	5,000
					Install concrete in back yards	5,000
					Replace interior/exterior doors & closet doors	15,000
	CA16P002079c	Replace wrought iron fencing and intercom	10,000	CA16P002079c	Upgrade vehicle gate operator	3,500
	11126 Budlong	Replace interior/exterior doors	14,500	11126 Budlong	Install concrete in back yards	5,000
		Replace ranges and range hoods	3,000		Replace interior and exterior doors & closet doors	5,000
	CA16P002080a	Replace water heaters	1,500	CA16P002080a	Upgrade exterior lighting (CPTED)	1,000
	1535 E. 83rd St.	Replace VCT tile	1,000	1535 E. 83rd St.	Landscape site	2,500

		Replace garage doors	4,000			
	CA16P002080b	Replace VCT tile flooring, including subfloor	48,000	CA16P002080b	Replace interior/exterior doors	16,000
	92nd & Bandera	Repair exterior and repaint building	17,000	92nd & Bandera		
	CA16P002090	N/A		CA16P002090	Repair drywall ceilings in parking stalls	6,000
	Woodcrest II			Woodcrest II	Upgrade exterior lighting (CPTED)	3,000
					Install new mailboxes	1,500
					Replace tot-lot playground equipment	2,000
	CA16P002091a	Remodel bathrooms	126,000	CA16P002091a	Repair/repaint exterior of building	10,000
	1115/1116 W 90th	Remodel kitchens	90,000	1115/1116 W 90th	Repair front pedestrian gates	3,000
					Install sewer main clean-outs	2,500
	CA16P002091b	Remodel bathrooms	6,000	CA16P002091b	N/A	
	Carmelita	Replace entry doors	600	Carmelita		
		Replace water heaters	1,400			
		Regrade site	4,500			
		Install rain gutters	1,000			
	CA16P002091c	Install block wall	15,000	CA16P002091c	Replace fascia boards	700
	Triggs	Regrade site	12,600	Triggs	Replace electrical wiring	1,000
		Replace windows and entry doors	7,800			
	CA16P002097	Replace garage door	2,500	CA16P002097	Replace tot-lot equipment	5,000
	Monica Manor	Repair wrought iron fencing	3,000	Monica Manor	Replace subflooring & floor tile	114,000

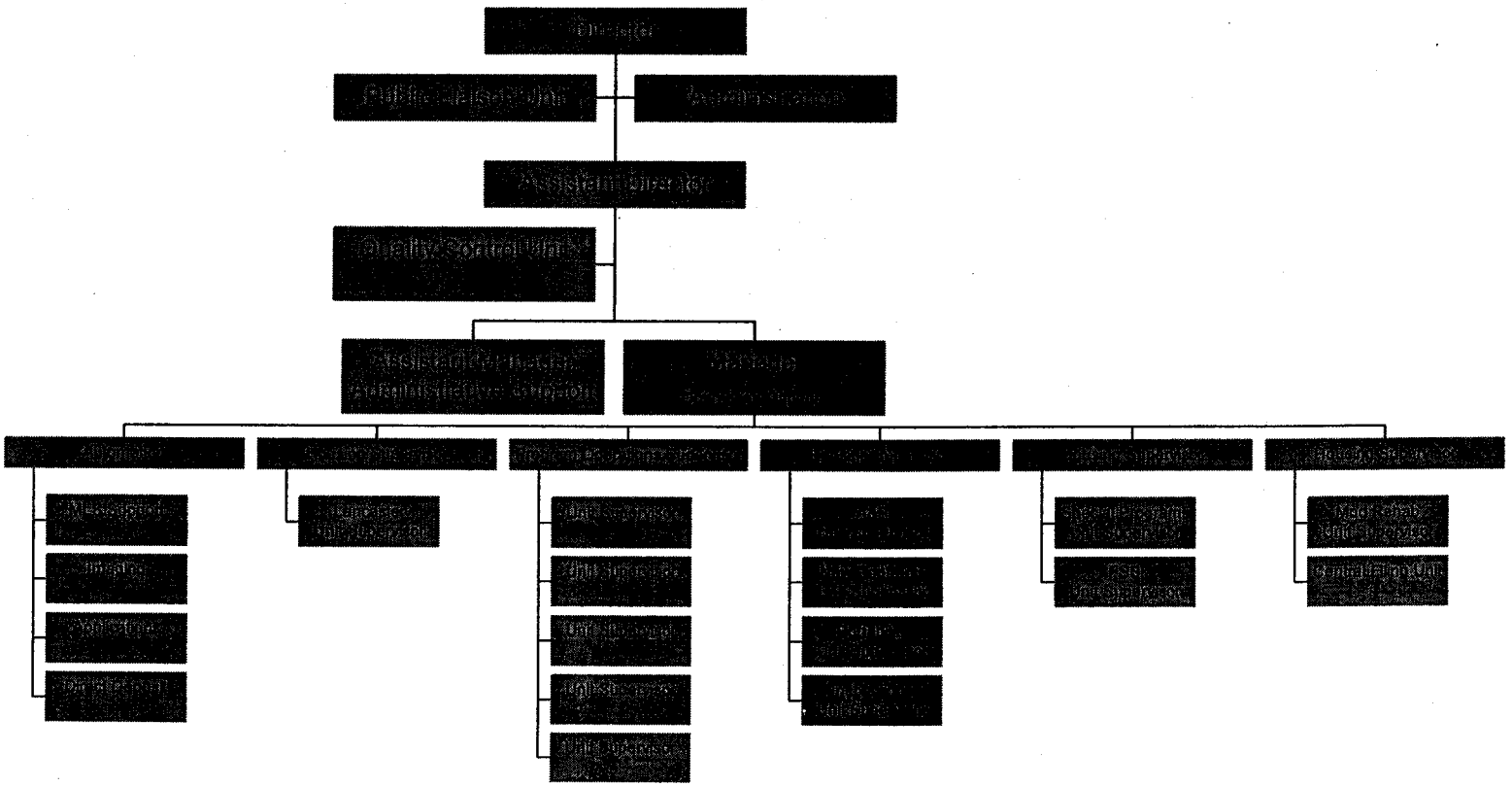
					Replace kitchen cabinets	28,500
					Replace closet doors & tracks	9,500
					Replace toilets and flex lines	3,000
					Replace bathroom exhaust fans	1,000
					Replace vehicle gate & motor	5,000
					Upgrade fire alarm system	50,000
					Construction maintenance facility, w/bathroom	6,500
	CA16P002107a	Replace garage door	1,200	CA16P002107a	Repair/repaint exterior of buildings	2,500
	Jarvis	Replace ranges and range hoods	1,000	Jarvis	Install wrought iron fence at front/rear of site	5,500
	CA16P002107b	N/A		CA16P002107b	Replace garage doors	5,000
	1527 E. 84th St.			1527 E. 84th St.	Install intercom at front gate	3,000
					Install wrought iron entry gates & paint fence	3,000
					Replace exterior doors	3,500
	CA16P002124a	Install cleanouts at each unit	10,000	CA16P002124a	Upgrade exterior lighting (CPTED)	2,000
	1336-40 W. 105th St	Replace interior doors	30,000	1336-40 W. 105th St.	Replace roof & carpet @ units	18,000
		Reinforce interior stairwell handrails	4,500		Remodel tot-lot and install playground equipment	7,000
		Remodel kitchens/bathrooms	100,000		Repair/repaint exterior of buildings	10,000
		Upgrade front entry gate & install intercom	5,500			
	CA16P002124b	N/A		CA16P002124b	Repair front entry gate & intercom	3,500
	1057 W. 106th St.			1057 W. 106th St.	Replace mailboxes	1,500
					Replace vehicle gate & operator	9,000
					Remodel kitchens	22,000
					Replace interior/exterior doors	7,500

					Install kitchen sink cleanouts	2,000
					Install landscaping on site	2,000
	CA16P002127a	Replace wrought iron door gate	1,500	CA16P002127a	Replace interior doors	4,000
	1120 W 107th St	Replace exterior doors	3,000	1120 W 107th St	Upgrade intercom system	2,500
		Replace ranges and range hoods	3,000			
	CA16P002127b	Replace wrought iron door gate	1,500	CA16P002127b	Replace interior/exterior doors	6,000
	1310 W 110th St	Replace exterior doors	3,000	1310 W 110th St	Upgrade intercom system	2,500
		Replace ranges and range hoods	3,000			
	CA16P002127c	Replace wrought iron door gate	1,500	CA16P002127c	Replace interior/exterior doors	7,500
	11104 S. Normandie	Replace exterior doors	4,500	11104 S. Normandie	Upgrade vehicle gate operator	4,000
		Replace ranges and range hoods	4,000		Upgrade intercom system	2,000
					Repair/repaint exterior of building	8,000
					Upgrade site lighting (CPTED)	2,000
	CA16P002132a	Replace heaters	15,000	CA16P002132a	Install concrete patios	3,500
	1221 W Imperial	Replace ranges and range hoods	5,000	1221 W Imperial	Upgrade fencing	1,500
					Upgrade intercom system	2,599
	CA16P002132b	Replace vehicle gate operator	3,000	CA16P002132b	Install concrete patios	3,500
	1309 W Imperial	Replace ranges and range hoods	4,000	1309 W Imperial	Upgrade intercom system	4,000
	CA16P002138	Replace ranges and range hoods	6,000	CA16P002138	Replace doors/hardware/locks	7,500
	11248 S. Budlong			11248 S. Budlong	Replace stair treads/flooring/subflooring	30,000
					Upgrade exterior lighting	3,500
					Repaint wrought iron fence	6,000

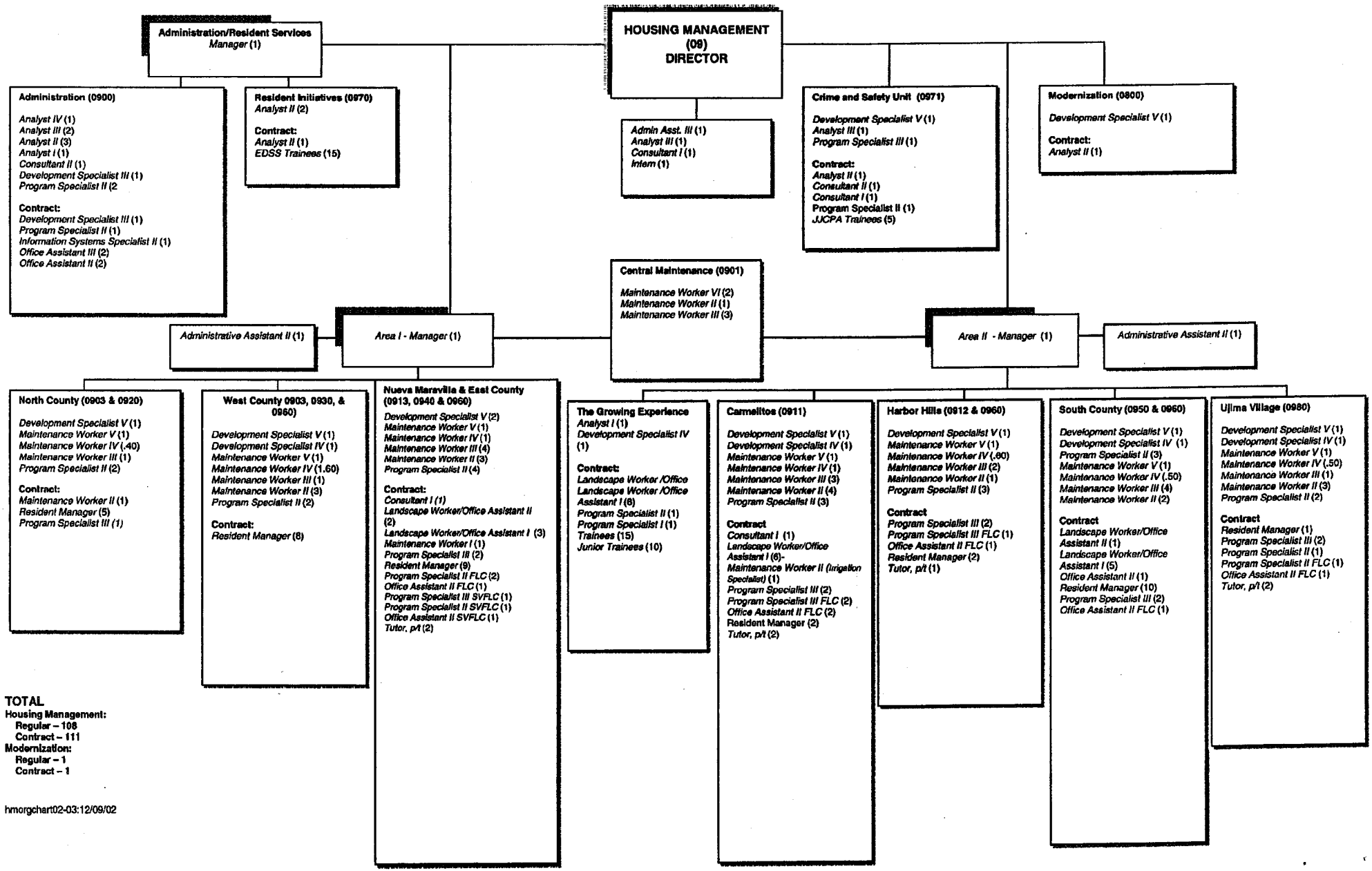
					Replace VCT tile	35,000
					Replace vehicle gate operator	4,500
					Upgrade interior lighting	4,000
					Replace water heater and doors	3,500
					Upgrade intercom system	2,500
					Repair kitchen cabinets	27,000
					Paint pedestrian gates	2,500
	CA16P002156	Install tot lot	25,000	CA16P002156	Redesign & replace vehicle gate	20,000
	Sundance	Redesign & install irrigation system	20,000	Sundance	Regrade front area of each unit	15,000

Attachment D

Housing Authority of the County of Los Angeles
(Assisted Housing Division)



COMMUNITY DEVELOPMENT COMMISSION
HOUSING MANAGEMENT DIVISION
2003-04 FY



TOTAL

Housing Management:
- **Regular – 108**
- **Contract – 111**

Modernization:
- **Regular – 1**
- **Contract – 1**

hmorgchart02-03:12/09/02

Attachment E
Comments of Resident Advisory Board (RAB) and General Public

PREFACE

Several public housing residents and citizens have requested copies of the Annual Plan. These copies have been sent upon request.

PUBLIC HOUSING RESIDENT ADVISORY BOARD COMMENTS

Comment: I want the Rent Comps. By law they are supposed to be in the office.
Response: You can speak to the Property Supervisor at your housing site management office to obtain this information.

Comment: What is the difference between Section 8 and Conventional Housing? How can I apply? How long is the waiting list?
Response: The Housing Authority offers a variety of housing sites in Los Angeles County. Most of our sites, such as our large housing developments, are classified as Conventional Public Housing. We also have separate waiting lists for other affordable housing sites that we manage. The main difference is that the Section 8 Program provides rental assistance by providing a voucher to be utilized in the private market which promotes housing choice options to participants and promotes the deconcentration of lower income and minority families. To apply for the Section 8 Program or the Conventional Public Housing Program, call (562) 347-4663 or (800) 731-4663. The amount of time that an applicant spends on the waiting list can vary greatly depending upon the date of application and any applicable preferences.

Comment: There are people that take advantage of the public housing system. This is fraud. What can I do about this?
Response: We have a fraud hotline that you can call. You can leave a message in English or Spanish. It is completely anonymous.

Comment: It is important to make residents understand the difference between HA rules and HUD mandated rules. The HA should give residents updates on changes periodically. **Response:** Yes. We notify residents via letters and announcements about upcoming changes. Through these notifications, we specify from what agency the requirement originated from.

Comment: Why do we have a five-year plan and an Annual Plan? Why is the Annual Plan needed?
Response: The Annual Plan describes the PHAs programs and services for the upcoming fiscal year (Capital Funds contingent on plan approval). The Annual Plan identifies key policy items and financial resources. The Annual Plan is an excellent vehicle for planning for the next fiscal year. The Five-Year plan allows the PHA to plan long term. Since there are new Federal Regulations annually and changes within the

PHA every fiscal year, an Annual Plan is needed for any amendments to the Five-Year plan.

Comment: Why do you provide a summary of the Annual Plan in Chinese, Russian, Korean, Spanish and Braille?
Response: As a Housing Authority we need to provide proper accommodations for our residents during the public comment period. These translations allow the residents to be able to review the Annual Plan major changes during the 45-day public comment period.

Comment: Does the Capital Fund include remodeling e.g. old cabinets, flooding in your apartment?
Response: Yes. The Capital Funds are prioritized according to the immediate needs of each development.

Comment: Why do we get rent increases?
Response: Rents for public housing are generally based on 30% of an applicant's annual adjusted gross income.

Rent Choice

Comment: I have a quick question. If a resident is on a fixed income, should we select the flat rent option?
Response: It is your choice. You can find out what the rent would be with income-based rent and flat rent. During recertification you will receive this information.

Comment: With Flat Rent, if you do not have enough money for the rent, you do not have a rent increase for three years?
Response: No. If you select the flat rent choice, than regardless of your income, your rent will not increase more than the set rental fee. Please speak with your site management office to inquire about minimum rent and whether you qualify.

Comment: Every time my social security check increases, my rent increases? Why? I think I am being charged unfairly.
Response: With income based rent, if your income increases, your rent will increase.

Crime and Safety

Comment: How do you find statistics assessed regarding crime in the County of Los Angeles?
Response: The Housing Authority receives monthly crime reports from local law enforcement agencies. Statistics are also gathered by the phone calls made to the HA fraud hotline.

Comment: How has the Housing Authority decreased crime in public housing?

Response: The Housing Authority has Community Policing program that has proven to be very successful. Additionally, there are intervention and prevention programs at our housing sites. We have also expanded GIS (Graphic Information Systems) capabilities which allows us to locate/graph where crime occurs and implement the proper resources in those areas.

Housing Needs

Comment: Is there enough supply of housing in Los Angeles County?
Response: No. There is a severe lack of affordable housing currently in Los Angeles County. Please refer to the Housing Needs table in the Agency Plan for FY 2003.

Waiting List

Comment: I think that if the Housing Authority has a paper application to be placed on the waiting list it would be beneficial.
Response: Paper applications are not needed to be placed on the waiting list. Eligibility is not determined when calling to be placed on the waiting list. When eligibility is being determined, than paper applications are utilized.

Comment: Are the majority of the families on the waiting list considered extremely low-income?
Response: Yes. The majority of the families on the waiting list are considered extremely low-income.

Eligibility and Admissions

Comment: Are there any non-income screening factors that the Housing Authority uses to find out the eligibility for admission to public housing?
Response: The Housing Authority conducts a criminal background, credit and past rental history checks.

Comment: Does the Housing Authority plan to exceed the federal targeting requirement by targeting more than 40% of all new admissions to public housing to families at or below 30% of leading income?
Response: Yes.

Comment: What office in Washington D.C. is the Annual Agency Plan submitted to?
Response: The Annual Plan is submitted to the U.S. Department of Housing and Urban Development.

Comment: What are all other pieces of information that go into putting together the Agency Plan?
Response: The Housing Authority will submit the following to HUD:

- Annual Plan for FY 2003
- Annual Plan FY 2003 Board Resolution

- Capital Fund Annual and Five-Year Certifications
- Certification of Consistency with the Consolidated Plan
- Singe Audit Report: year ending June 30, 2000
- Section 8 Administrative Plan April 2003
- Public Housing Admissions and Continued Occupancy Policies for FY 2003

SECTION 8 RESIDENT ADVISORY BOARD COMMENTS

Comment: How can Veterans apply for Mod Rehab or Section 8 programs.
Response: Mod Rehab assistance only applies to certain buildings, an applicant can place their name on the waiting for each building or call the Housing Authority at (562) 347- 4663 and placed their name on the Housing Authority's waiting list and request to placed into the Mod Rehab program. An applicant may also call the Housing Authority at (562) 347-4663 to place their name on the Section 8 waiting list. When placing your name on any waiting list you must indicate if you are elderly or disabled.

Comment: It appears that you have HUD for County Housing Authority, and then you have the HUD City Housing Authority, Am I correct in that? It appears that the two agencies they are similar but a lot different. I have been with the City and now the County. They are totally different.
Response: Yes, that's correct, there are two Housing Authorities providing services for families within the City of Los Angeles. Each Housing Authority receives funding from HUD to administer rental assistance programs. Both agencies must comply with HUD regulations, however each Housing Authority also has internal polices which makes the administration of the programs different.

Comment: I am having a difficult time reading the five-years goals because there are in English.
Response: For the public comment period we will try to have these translated.

Comment: Is there a list of available facilities under Section 8?
Response: The Housing Authority has a list of owners that are willing to accept Section 8. You may get a copy of the list at the front lobby or call and have it mailed out to you.

Comment: When people are losing their homes, will HUD assume their house and take a reduce rate of pay until this person rehabilitates themselves. Maybe pay the interest reapply and take the house over again?
Response: The Housing Authority not aware of such a program. However, you may find this type information on the HUD website at www.HUD.gov. The Housing Authority does not provide this type of service.

Comment: Can a tenant move anywhere with their voucher?
Response: Yes, a tenant can move to any City or State with their voucher. Moving from one Housing Authority to another is considered portability.

Comment: There are over 17,000 Veterans who don't have knowledge of what is available to them. Can the Housing Authority provide information at Veterans offices?

Response: Yes, the Housing Authority can provide more information at Veterans offices.

Comment: Can the Housing Authority have one representative that works directly with Veterans offices?
Response: The Housing Authority would have to explore the feasible of providing a representative to work with Veterans offices only.

Attachment F
Membership of Resident Advisory Board (RAB) and Outreach Activities

PUBLIC HOUSING

RAB: 12 members

Initial RAB Outreach Activities:

Public Housing:

- Presented in the Resident Council Forum to recruit RAB members.
- Distributed RAB nomination forms to all Public Housing Resident Councils.
- Received 12 RAB nominations from the Resident Councils.
- Provided Annual Agency Plan in Spanish.
- Provided verbal translation during the Annual Agency Plan RAB meetings for those that requested it.
- Met with residents at elderly designated sites to discuss Annual Agency Plan.
- Provided the RAB and residents with locations and website address where Annual Agency Plan is available for review and comment.
- Mailed public notice to all Public Housing Residents notifying them of the Public Review and Comment Period.

RAB MEETINGS:

Meeting #1: Friday, October 4, 2002 9:00AM-12:00PM at Nueva Maravilla

- Mailed out information letters to 12 Public Housing residents inviting them to the first RAB meeting.
- Called all interested residents to confirm attendance.
- Attendance: 7 Public Housing residents.
- Provided an overview and review of the General Meeting Rules, the Annual Agency Plan timeline, outline, and glossary to all RAB members.
- Distributed LA Times news article titled "Housing Less Affordable as Rent-Wage Gap Widens".
- Discussed housing needs and strategies for addressing housing needs.
- Began discussion on Eligibility, Selection and Admission Criteria.

Meeting #2: Friday, October 25, 2002 9:00AM–12:00PM @ Whittier Manor

- Mailed out 12 invitations to interested residents.
- Called 12 interested individuals to confirm attendance.
- Attendance: 9 Public Housing residents
- Review of materials passed out on October 4: Annual Agency Plan timeline, outline, and glossary.
- Discussed Admission Preferences.
- Discussed Rent Determination Formulas and Policies.

Meeting #3: Friday, November 8, 2002 9:00AM-12:00PM at Nueva Maravilla

HUD 50075
OMB Approval No: 2577-0226

- Mailed out invitations to all RAB members.
- Called to confirm attendance of RAB members.
- Attendance: 7 Public Housing residents.
- Continued discussing Rent Determination Formulas and Policies.
- Reviewed and discussed Annual Plan Section: PHA Policies Governing Eligibility, Selection and Admissions.
- Review of Financial Resources Data.

Meeting #4: Friday, November 22, 2002 9:00AM-12:00PM at Carmelitos

- Mailed out 12 invitations to residents.
- Attendance: 8 Public Housing residents
- Presentation by Anna Huezo from the Eligibility and Suitability Unit
- Continuation of the review and discussion of the Annual Plan Section: PHA Policies Governing Eligibility, Selection and Admissions.
- Presentation by Betsy Lindsay from the Crime and Safety Unit
- Review of Operations and Management sections of the Annual Plan.
- Review of PHA Grievance Procedures.
- Review of Capital Improvement needs.

Meeting #5: Friday, December 6, 2002 9:00AM-12:00PM at Nueva Maravilla

- Mailed out invitations to 12 residents.
- Attendance: 7 Public Housing residents
- Overview of Economic and Social self-sufficiency programs
- Review of the Pet Policy.
- Discussion of Community Development Commission Fiscal Audit.
- Review of the PHA Asset Management Section.
- Review of the RAB Tenant Commissioner Requirement.
- Discussion of Annual Plan timeline, public comment period and public hearing.

Meeting #6: Friday, January 24, 2003 9:30AM-11:30AM at Nueva Maravilla

- Joint meeting for Public Housing and Section 8 RABs.
- Distributed Certificate of Appreciation to RAB members.
- Gave RAB members draft of Agency Plan.

SECTION 8

RAB: 13 members

Initial RAB Outreach Activities:

- Advertised recruitment for RAB volunteers in the Section 8 Tenant Talk newsletter.
- Newsletter mailed to all 20,000 Section 8 participants.
- Mailed invitation letters to existing RAB members.
- Received 38 initial responses for RAB participation.
- Provided Annual Agency Plan in Spanish.
- Provided verbal translation during the Annual Agency Plan RAB meetings.

RAB MEETINGS:

Meeting #1: Friday, November 23, 2002 9:30AM-11: 30AM

- Mailed out information letters to 38 Section 8 participates inviting them to the first RAB meeting.
- Called all interested participants to confirm attendance.
- Attendance: 8 Section 8 participants
- Provided training on the Agency Plan, which included details on the purpose, content, format and role of the RAB.
- Provided copies of the 2002 Agency Plan and the Section 8 Administrative Plan.
- Assigned reading assignment for next meeting.
- A representative from the Housing Authority's Program Operation Unit attended the meeting to address participates questions or concerns regarding their rental assistance.
- Discussed the display location for the Agency Plan and required supporting documents.

Meeting #2: Friday, December 6, 2002 9:30AM–11:30AM

- Mailed out 38 information letters to interested Section 8 participants.
- Called interested individuals to confirm attendance.
- Attendance: 12 Section 8 participants
- Reviewed housing needs of families in the jurisdiction and on the Section 8 waiting list.
- Discussed strategies for addressing housing needs.
- Discussed the Family Self-Sufficiency Program.
- Assigned reading assignment for next meeting.

Meeting #3: Thursday, December 12, 2002 10:30AM-1: 00PM

- Information letters sent to 12 interested Section 8 participants from last meeting.
- Called interested individuals to confirm attendance.
- Attendance: 8 Section 8 participants.
- Reviewed statement of financial resources.
- Reviewed and discussed the following policies; criminal background checks, waiting list, search time, admissions preferences, payment standards, minimum rent and informal hearings.
- Discussed special purpose Section 8 assistance programs and voucher utilization for upcoming fiscal year.
- Discussed disposition of Chavez building and homeownership program.
- A representative from the Housing Authority's Family Self-Sufficiency Unit attended the meeting to explain the program and eligible criteria's.
- Assigned reading assignment for next meeting.

Meeting #4: Thursday, December 19, 2002 10:30AM-12:00PM

- Mailed out 12 information letters to interested Section 8 participants.
- Called to confirm attendance of interested participants.
- Attendance: 8 Section 8 participants.
- Reviewed and discussed five-year goals.

- Discuss timeline for public comment and review period.
- Discuss next meeting location and time.

Attachment G

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

STATUS OF FIVE-YEAR GOALS
PHA FISCAL YEARS 2000 – 2004

1. **PHA Goal: Expand the supply of assisted housing**

Objectives:

Apply for additional rental vouchers: For fiscal year 2002-2003, the Housing Authority applied for 300 additional Welfare to Work vouchers and 75 additional Mainstream vouchers. The Housing Authority also, applied for additional funding for Shelter Plus Care to provide housing for approximately 112 families. As funding becomes available the Housing Authority will continue to apply for additional rental vouchers.

Reduce public housing vacancies: The Housing Authority has implemented strategic measures to streamline the eligibility and suitability review process. Open Houses and Interview sessions are held monthly at actual housing development sites to allow applicants the opportunity to view units as well as ask the Eligibility and Suitability staff (E/S) questions regarding public housing programs. The E/S staff remains consistent in its lease-up strategies by routinely referring eligible applicants to the sites to be leased into units as they become available. Future plans for FY 2003 include creating flyers of site descriptions with photos of each housing development site so that applicants can be better informed about sites when referred for lease-in.

Leverage private or other public funds to create additional housing opportunities:

Utilizing City of Industry funds, the Housing Authority completed 20 affordable multi-family rental, senior rental, affordable for-sale and special needs housing developments. This will assist in increasing the supply of affordable housing in incorporated and unincorporated areas within a 15-mile radius of the City of Industry.

For FY 2003, the City of Industry funds will be utilized in various projects:

- Allocate approximately $5 million of Industry funds for 50 units.
- Begin construction on 5 Special Needs projects for 139 units involving $4.39 million of industry funds.
- Allocate approximately of $5 million of Industry funds for 100 units.
- Execute a Special Needs Agreement for 36 units involving $453,318.
- Complete 12 Special Needs projects for 266 units involving $10.4 million of industry funds.

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OMB Approval No: 2577-0226

- Execute 10 affordable development agreements for 400 units involving $7.9 million of Industry funds.
- Begin construction on 2 affordable developments for 127 units involving $2 million of Industry funds.
- Complete 19 affordable developments for 892 units involving approximately $14.88 million of Industry funds.

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: On October 10, 2002, the Housing Authority received the results of a HUD on-site management review that reported no findings. Furthermore, the Housing Authority has been designated a standard performer agency for FY 2001 under the Public Housing Assessment System (PHAS). For Fiscal Year 2002, the Housing Authority is anticipating an improvement in our overall PHAS scores. Furthermore, the Housing Authority will continue to administer its programs in a manner that reflects our commitment to build better lives and better neighborhoods while maintaining program integrity and compliance with all applicable Federal, State, and local housing regulations.

Increase customer satisfaction: To provide more efficient service for owners and tenants and to monitor the number of calls received daily, the Housing Authority has installed a new telecommunication system. The new telephone system has improved telephone service and automation services for client.

In addition, to limit the number of daily calls for FY 2003-2004, the Housing Authority will be implementing online registration services to its website. Online registration services will allow applicants to placed their name on the waiting list, check status of waiting list and submit changes.

Concentrate on efforts to improve specific management functions:

The Housing Authority Fraud Investigations Unit recovered over $4800 from public housing residents and Section 8 recipients who have committed fraud in the public housing and Section 8 programs. Fraud Unit staff anticipates $105,000 restitution on a single case in January 2003.

The implementation of a new software system for management of the public housing program has improved the transmission rate of 50058 forms to HUD and has improved tenant record-keeping. The overall success of the new ISSI software cannot be confirmed until HUD approves the PIC data.

To streamline the annual re-certification process, all required documents are now mailed to tenants and appointments or no longer required. In addition, all required forms have been scanned and placed into an electronic file for online available.

Renovate or modernize public housing units: Renovate or modernize public housing units:
The Housing Authority has completed the seismic retrofitting of the West Knoll senior housing 1101-09 West 91st Street, and 1100 West 106th Street family and Palm housing developments. In addition, the Housing Authority completed modernization and rehabilitation activities at fourteen family and elderly developments during FY 2002.

Demolish or dispose of obsolete public housing: The Housing Authority has demolished 13 units at 85th and Miramonte. Planning for this site is still in progress.

The Los Angeles Unified School District abandoned plans this year to construct a vertical high school in response to community opposition to the plans for a shared-use agreement with the adjacent county park and facilities. This location continues to be listed on LAUSD's potential sites for school construction. In the Annual Plan for FY 2002, the Housing Authority stated that a Disposition application would be submitted on 12/31/02. A Disposition application will not be submitted for this property.

In the Annual Plan for FY 2002, the Housing Authority stated that a Disposition application would be submitted on 12/31/02 for 461-463 ½ Amalia Avenue. The Disposition process was slowed down due to issues that arised with LAUSD. LAUSD had proposed the acquisition of this site for the construction of a 4th Street Primary Center in the East Los Angeles community, which was approved by the LAUSD Board on 10/8/02. The Housing Authority is the property owner to only one of several parcels in the residential area to construct this school. The LAUSD has approved an Initial Study/Mitigated Negative Declaration for the project, dated August 2002. On 10/21/02, the Housing Authority received an offer from LAUSD based on a LAUSD appraisal for fair market value. Negotiations continues between LAUSD and the HA for a functional replacement value for the units. Additional environmental requirements are under consideration by this agency under the HUD application for Disposition. The Disposition application is planned for submittal to HUD on 4/03.

In the Annual Plan for FY 2002, the Housing Authority stated that a disposition application would be submitted on 12/31/02 for 4800 E. Cesar Chavez Avenue, Los Angeles. Due to the Los Angeles Unified School District (LAUSD) abandoned plans this year to construct a vertical high

school in response to community opposition to the plans for a shared-use agreement with the adjacent county park and facilities. The disposition application was not submitted. However, this location continues to be listed on LAUSD's potential sites for school construction.

In addition, the Housing Authority proposed the relocation of the Assisted Housing/Section 8 program to Santa Fe Springs. The Assisted Housing/Section 8 program was relocated to Santa Fe Springs this year. To accommodate owners and participants the Chavez building is being used as a satellite office. Additionally, the Housing Authority is in the process of setting up satellite offices in the City of West Hollywood and South Central Los Angeles.

3. **PHA Goal: Increase assisted housing choices**

Objectives:

Provide voucher mobility counseling: In August 2002, the Housing Authority implemented its Deconcentration Program. The program objective is to enhance available resources for program applicants and participants. All applicants and participants receive a set of housing related support services customized to address their unique housing needs. This includes group session, individual session and housing liaison services.

Conduct outreach efforts to potential voucher landlords: For this FY 2002, the Housing Authority's Public Liaison unit conducted quarterly workshops with Section 8 landlords in all areas. In addition to quarterly workshops, the Public Liaison unit conducted ongoing task force meetings with existing owners to discuss program issues and new policies. The Public Liaison unit also participated in the area Apartment Association.

Increase voucher payment standards: The Housing Authority has joined together with other Housing Authority's to form a coalition for Fair Market Rents. For this FY, the coalition requested exception payment standards for 17 areas. Three of the areas are within the Housing Authority's jurisdiction.

Implement voucher homeownership program: Due to the Housing market within the Housing Authority's jurisdiction a homeownership program is not feasible. The Housing Authority will explore the option of offering the homeownership program in future years.

Implement public housing site-based waiting lists:

The Housing Authority has implemented site-based waiting lists for 15 senior public housing developments as of January 2001. Site-based waiting lists (SBWL) were designed to permit the senior citizen population to choose their housing development of interests, rather than be referred

to county-wide development sites based upon vacancies. The advantages of the SBWL include eliminating multiple referrals, and maintaining a sense of familiarity and community for the senior population which often has more sensitive housing-related needs (family support, transportation, medical, etc.). The SBWL's have proven to be very effective in fulfilling the purposes for which they were implemented. The disadvantage has been that since applicants are not permitted to view the units until they are pulled from the list, they may find that after finally be referred to their selected site, it may not be what they had hoped for. Future plans for FY 2003 include revising the SWBL checklist form to make it more comprehensible and user-friendly. Also, flyers that include a description of each development site along with photos will be created and sent to applicants upon request.

4. **PHA Goal: Provide an improved living environment**
Objectives:
Implement public housing security improvements:
The Housing Authority will continue to assess and improve upon the physical improvement of public housing sites utilizing CPTED principles. The Housing Authority conducted CPTED assessments for the Avalon Senior Project, the Mary Henry Clinic, the USC Medical Center and a shopping center in a community surrounding our public housing. The Housing Authority also conducted basic and advanced CPTED training for staff and vendors who work in our housing developments. Another basic CPTED training is scheduled for 2003.

5. **PHA Goal: Promote self-sufficiency and asset development of assisted households**

Objectives:
Increase the number and percentage of employed persons in assisted families: The U.S. Department of Housing and Urban Development (HUD) awarded the Housing Authority a $500,000 Resident Opportunities and Self Sufficiency (ROSS) grant. This grant will replace the Welfare to Work Paid Work Experience Program through the local Workforce Investment Board and an Economic Development Self-Sufficiency Program that expired in June 2002. The Housing Authority will partner with Resident Councils to conduct community outreach for self-sufficiency programs. The ROSS grant will enable the Housing Authority to enter into partnerships with Community based organizations (CBO's), such as Goodwill Industries of Southern California and Long Beach, Carson-Lomita-Torrance Workforce Investment Board, Southeast Area Services Funding Agency, California Employment Development Department (EDD), the East Los Angeles Employment and Business Center will provide their services at the housing developments and will serve and promote self-sufficiency programs through financial education,

credit counseling, job placement, professional clothing and work experience.

Provide or attract supportive services to improve assistance recipients' employability: The Housing Authority will continue to administer the FSS program for public housing residents and Section 8 participants to increase and improve their employability.

Provide or attract supportive services to increase independence for the elderly or families with disabilities:
The Housing Authority now has a Space Use Agreement (SUA) with Jewish Family Services (JFS) to provide congregate meal services at lunch to the residents of Westknoll and Palm Apartments, two senior/disabled housing developments in West Hollywood. In addition, the Authority has a contract with the Santa Clarita Valley Committee on the Aging (SCVCA) to provide transportation services to residents of the Orchard Arms development in Santa Clarita. SCVCA is providing 100% in-kind match under the contract. Upon expiration of the contract, SCVCA will continue providing those services to Orchard Arms residents under its own budget.

In a separate vein, the Housing Authority has created and will distribute a resource manual identifying the local resources available at each housing site, i.e., senior centers, hospitals, transportation, and meal programs. This manual also includes health and safety tips. Moreover, Basset Unified School District continues to provide fitness and ESL (English as Second Language) courses for the elderly residents at Francisquito Villa.

The Housing Authority has provided technical assistance to senior resident councils, and family/senior resident councils, to continue, improve, and/or expand on-site and off-site social activities, such as coffee hours, dinners, bingo, field trips, theater, classes, tennis. board games, and other activities, including the food distribution programs at Lomita Manor, Harbor Hills, Carmelitos, and South Bay Gardens.

Furthermore, technical assistance has been given to resident councils conducting outreach to local community resources, such as Whittier Manor, Orchard Arms, Lancaster Homes, Palm Apartments, South Bay Gardens, Carmelitos Tenant Association (CTA), and Marina Manor. This resulted in in-kind donations, presentations, and, in the case of Marina Manor, a free flu-shot program at the site on October 21st.

Finally, at the request of the Executive Director, the University of California Cooperative Extension is working with Housing Management on a Senior Initiative. The process, started in January of 2002, has consisted of an introductory presentation at he Winter Resident Council Forum at Carmelitos, a senior needs assessment conducted with the help of the resident councils and site staff, a presentation on the survey

results, and three workshops in the major areas of interest at the Spring Resident Council Forum at Palm Apartments, then implementation meetings with the resident councils and site staff at the three initial sites of Carmelitos, South Bay Gardens, and Lancaster Homes. Presentations and program preparation have already taken place at Carmelitos. The three major program areas are: nutrition and fitness; gardening and consumer education, fraud prevention, and budgeting. There will be nine councils served in the first years of the Senior Initiative program, which started on October 1st. As stated in the resulting program report, "Senior Population in Los Angeles County Public Housing: Implications for UC Cooperative Extension Program Expansion," the program is also incorporating the Housing Authority's resource manual described above into its nutrition and fitness components. The program is being assisted by a grant received by the Cooperative Extension from the California Nutrition Network, California Dept. of Health Services.

The Housing Authority continues to explore the feasibility of converting one of our senior sites into an assisted living facility.

For FY 2002-2003, the Housing Authority stated that 300 vouchers would be set-aside for families with disabilities. Instead of implementing the set-aside, the Housing Authority will continue to administer its existing Mainstream Program.

The Housing Authority is also exploring the feasibility of providing Project Based vouchers for special needs population.

6. **PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

Objectives:
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: The Housing Authority will continue to aggressively market housing programs to those communities with disproportionate housing needs. The public housing brochures for both families and senior/disabled individuals have been updated.

In FY 2002, the Housing Authority implemented an admissions preference for emancipated youth aging out of Foster Care, between the age of 18 and 21. The implementation of this preference is currently in progress. The program will be designed to assist these youths with not only housing, but life skills, employment training and ongoing support as well.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: The Housing Authority will continue to provide housing that is decent, safe, and sanitary and administer its programs in compliance with applicable Civil Rights and Fair Housing laws.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The Housing Authority will continue to undertake affirmative measures to ensure access to housing to persons of all varieties of disabilities.

Additionally, the Housing Authority expanded the homeless criteria to include single elderly and disabled people.

7. Other PHA Goals:

Program integrity for the Section 8 and conventional public housing programs: The Housing Authority continues to screen applicants' credit history and criminal background during the eligibility and suitability review process. All existing forms used for the conventional public housing program have been revised to ensure that they are relevant and comprehensible. Eligibility and Suitability staff has gone to various agencies and Resident Advisory Board meetings upon request to explain the program and answer questions. Fiscal Year 2003 will offer more opportunities for staff to visit outside agencies and provide information about the housing programs.

Strengthen communication with Section 8 participants: The Housing Authority's Public Liaison Unit has continued to handle inquires for Section 8 applicants and participants. In addition, this year the Public Liaison Unit conducted three Tenant workshops. Tenant workshops are conducted to educate participants on program rules and regulations.

Attachment H

INITIAL REQUIRED TENANT ASSESMENT

District 1 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
Nueva Maravilla 4919 Cesar E. Chavez Avenue Los Angeles, CA 90022	504	-replace sliding glass doors in family units	$2,705,331.77	Low*	**6,358****
Carmelita Avenue 354-356 So. Carmelita Avenue Los Angeles, CA 90063	2	N/A	$5,772.27		
McBride Avenue 1229 So. McBride Avenue, Los Angeles, CA 90023	4	N/A	$7,158.96		
Willamson Ave. 706-708 ½ So. Williamson Ave. Los Angeles, CA 90022	4	N/A	$6,320.57		
Triggs Street 4432-4434 ½ Triggs Street, Los Angeles Ca 90023	4	-replace all flooring	$6,044.27		
Simmons Avenue 927 So. Simmons Avenue, Los Angeles CA 90022	4	N/A	$4,616.81		
Amalia Avenue 461-463 ½ So. Amalia Avenue, Los Angeles CA 90022	4	N/A	$8,604.97		

*The HA has yet to exhaust its public housing waiting list. Additionally, the HA's lease-up rate is at 98%.
**Number of vouchers per Supervisorial District

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OMB Approval No: 2577-0226

Expires: 03/31/2002

District 1 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
4th & Mednik 341 So. Mednik Avenue, Los Angeles CA 90022	2	N/A	$6,612.05	Low	
Arizona & Olympic 1003-1135 So. Arizona Avenue, Los Angeles, CA 90022	18	N/A	$25,802.86		

HUD 50075
OMB Approval No: 2577-0226

Expires: 03/31/2002

District 2 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
El Segundo I 1928/37/49 E. El Segundo Blvd. Compton, CA 90222	30	-replace patio doors -fumigate for termites -resident relocation	$48,079.30	Low	**5,054***
Woodcrest I 1239 West 109th Street, Los Angeles, CA 90044	10	-install tot-lot -upgrade/install landscape -replace closet doors in all units	$65,311.59		
Woodcrest II 1245 West 109th Street Los Angeles CA 90044	10	-seismic retrofit	Combined with Woodcrest I		
West 90th Street 1115-16 W.90th St Los Angeles, CA 90044	18	N/A	$62,415.23		
West 91st Street 1101-1109 W.91st Street, Los Angeles CA 90044	16	-upgrade/install landscaping -replace blinds -remodel kitchen/ bathrooms -replace carpeting	$46,966.83		
East 119th Street 1232-1234 E.119th Street, Los Angeles, CA 90059	2	N/A	$5,208.62		

** To Be Determined

*Number of vouchers per Supervisorial District

HUD 50075
OMB Approval No: 2577-0226

Expires: 03/31/2002

District 2 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
West 107th Street 1320 W. 107th St. Los Angeles, CA 90044	18	-Landscape site and remodel bathrooms and kitchens.	$79,392.38	Low	
Normandie Ave. 11431-11463 So. Normandie Ave. Los Angeles, CA 90047	28	N/A	$68,261.04		
West 90th Street 1027-1033 W.90th Street, Los Angeles CA 90044	6	N/A	$24,615.05		
East 61st Street 1231-33 E. 61st St Los Angeles, CA 90001	6	N/A	$2,714.39		

HUD 50075
OMB Approval No: 2577-0226

Expires: 03/31/2002

District 2 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
El Segundo II 2140-2144 ½ E. El Segundo Blvd. Compton, CA 90222	5	-repair wall	$81,255.66	Low	
El Segundo II 2141-2145 E. El Segundo Blvd. Compton, CA 90222	13	-paint exterior of building -upgrade/install landscaping -improve site lighting -remodel kitchen/ bathrooms -replace carpet -replace blinds -replace floor tile -replace closet doors –upgrade carports	Combined with El Segundo II 2140		
92nd & Bandera 9104-9118 So. Bandera Street, Los Angeles, CA 90002	8	-paint iron fence -seismic retrofit	$31,870.68		
East 83rd Street 1535 E. 83rd St. Los Angeles, CA 90002	2	N/A	$4,006.22		
88th & Beach 8739 Beach Street Los Angeles, CA 90002	4	-repave parking area /strip & install bumpers	$15,839.10		

HUD 50075
OMB Approval No: 2577-0226

Expires: 03/31/2002

District 2 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
Addington & Waldorf 4212-4220 E. Addington Street, Compton CA 90221	3	-Install patio slabs	$12,428.84	Low	
West 106th Street 1334-1338 W. 160th Street, Los Angeles, CA 90044	4	-install motorized gate -remodel kitchen & bathrooms -add floor drains to laundry areas	$32,199.60		
Budlong 9410 Budlong Ave Los Angeles, CA 90044	4	-CPTED improvements	Combined with West 106th Street (1334)		
Budlong 11126 Budlong Ave., Los Angeles CA 90044	3	N/A	Combined with West 106th Street (1334).		
West 94th Street 1035-1037 ½ W. 94th Street, Los Angeles, CA 90044	4	-upgrade landscaping	$24,158.11		
West 95th Street 1324 W. 95th St. Los Angeles, CA 90044	4	-replace ranges & range hoods	Combined with West 94th Street		
West 106th Street 1057 W.106th St. Los Angeles, CA 90044	4	-upgrade/install landscaping -replace carpets -replace blinds	$11,291.24		
West 105th Street 1336-1340 West 105th St., Los Angeles, CA 90044	9	-upgrade/install landscaping -replace carpets -replace blinds	Combined with West 106th Street (1057)		

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Expires: 03/31/2002

District 2 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
Imperial Heights 1221 W. Imperial Highway, Los Angeles, CA 90044	5	-replace motor for vehicle gate -repair/resurface driveway & parking areas -upgrade/ install landscaping	$11,547.14	Low	
Imperial Heights 1309 W. Imperial Highway, Los Angeles, CA 90044	4	-improve site lighting -repair/paint exterior of building -rekey locks -install new A/C units -replace carpets -replace refrigerators -remodel kitchen/bathrooms -replace closet doors -replace wall heating units -replace blinds -repair, upgrade roof -upgrade parking Carports	Combined with Imperial Heights.(1221)		
Athens III 1120 W. 107th St. Los Angeles, CA 90044	3	-replace doors & rekey locks -replace toilets	$27,788.75		
Athens III 11104 So. Normandie Ave. Los Angeles, CA 90044	4	N/A	Combined with Athens III		

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OMB Approval No: 2577-0226

Expires: 03/31/2002

District 2 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
Athens III. 1310 W. 110th Street Los Angeles, CA 90044	3	N/A	Combined with Athens III (1120 & 11104)	Low	
Budlong Crest 11248 S. Budlong Los Angeles, CA 90044	6	-Regrade & replace landscaping -CPTED improvements -replace doors & rekey locks -replace toilet	$6,413.74		
East 84th Street 1527 E. 84th St. Los Angeles, CA 90001	4	N/A	$1,078.02		
Jarvis Avenue 12920 Jarvis Ave. Los Angeles, CA 90061	1	N/A	$2,481.16		
East 87th Street 1615-1617 E.87th St. Los Angeles, CA 90002	4	N/A	$13,844.40		
El Segundo Terrace 2200/36/42 E. El Segundo Blvd., Compton, CA 90222	25	N/A	$90,452.87		

HUD 50075
OMB Approval No: 2577-0226

Expires: 03/31/2002

District 3 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
Monica Manor 1901-1909 11th St. Santa Monica, CA 90405	19	-modify trash areas -add garage doors -repair wrought iron fencing	$17,519.72	Low	**3,684***
Ocean Park 175 Ocean Park Blvd., Santa Monica, CA 90405	22	-replace/repair roof and gutters -paint ext. of bldg. railings, gates, and stairs –replace vertical blinds in senior units -seismic retrofit buildings –replace refrigerators in senior units - resident relocation	$71,519.72		

*Number of vouchers per Supervisorial District

HUD 50075
OMB Approval No: 2577-0226

Expires: 03/31/2002

District 4 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
Carmelitos 1000 Via Wanda Long Beach, CA 90805	558	-replace perimeter fencing -replace gas lines -replace floor tiles as needed -replace furnaces/wall heaters in family units	$3,268,087.00	Low	**2,000***
Sundance Vista 10850 Laurel Ave. Whittier CA 90605	41	N/A	$109,109.69		
Harbor Hills 26607 So. Western Ave. Lomita, CA 90717	301	-Remodel bathroom, including replacement of tubs and tub enclosures, vanities, and toilets. -Complete construction of Community and Child Care buildings .	$1,605,628.78		

HUD 50075
OMB Approval No: 2577-0226

Expires: 03/31/2002

District 5 Sites	Total # of Units	Modernization needs Projected FY 2003	Operating costs FY 2002	Ability to occupy	Workability of vouchers
Quartz Hill I 5028 W. Avenue L-12 Quartz Hill, CA 93536	20	-CPTED improvements -Replace water heaters	$143,512.33	Low	4,332*
Quartz Hill II 42051 51st St. W. Quartz Hill, CA 93536	20	-Install rubber stair treads -Replace water heaters	Combined with Quartz Hill I		

Fair Market Rents	**$638**	**$764**	**$967**	**$1305**	**$1558**

HUD 50075
OMB Approval No: 2577-0226

Expires: 03/31/2002

Attachment I

Housing Authority of the County of Los Angeles

Flat Rent Schedule
Conventional Public Housing Program

Site	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Harbor Hills 26607 So. Western Avenue Lomita, CA 90717	$685.00	$850.00	$1300.00	Not Applicable	Not Applicable
Nueva Maravilla (Family) 4919 Cesar E. Chavez Avenue Los Angeles, CA 90022	Not Applicable	$775.00	$1,000.00	$1,275.00	Not Applicable
Nueva Maravilla (Seniors) 4919 Cesar E. Chavez Avenue Los Angeles, CA 90022	$531.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Carmelitos 761 Via Carmelitos 817 Via Carmelitos Long Beach, CA 90805	$626.00	$789.00	$1,146.00	$1,313.00	Not Applicable
Orchard Arms 23410-23540 Wiley Canyon Rd. Valencia, CA 91355	$719	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Quartz Hills I & II 5028 West Avenue L-12 42051 51st Street West Quartz Hill, CA 93536	Not Applicable	$569.00	$798.00	Not Applicable	Not Applicable
Foothill Villa 2423 Foothill Boulevard La Crescenta, CA 91214	$793	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Marina Manor I & II 3401 Via Dolce 3405 Via Dolce Marina Del Rey, CA 90292	$1250.00	$1767.00	Not Applicable	Not Applicable	Not Applicable
Monica Manor 1901-1909 11th Street Santa Monica, CA 90405	Not Applicable	$1813.00	Not Applicable	Not Applicable	Not Applicable

HUD 50075
OMB Approval No: 2577-0226

Ocean Park 175 Ocean Park Boulevard Santa Monica, CA 90405		$1517.00	$1900.00	$2925.00	Not Applicable	Not Applicable

Francisquito Villa 14622 Francisquito Avenue La Puente, CA 91746		$805.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Whittier Manor 11527 Slauson Avenue Whittier, CA 90606		$697.00	$816.00	$1,037.00	$1,275.00	Not Applicable
Sundance Vista 10850 Laurel Avenue Whittier, CA 90605		$697.00	$816.00	$1,037.00	$1,275.00	Not Applicable
East Scattered Sites ** SEE BELOW**		$531.00	$775.00	$1,000.00	$1,275.00	Not Applic-able
South Scattered Sites ** SEE BELOW **		$602.00	$875.00	$1,005.00	$1,267.00	$1,900.00
	Studio	**1 Bedrooms**	**2 Bedrooms**	**3 Bedrooms**	**4 Bedrooms**	**5 Bedrooms**
West Knoll Apts. 838 West Knoll Drive West Hollywood, CA 90069	$983.00	$1208.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Palm Apts. 959 Palm Avenue West Hollywood, CA 90069	$983.00	$1208.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable

East Scattered Sites:

1. HERBERT AVENUE
   133 Herbert Avenue
   Los Angeles, CA 90063

2. CARMELITA AVENUE
   354-356 So. Carmelita Avenue
   Los Angeles, CA 90063

3. MCBRIDE AVENUE
   1229 So. McBride Avenue
   Los Angeles, CA 90023

4. WILLLIAMSON AVENUE
   706-708 ½ So. Williamson Avenue
   Los Angeles, CA 90022

5. TRIGGS STREET
   4432-4434 ½ Triggs Street
   Los Angeles, CA 90023

8. 4TH MEDNIK
   341 So. Mednik Avenue
   Los Angeles, CA 90022

9. ARIZONA & OLYMPIC
   1003-1135 So. Arizona Avenue
   Los Angeles, CA 90022

6. SIMMONS AVENUE
   927 So. Simmons Avenue
   Los Angeles, CA 90022

7. AMALIA AVENUE
   461-463 ½ So. Amalia Avenue
   Los Angeles, CA 90022

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South Scattered Sites:

1. EL SEGUNDO I
   1928/37/49 E. El Segundo Boulevard
   Compton, CA 90222

2. SOUTHBAY GARDENS
   230E. 130th Street
   Los Angeles, CA 90061

3. WOODCREST I
   1239 West 109th Street
   Los Angeles, CA 90044

4. WOODCREST II
   1245 West 109th Street
   Los Angeles, CA 90044

5. WEST 90TH STREET
   1115-16 West 90th Street
   Los Angeles, CA 90044

6. WEST 91ST STREET
   1101-1109 West 91st Street
   Los Angeles, CA 90044

7. EAST 119TH STREET
   1232-34 E. 119th Street
   Los Angeles, CA 90059

8. EAST 61ST STREET
   1231-33 E. 61st Street
   Los Angeles, CA 90001

9. WEST 106TH STREET
   1100 W. 106th Street
   Los Angeles, CA 90044

10. WEST 106TH STREET
    1104 W. 106th Street
    Los Angeles, CA 90044

11. WEST 107TH STREET
    1320 W. 107th Street
    Los Angeles, CA 90044

12. NORMANDIE AVENUE
    11431-11463 So. Normandie Avenue
    Los Angeles, CA 90047

13. WEST 90TH STREET
    1027-1033 W. 90th Street
    Los Angeles, CA 90044

21. WEST 106TH STREET
    1334-1338 W. 106th Street
    Los Angeles, CA 90044

22. BUDLONG
    9410 Budlong Avenue
    Los Angeles, CA 90044

23. BUDLONG
    11126 Budlong Avenue
    Los Angeles, CA 90044

24. WEST 94TH STREET
    1035-1037 ½ W. 94th Street
    Los Angeles, CA 90044

25. WEST 95TH STREET
    1324 West 95th Street
    Los Angeles, CA 90044

26. WEST 105TH STREET
    1336-1340 W. 105th Street
    Los Angeles, CA 90044

27. WEST 106TH STREET
    1057 W. 106th Street
    Los Angeles, CA 90044

28. CENTURY & WILTON
    10025 Wilton Place
    Los Angeles, CA 90047

29. IMPERIAL HEIGHTS
    1221 W. Imperial Highway
    Los Angeles, CA 90044

30. IMPERIAL HEIGHTS
    1309 W. Imperial Highway
    Los Angeles, CA 90044

31. ATHENS III
    1120 W. 107th Street
    Los Angeles, CA 90044

32. ATHENS III
    1310 W. 110th Street
    Los Angeles, CA 90044

33. ATHENS III
    11104 So. Normandie Avenue
    Los Angeles, CA 90044

14. EL SEGUNDO II (2140)
2140-2144 ½ E. El Segundo Boulevard
Compton, CA 90222

15. EL SEGUNDO II
2141-2145 E. El Segundo Boulevard
Compton, CA 90222

16. 92ND & BANDERA
9104-9118 So. Bandera Street
Los Angeles, CA 90002

17. EAST 83RD STREET
1535 E. 83RD Street
Los Angeles, CA 90002

18. EAST 87TH STREET
1615-1617 E. 87th Street
Los Angeles, CA 90002

19. 88th & BEACH
8739 Beach Street
Los Angeles, CA 90002

20. ADDINGTON & WALDORF
4212-4220 E. Addington Street
Compton, CA 90221

34. BUDLONG CREST
11248 So. Budlong
Los Angeles, CA 90044

35. EAST 84TH STREET
1527 E. 84th Street
Los Angeles, CA 90001

36. JARVIS AVENUE
12920 Jarvis Avenue
Los Angeles, CA 90061

ca002a01

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

ADMINISTRATIVE PLAN

APRIL 2003

Assisted Housing Division Administrative Plan
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CHAPTER 1:
POLICIES AND OBJECTIVES

1.1 INTRODUCTION

The Los Angeles County Community Development Commission (CDC) was created in 1982 by the County's Board of Supervisors. The CDC aims to build better lives and better neighborhoods, by providing services to improve the quality of life in low- and moderate-income neighborhoods. The CDC manages programs in public and assisted housing, community development, economic development, and housing development and preservation.

The Housing Authority of the County of Los Angeles (HACoLA) was created in 1938 to manage and develop affordable housing. Since 1938, HACoLA has administered federally funded public housing, rental assistance programs, and services and special programs for residents of public and assisted housing.

In an effort to streamline Los Angeles County's housing and community development programs and services, the County Board of Supervisors combined HACoLA with the CDC in 1982. HACoLA is comprised of two divisions of the CDC. The Housing Management Division manages public housing and related programs and services. The Assisted Housing Division administers rental assistance programs.

1.2 PURPOSE OF THE PLAN [24 CFR §982.54]

The purpose of the Administrative Plan is to clearly outline the policies and procedures that govern HACoLA's administration of rental assistance programs. The plan includes program requirements established by the U.S. Department of Housing and Urban Development (HUD), as well as the discretionary policies established by HACoLA.

The policies and procedures in this Administrative Plan comply with applicable HUD and other Federal regulations, relevant memos, notices and guidelines, including fair housing and equal opportunity requirements. If changes to HUD regulations conflict with this plan, HUD regulations will have precedence.

HACoLA adheres to the Administrative Plan in administering all rental assistance programs. The original plan and any changes must be approved by the Board of Commissioners of the agency, and a copy of the plan must be provided to HUD.

The rental assistance programs addressed in this Administrative Plan vary by type of assistance, type of housing, and population targeted. Specific program requirements are detailed throughout this Administrative Plan.

1.3 LOCAL OBJECTIVES [24 CFR §982.1(a)]

HACoLA rental assistance programs are designed to achieve three major objectives:

1. To provide improved living conditions and decent, safe, and sanitary housing for very low-income families while maintaining their rent payments at an affordable level;
2. To provide an incentive to private property owners to rent to lower income families by offering timely assistance payments; and
3. To promote freedom of housing choice and spatial deconcentration of lower income and minority families.

Additionally, HACoLA has adopted the following mission statement:

- To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

1.4 JURISDICTION
[24 CFR §982.51 AND 24 CFR §982.4(B)]

HUD has authorized HACoLA to administer rental assistance programs within the corporate boundaries of Los Angeles County. HACoLA's jurisdiction includes:

1. The unincorporated areas of the County, and
2. Participating cities within the County. Participating small cities are defined as cities in the Los Angeles County area that have authorized HACoLA to administer rental assistance programs within their city limits.

1.5 RENTAL ASSISTANCE PROGRAMS

Section 8 of the Housing and Community Development Act of 1974 established the "Section 8 Program," the first permanent Federal program for rental assistance. The program authorized a basic certificate program, as well as targeted subprograms. As rental assistance programs developed, Congress authorized additional Section 8 programs, including a voucher program in 1987.

In 1998, the Quality Housing and Work Responsibility Act (QHWRA) required housing authorities to convert their certificates into vouchers and establish the Housing Choice Voucher Program as the primary rental assistance program. As a result of this conversion, the Housing Choice Voucher Program now encompasses all HACoLA rental assistance except for existing certificates under the previously offered Moderate Rehabilitation Program.

- **Moderate Rehabilitation Program**: A certificate-based rental assistance program incorporating financial options for owners doing moderate levels of rehab and upkeep to affordable housing rental units. Administration involves closing or extending expiring contracts. Chapter 22 (Moderate Rehabilitation Program) covers the details of this program.
- **Section 8 Pre-Pay/Preservation Program**: A voucher-based rental assistance program that enables existing participants, living in units in which owners have prepaid a HUD-insured mortgage loan, to remain in affordable housing. Chapter 21(Pre-Pay/Preservation Program) covers the details of this program.

- **Housing Choice Voucher Program**: The major rental assistance program administered by HACoLA.
  - **Note**: *Unless otherwise noted, the procedures in this Administrative Plan are for the general Housing Choice Voucher Program.*

1.5.5 Special and Targeted Programs

HACoLA uses the Housing Choice Voucher Program budget to fund three voucher-based homeless set-aside programs, which are detailed in Chapter 20: Special Programs:

- **Housing Choice Voucher Homeless Set-Aside Program**
- **Housing Choice Voucher Homeless with AIDS Program**
- **Housing Choice Voucher Long-Term Family Self-Sufficiency Homeless Program**

Periodically, HACoLA applies for special funding from HUD to administer vouchers to targeted populations, within the Housing Choice Voucher Program. HACoLA administers vouchers through the following targeted programs:

- **Housing Choice Voucher Family Unification Program**: A Targeted Special Program, see Chapter 20: Special Programs for details.
- **Housing Choice Voucher Welfare to Work Program**: A Targeted Special Program, see Chapter 20: Special Programs for details.
- **Housing Choice Voucher Mainstream Program**: A Targeted Program, see Chapter 4: Establishing Preferences and Maintaining the Waiting List for details.

As required by HUD regulations, HACoLA administers the Family Self-Sufficiency Program as a program option for participants in the Housing Choice Voucher Program.

- **Family Self-Sufficiency Program**: A special program within the Housing Choice Voucher Program. See Chapter 20 (Special Programs) for details.

HACoLA also receives non-Housing Choice Voucher Program funding to administer the following special programs. See Chapter 20 (Special Programs) for details:

- **Shelter Plus Care Program**
- **Housing Opportunities for Persons with AIDS (HOPWA) Program**

1.6 FAIR HOUSING AND EQUAL OPPORTUNITY POLICY [24 CFR §982.53]

It is the policy of HACoLA to comply fully with all Federal, State and local nondiscrimination laws and with the rules and regulations governing fair housing and equal opportunity in housing and employment.

HACoLA shall not deny any family or individual the opportunity to apply for or receive assistance under HACoLA rental assistance programs on the basis of

race, color, sex, religion, creed, national or ethnic origin, age, family status, handicap or disability.

HACoLA will provide Federal, State, and local information to voucher holders regarding discrimination, and the recourse available to them if they are victims of discrimination. Such information will be made available during the family briefing session, and all fair housing information and discriminatory complaint forms will be included in the voucher holder's briefing packet.

Except as otherwise provided in 24 CFR §8.21(c)(1), §8.24(a), §8.25 and §8.31, no individual with disabilities shall be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination because HACoLA's facilities are inaccessible to or unusable by persons with disabilities.

1.7 SERVICE POLICY [24 CFR §8.11]

This policy is applicable to all situations described in this Administrative Plan when a family initiates contact with HACoLA, when HACoLA initiates contact with a family including when a family applies, and when HACoLA schedules or reschedules any kind of appointments.

It is the policy of HACoLA to be service-directed in the administration of HACoLA rental assistance programs, and to exercise and demonstrate a high level of professionalism while providing housing services to all families.

HACoLA's policies and practices are designed to provide assurances that all persons with disabilities will be provided reasonable accommodation so that they may fully access and utilize the housing program and related services. The availability of specific accommodations will be made known by including notices on HACoLA forms and letters to all families.

1.7.1 Requests for Accommodation

All requests for accommodation or modification will be verified with a reliable knowledgeable, professional so that HACoLA can properly accommodate the need presented by the disability.

Requests for reasonable accommodation from persons with disabilities will be granted upon verification that they meet the need presented by the disability.

Reasonable accommodation will be made for persons with disabilities that require an advocate or accessible offices. A designee will be allowed to provide information as needed, but only with the permission of the person with the disability.

1.8 FAMILY OUTREACH

Each time HACoLA enters into an Annual Contributions Contract (ACC) with HUD for new housing choice voucher existing units, it will be publicized in accordance with the specification in the criteria of the Equal Opportunity Housing Plan. HACoLA's waiting list will remain open on a continuous basis for the foreseeable future.

HACoLA will communicate the status of housing availability to other service providers in the community, advise them of housing eligibility factors and guidelines in order that they can make proper referrals for housing assistance.

Information regarding the program directed at prospective applicants/tenants will be disseminated in accordance with Equal Opportunity Housing Plan and HUD guidelines for fair housing.

1.9 OWNER OUTREACH [24 CFR §982.54(d)(5)]

HACoLA encourages owners of decent, safe and sanitary housing units to lease to families participating in HACoLA rental assistance programs. HACoLA maintains and regularly updates a list of interested landlords and available units for HACoLA rental assistance programs. When listings from owners are received, they are compiled by HACoLA staff and made available through the phone hotline, by mail, or by Internet at www.hacola.org.

Ongoing marketing efforts to recruit suburban owners for participation include, but are not limited to:

1. Brochures for owners;
2. Realty Board presentations;
3. Apartment Owner Association presentations;
4. Community Center presentations; and
5. Presentation to organizations serving the disabled and other similar organizations.

HACoLA periodically evaluates the distribution of assisted families to identify areas within the jurisdiction where owner outreach should be targeted. Special outreach efforts will be used in order to encourage participation of those groups who would not normally apply or participate.

1.10 PRIVACY RIGHTS [24 CFR §5.212]

Applicants and participants, including all adults in each household, are required to sign the HUD-9886 Form (Authorization for the Release of Information). This document incorporates the Federal Privacy Act Statement and describes the conditions under which HUD will release family information.

A statement of HACoLA's policy on release of information to prospective landlords will be included in the briefing packet that is provided to the family.

HACoLA's practices and procedures are designed to safeguard the privacy of applicants and program participants. All applicant and participant files are stored in a secure location that is only to be accessed by authorized staff.

HACoLA staff will not discuss family information contained in files unless there is a business or legal reason to do so. Inappropriate discussion of family

information or improper disclosure of family information by will result in disciplinary action.

1.11 MONITORING PROGRAM PERFORMANCE [24 CFR §985]

In order to ensure quality control, supervisory staff will review the following functions:

1. 10 percent of new applicants/contracts, and
2. 100 percent of work completed by new staff for a minimum of 30 days.

HACoLA's Quality Assurance Unit conducts audits of:

1. 5 percent of annual re-certifications/interim re-certifications, and
2. Minimum HQS quality control inspections as dictated by Section Eight Management Assessment Program (SEMAP) Indicator #5

HACoLA's Program Integrity/Fraud Prevention Team will use credit checks, and other similar tools to confirm eligibility for:

1. 20 percent of all new applicants, and
2. A random sample of program participants. It is anticipated that approximately 1,500 will be selected annually for a random review.

1.12 TERMINOLOGY [24 CFR §982.4(b)]

The Housing Authority of the County of Los Angeles is referred to as "HACoLA" or "HA" throughout this document.

"Family" is used interchangeably with "Applicant" or "Participant" and can refer to a single person family.

"Tenant" refers to participants in terms of their relation to landlords. "Landlord" and "owner" are used interchangeably.

"Disability" is used where "handicap" was formerly used.

"Non-Citizen Rule" refers to the regulation effective on June 19, 1995 restricting assistance to U.S. citizens and eligible immigrants.

"HQS" means the Housing Quality Standards required by regulations as enhanced by HACoLA.

The Request for Lease Approval (RLA) form has been replaced by the Request for Tenancy Approval (RTA) form.

CHAPTER 2:
ADMISSION ELIGIBILITY FACTORS

2.1 INTRODUCTION
[24 CFR §982.54(d)]

This chapter defines the criteria used by HACoLA to admit families into the program and clarifies the circumstances that may lead to a denial of admission. The intent of these policies is to maintain consistency and objectivity in evaluating the eligibility of families who apply for the programs. The criteria listed in this chapter are the only factors used to review eligibility, to minimize the possibility of bias or discrimination. Selection shall be made without regard to race, color, creed, religion, sex, national origin, familial status, source of income, or disability/handicap. If denied admission, applicants are notified in writing with an explanation of the denial. Applicants have the opportunity to request an informal review if they do not agree with the decision.

2.1.1 Eligibility Factors and Requirements
[24 CFR §982.201]

To be eligible for admission, an applicant must meet HUD's criteria, as well as any permissible additional criteria established by HACoLA.

As prescribed by HUD, the eligibility criteria are:

1. The applicant must meet the definition of a "family," as defined in a later portion of this chapter;
2. The applicant family must be within the appropriate income limits;
3. The applicant must furnish Social Security numbers for all family members age 6 and over, birth certificates, and valid California identification [24 CFR §5.216];
4. The applicant family must have an eligible immigrant status as defined by HUD [24 CFR §5.508]; and
5. All adult (18 years of age or older) household members (including live-in aides) of the applicant family must submit a signed Criminal Background Consent Form [24 CFR §5.903(b)].

2.2 FAMILY COMPOSITION
[24 CFR §982.201(c)]

HUD provides the definition of an elderly family in program regulations, but gives discretion to the local housing authority administering the program to define what groups of persons constitute a non-elderly family **[24 CFR §982.54(d)(4)(i)]**.

The applicant must qualify as a family. The definition of family includes the following:

1. An elderly family whose head or spouse (or sole) member is an elderly (at least 62 years of age), disabled, or handicapped. It may include two or more elderly, disabled, or handicapped persons living together, or one or more of these persons living with one or more live-in attendant.

2. A family group consists of two or more persons sharing residency and whose income and resources are available to meet the family needs. There must be a relation by blood, marriage or operation of law. The following is to be considered as relation by blood: mother, father, children, cousin, niece, nephew, aunt, uncle, grandfather and grandmother. The group of two could also be a single person who is pregnant or in the process of adopting or securing legal custody of any individual under the age of 18.
3. A family group consisting of two or more persons who provide evidence of a significant relationship determined to be stable by HACoLA.
4. The remaining member of a tenant family. A remaining member of a tenant family includes a pregnant person whose pregnancy was terminated after admission to the program. However, if the pregnancy is terminated before admission to the program, the individual will no longer constitute a family. The remaining member of a tenant family will be reassigned another bedroom size voucher, provided there is funding available. The remaining member of a tenant family does not include a live-in attendant of the former family whose service was necessary to care for the well-being of an elderly, disabled or handicapped head of household, or spouse and whose income was not included for eligibility purposes.
5. A single person who lives alone, or intends to live alone, does not qualify as an elderly person, displaced person or as the remaining member of a tenant family.

2.2.1 Stable Relationship

When the applicant group is not related by blood, marriage, or operation of law, HACoLA will require that the applicant group provide evidence of a stable relationship.

HACoLA defines a stable relationship as:

1. A relationship that has been in existence for a minimum of 6 months, and
2. The parties provide financial support for each other.

Acceptable documentation of a stable relationship includes lease agreements indicating that the parties have lived together for at least six months, utility bills, other joint bills and/or bank account(s) (need to provide for a six month period), and, on a case-by-case basis, letters from a social service provider or religious organization confirming the relationship.

2.2.2 Head of Household [24 CFR §5.504]

The head of household is considered to be the adult designated by the family or HACoLA to sign program-related documents. However since rental assistance is provided to the entire family, it is expected that every family member will uphold HACoLA's rules and regulations. Emancipated minors who qualify under State law will be recognized as head of household.

2.2.3 Spouse of Head

Spouse means the husband or wife of the head of household. The marriage partner who, in order to dissolve the relationship, would have to be divorced. This includes the partner in a common-law marriage.

2.2.4 Live-In Attendants [24 CFR §982.316 and 24 CFR §5.403]

A family may include a live-in attendant if the live-in attendant meets the following stipulations. The live-in attendant:

1. Is determined by HACoLA to be essential to the care and well being of an elderly person or a person with a disability;
2. Is not obligated for the support of the person(s);
3. Would not be living in the unit except to provide care for the person(s); and
4. Must submit a signed Criminal Background Consent Form.

A live-in attendant is different from a family member in the following:

1. An attendant's income will not be used to determine eligibility of family;
2. An attendant is not subject to the Non-Citizen Rule requirements;
3. An attendant is not considered a remaining member of the tenant family, which means that they are not entitled to retain the voucher if the eligible family member(s) voluntarily leave the program, are terminated from the program, or have a voucher that expires.

Relatives are not automatically excluded from being live-in attendants, but they must meet all the stipulations in the live-in attendant definition described above.

A live-in attendant may only reside in the unit with the approval of HACoLA. HACoLA will require written verification from a reliable, knowledgeable professional, such as a doctor, social worker, or caseworker. The verification provider must certify that a live-in attendant is needed for the care of the family member who is elderly, and/or disabled. The verification must include the hours of care that will be provided.

The live-in attendant will be subject to a criminal background check and must meet the same standard as an applicant. Please refer to Section 2.6.1 (Applicant Screening Standards) of this chapter for more information.

With authorization from the assisted family, the landlord and HACoLA, a live-in attendant may have a family member live in the assisted unit as long as it does not create overcrowding in the unit. HACoLA will not increase the family's subsidy to accommodate the family of a live-in attendant.

2.2.5 Split Households Before Voucher Issuance

When a family breakup occurs while a family is on the waiting list due to divorce or legal separation, it is the responsibility of the two families to decide which will take the placement on the waiting list. If no decision or court determination is made, HACoLA will make the decision, taking into consideration the following:

1. Which family member applied as head of household;
2. Which family member retains the children or any disabled or elderly members;
3. Any restrictions that were in place at the time the family applied;
4. Role of domestic violence or any other infraction; and
5. Recommendation of social service agencies or qualified professionals.

2.2.6 Multiple Families in the Same Household

When families consisting of two families living together, (such as a mother and father, and a daughter with her own husband or children), apply together as a family, they will be treated as one family unit.

2.2.7 Joint Custody of Children

Children who are subject to a joint custody agreement but live with one parent at least 51 percent of the time will be considered members of that household. If both parents on the waiting list are trying to claim the child, the parent whose address is listed in the school records will be allowed to claim the school-age child as a dependent.

Where court orders exist and provide guidance on custody issues, HACoLA will follow the directives outline in the court documents.

2.3 INCOME LIMITATIONS [24 CFR §982.201(b)]

In order to be eligible for assistance, an applicant must be:

1. An extremely low-income family (i.e.; the family's gross income may not exceed 30 percent of the Average Median Income [AMI] for Los Angeles County, as established by HUD); **or**
2. A low-income family whose gross income does not exceed more than 80 percent of the average median income for Los Angeles County.

In order to meet the income targeting requirements established by QHWRA, 75 percent of all new admissions will be required to meet the definition of an extremely low-income family. To achieve the required balance, it may be necessary to skip over otherwise eligible family. If this occurs, families that have been skipped over will retain the time and date of application and will be admitted as soon as an appropriate opening becomes available **[24 CFR §982.201(b)(2)(i)]**.

HACoLA will admit eligible low-income families, whose incomes do not exceed 80 percent of the AMI, on a first-come, first-serve basis, according to their local preference ranking **[24 CFR §982.207(e)(1)** and **24 CFR §982.207(a)]**.

Families whose annual incomes exceed the income limit will be denied admission and offered an informal review.

2.3.1 Income Limits for Other Programs

Periodically, HUD has provided funding to HACoLA for projects involving preservation opt-outs and/or the expiration of a project based housing choice voucher contract. HUD provides the income limits applicable to those projects through specific regulation. HACoLA will follow HUD directives in determining admissions for such programs.

2.4 SOCIAL SECURITY NUMBER REQUIREMENTS [24 CFR §982.551(b)(3) AND §5.216(a)(1)]

Families are required to provide verification of Social Security numbers for all family members prior to admission, if they have been issued a number by the Social Security Administration. This requirement also applies to persons joining the family after the admission to the program. HACoLA will not require proof of a Social Security number for children age 5 and under.

Failure to furnish verification of Social Security numbers is grounds for denial or termination.

2.5 CITIZENSHIP/ELIGIBLE IMMIGRATION STATUS [24 CFR §982.201(a) and §982.203(b)(4) and §5.508]

Eligibility for assistance is contingent upon a family's submission of signed declarations of U.S. citizenship or eligible immigration status. In order to receive assistance, a family member must be a U.S. citizen or eligible immigrant. Each family member, regardless of age, must submit a signed declaration of U.S. citizenship or eligible immigration status. HACoLA may request verification of the declaration by requiring presentation of alien resident card, birth certificate, social security card, naturalization document, or other appropriate documentation.

The citizenship/eligible immigration status of each member of the family is considered individually before the family's status is defined.

2.5.1 Mixed Families [24 CFR §5.504]

An applicant family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. A family that includes eligible and ineligible individuals is called a "mixed family." Mixed family applicants will be given notice that their assistance will be prorated and that they may request a hearing if they contest this determination.

2.5.2 No Eligible Members

Applicant families that include no eligible members will be ineligible for assistance. Such families will be denied admission and provided the opportunity for an informal review.

2.5.3 Appeals [24 CFR §982.554]

The applicant is entitled to an informal review.

2.6 CRIMINAL BACKGROUND CHECKS [24 CFR §982.552 – §982.553]

HACoLA requests a criminal background check for all adult household members (including live-in aides) 18 years of age or older applying for HACoLA rental assistance in order to comply with HUD mandates. A criminal conviction alone may or may not result in the denial of assistance. Other factors such as disclosure on the Criminal Background Consent Form, completion of a drug or alcohol rehabilitative treatment program, type and longevity of the conviction may also be taken into consideration. All new applicants/household members must complete parole or probation prior to receiving assistance.

2.6.1 Applicant Screening Standards

The following are policies established by HACoLA to screen all new applicants and any persons added to the household of a family currently participating in a HACoLA-administered rental assistance program.

1. **Applicant(s) previously evicted from federally assisted housing for drug-related criminal activity.**

   Persons evicted from public housing, Indian housing, Section 23, or any federally assisted housing program because of a drug-related criminal activity shall be denied assistance for a three-year period beginning on the date of such eviction. However, HACoLA may waive the three-year probation period if the person who committed the drug-related crime has successfully completed an approved supervised drug rehabilitation program after the date of the eviction or if the circumstances leading to the eviction no longer exist (i.e. the individual responsible for the original eviction is imprisoned or is deceased).

2. **Applicant(s) convicted for the manufacture of methamphetamine on the premises of federally assisted housing.**

   HACoLA shall deny admission if the applicant or any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing.

3. **Applicant(s) currently engaging in the illegal use of a drug.**

   HACoLA shall deny admission where the preponderance of evidence indicates that there is a pattern of illegal use of a drug by the applicant or any household member and that this pattern may threaten the health, safety, or right to peaceful enjoyment of the premises by others, regardless of whether the household member has been arrested or convicted.

   HACoLA may waive this policy if the person provides sufficient evidence that they are no longer engaging in the illegal use of a controlled substance and has successfully completed a supervised drug rehabilitation program.

4. **Applicant(s) subject to a lifetime sex offender registration requirement.**

HACoLA shall deny admission if the applicant or any household member is subject to lifetime registration as a sex offender under a state registration program, regardless of longevity of conviction or completion of any rehabilitative program.

5. **Applicant(s) with a pattern of alcohol abuse.**

   HACoLA shall deny admission where the preponderance of evidence indicates that there is a pattern of abuse of alcohol by the applicant or any household member and this pattern may threaten the health, safety, or peaceful enjoyment of the premises.

   HACoLA may waive this policy if the person provides sufficient evidence that they are no longer engaging in the abuse of alcohol and has successfully completed a supervised alcohol rehabilitation program.

6. **Applicant(s) currently engaging or who have recently engaged in criminal activities.**

   HACoLA shall deny admission if the applicant or any household member has been convicted for **any** of the following activities, for a period of three years following the end of a conviction or incarceration (which ever is later), with no further arrest or convictions other than minor traffic violations:

   - Drug-related criminal activity;
   - Violent criminal activity (convicted perpetrators only);
   - Other criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; and
   - Other criminal activity that would threaten the health or safety of the owner or HACoLA staff, contractor or subcontractors or vendors.

   HACoLA may waive the three-year period for drug-related criminal activity if the person provides sufficient evidence that they are no longer engaging in the illegal use of a controlled substance and have successfully completed a supervised drug rehabilitation program.

7. **Applicant(s) engaging in fraud or bribery associated with any federal housing program.**

   HACoLA shall deny admission if the applicant or any household member has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing program. HACoLA may make an exception in determining admission if the family member(s) who participated or were culpable for the action do not reside in the assisted unit.

2.6.2 Requests for Criminal Records by Project-Based Section 8 Owners [24 CFR §5.903(d)]

Project-based Section 8 owners who have contracts with HACoLA may request that HACoLA obtain criminal records, on their behalf, for the purpose of screening applicants. HACoLA will charge a fee in order to cover costs associated with the review of criminal records.

Project-based owners must submit the following items in order for HACoLA to process criminal records. Owner requests must include:

1. A copy of a signed consent form from each adult household members, age 18 years and older. Included in the consent form must be a legible name, the date of birth, a California Identification Number, and a Social Security number. This information will be used for the sole purpose of distinguishing persons with similar names or birth dates.
2. An owner's criteria or standards for prohibiting admission of drug criminals in accordance with HUD regulations (§ 5.854 of 24 CFR Parts 5 et al.), and for prohibiting admission of other criminals (§ 5.855 of 24 CFR Parts 5 et al.).

Once criminal records are obtained by HACoLA, a determination will be made as to whether a criminal act, as shown by a criminal record, can be used as a basis for applicant screening. HACoLA will base its determination in accordance with HUD regulations and the owner criteria. If the owner's criteria conflicts with HUD regulations, the regulations will have precedence.

It is important to note that HACoLA will not disclose the applicant's criminal conviction record or the content of that record to the owner.

2.6.3 Ineligible Households [24 CFR §982.552(2)(i)]

Households will be considered ineligible if any household member over the age of 18 years is convicted of a criminal act that falls within the seven Applicant Screening Standards listed or has not completed parole or probation. HACoLA will allow the household to apply for rental assistance if the household member who committed the criminal act will not be a part of the assisted household; and as long as all other admission requirements are met.

2.6.4 Confidentiality of Criminal Records [24 CFR §5.903(g)]

Criminal records received by HACoLA are maintained confidentially, not misused, nor improperly disseminated and kept locked during non-business hours. All criminal records will be destroyed no later than 30 days after a final determination is made.

2.6.5 Disclosure of Criminal Records to Family

The applicant or family member requesting to be added to the household will be provided with a copy of the criminal record upon request and an opportunity to dispute the record. Applicants will be provided an opportunity to dispute the record at an informal review. Participants may contest such records at an informal hearing [24 CFR §982.553(d)]

2.6.6 Explanations and Terms [24 CFR §5.100]

The following terms are used to determine eligibility when an applicant or a family member is added to an already assisted household and is undergoing a criminal background check.

- "Drug" means a controlled substance as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802).
- "Drug-related criminal activity" means the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with the intent to manufacture, sell, distribute or use the drug.
- "Household" means the family and HACoLA-approved live-in aide.
- "Incident" includes but is not limited to arrests, convictions, no contest pleas, fines, city ordinance violations or other credible preponderance of evidence.
- "Pattern" is defined as the use of a controlled substance or alcohol if there is more than one incident during the previous 12 months.
- "Premises" is the building or complex or development in which the public or assisted housing dwelling unit is located, including common areas and grounds.
- "Preponderance of evidence" is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. The intent is not to prove criminal liability, but to establish that the act(s) occurred. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.
- "Violent criminal activity" means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage. Violent criminal activity also includes activity within the family, such as during domestic disputes.
- "Sufficient evidence" may include all or a number of personal certification along with supporting documentation from the following sources 1) probation officer; 2) landlord; 3) neighbors; 4) social service workers; 5) review of verified criminal records.

2.7 OTHER CRITERIA FOR ADMISSION [24 CFR §982.552]

HACoLA may apply the following criteria, in addition to the HUD eligibility criteria, as grounds for denial of admission to the program.

1. The family must have not have violated any family obligations during a previous participation in a federally assisted housing program. HACoLA will review situations, on a case-by-case basis, for violations that are more than 5 years old.
2. No family member may have committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing program.
3. The applicant must not be a past participant of any housing choice voucher or public housing program who has failed to satisfy liability for amounts owed to HACoLA for unpaid rent or damages.

- On a case-by-case basis, HACoLA may provide that applicant the opportunity to repay any such debt in full as a condition of admissions. HACoLA will not enter into a repayment agreement for this purpose.

4. The applicant must not be a member, officer or employee of HACoLA who formulates policy or influences decisions with respect to federally funded rental assistance programs or a public official or a member of the local governing body or member of Congress.
5. No family household member may have engaged in or threaten abusive or violent behavior toward HACoLA personnel.
   - "Abusive or violent behavior towards HACoLA personnel" includes verbal as well as physical abuse or violence. Use of expletives that are generally considered insulting, racial epithets, or other language, written or oral, that is customarily used to insult or intimidate, may be cause for termination of assistance or denial of admissions.
   - "Threatening" refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

2.8 SUITABILITY OF FAMILY [24 CFR §982.307(a)(2)]

HACoLA may take into consideration any of the additional criteria for admission in Section 2.6 (Criminal Background Checks) of this chapter, but may not otherwise screen for factors that relate to the suitability of the applicant family as tenant. It is the responsibility of the owner to screen applicants for suitability.

HACoLA will assist and advise applicants on how to file a compliant if they have been discriminated against by an owner.

2.9 INELIGIBLE FAMILIES [24 CFR §982.201(f)(1)]

Families from the HACoLA waiting list who are determined to be ineligible will be notified in writing of the reason for denial and given an opportunity to request an informal review.

CHAPTER 3:
APPLICATIONS PROCESS

3.1 INTRODUCTION
[24 CFR §982.54(d)(1)]

This chapter describes the policies and procedures that govern the initial application, placement and denial of placement on HACoLA's waiting list, as well as limitations on whom may apply. The policies outlined in this chapter are intended to ensure that all families who express an interest in housing assistance are given an equal opportunity to apply. The primary purpose of the intake function is to gather information about the family so that an accurate, fair, and timely decision relative to the family's eligibility may be made. As such, applicants are placed on the waiting list in accordance with this plan.

3.2 HOW TO APPLY

Interested persons may apply by calling HACoLA's special application telephone number. Families who wish to apply for any of HACoLA's programs must complete a written application form. Applications will be made available in an accessible format to persons with disabilities upon their request.

The application process is composed of two phases.

3.2.1 Preliminary Registration Waiting List
[24 CFR §982.204(b)]

All families wishing to receive rental assistance through a HACoLA rental assistance program are initially placed on the Preliminary Registration Waiting List. This is essentially an interest list. Families are placed on Preliminary Registration Waiting List according to the date and time of their call. Preliminary information regarding the family's address, income, family composition, and disability status is collected. However, this information is not verified until the family is placed on the active waiting list. Applicants receive a postcard to confirm that their name has been placed on the Preliminary Registration Waiting List.

3.2.2 Waiting List

When HACoLA determines that there is sufficient funding to issue additional vouchers, a pool of potential new applicants is drawn from the Preliminary Registration Waiting List. Families move onto the active waiting list according to the date and time of their initial call. Once a family has been place on the active waiting list, they will be asked to complete a program application and provide all the necessary income forms. At this point, all information will be confirmed through a third party. Families must meet all admissions requirements to be issued a voucher.

3.3 APPLYING FOR SPECIAL PROGRAMS AND NON-HOUSING CHOICE VOUCHER PROGRAMS

To see a list of special programs, other non-Housing Choice Voucher Programs and the eligibility process, please refer to Chapter 4, Section 4.5 (Targeted Funding). Detailed information on special programs can also be found in Chapter 20 (Special Programs).

3.4 OPENING AND CLOSING OF WAITING LIST [24 CFR §982.206]

HACoLA has maintained a continuously open waiting list for over 10 years. For the foreseeable future, HACoLA plans to continue this process indefinitely. However, should it become necessary to close and then reopen the waiting list, HACoLA will comply with the policies outlined in this chapter.

3.4.1 Opening the Waiting List [24 CFR §982.206(a)(2)]

When HACoLA opens the waiting list, it will advertise through public notice in the following newspapers, minority publications, and media entities.

- Los Angeles Times
- La Opinion
- The Daily News
- International Daily News
- L.A. Sentinel
- Long Beach Press Telegram
- Eastern Group Publications
- The Wave
- The Daily Breeze

HACoLA's public notification will contain:

- The dates, times, and locations where families may apply.
- The programs for which applications will be taken.
- A brief description of the program(s).
- A statement that public housing residents must submit a separate application if they want to apply to a rental assistance program.
- Any limitations on who may apply [24 CFR §982.206(a)(3)].
- The Fair Housing Logo.

The notices will be made in an accessible format to persons with disabilities if requested. The notices will provide potential applicants with information that includes HACoLA's telephone number and address, how to submit an application, information on eligibility requirements, and the availability of local preferences, if applicable.

Additional time for submission of an application after the stated deadline will be given as a reasonable accommodation at the request of a person with a disability.

3.5 LIMITS ON WHO MAY APPLY [24 CFR §982.307(b)(1)]

Upon opening the waiting list, HACoLA will disclose the criteria defining what families may apply for assistance under a public notice.

If there are sufficient applications from elderly families, disabled families, and displaced singles, applications will not be accepted from other singles.

3.6 CLOSING THE WAITING LIST [24 CFR §982.206(c)]

Should it become necessary to close the waiting list, HACoLA will use the same advertising methods described above.

Notification of impending closure will be provided to the public for a minimum of 30 days.

3.7 TIME OF SELECTION [24 CFR §982.204(d)]

When funding is available, families will be selected from the waiting list in their preference-determined sequence, regardless of family size.

If there is ever insufficient funding to subsidize the unit size of the family at the top of the waiting list, HACoLA will not admit any other applicant until funding is available for the first applicant.

Families may be skipped over to meet the income targeting requirements mandated in QWHRA.

3.8 APPLICATION PROCEDURES [24 CFR §982.204(c)]

Once the applicant is transferred from the Preliminary Registration Waiting List to the Active Waiting List, an application will be mailed to the applicant. The application is due back within 10 days from the date it was mailed. If the application is returned undeliverable, HACoLA will make one more attempt to contact the applicant via mail. If the second application is returned as undeliverable, the applicant will be cancelled from the waiting list.

Periodically, registrants will call to check their status on the waiting list and learn that they have been cancelled because mail was returned undeliverable. In extenuating circumstances, such as a long-term illness, or other family emergency, the registrant may be reinstated. However, the registrant must be able to provide documentation of the circumstances. Such requests will be reviewed and approved (or denied) on a case-by-case basis by the Applications and Eligibility Unit Supervisor.

Once an application is returned, the information provided by the applicant will be used to determine if the applicant is eligible for a tenant selection preference, and used to help HACoLA determine which income forms the applicant must complete.

If an applicant is ineligible based on the information provided on the application, or because they fail to return the documents by the due date, the applicant will be provided written notice of the reason for their disqualification and their right to request an informal appeal hearing.

The application will capture the following information:

- Name of adult members and age of all members;
- Sex and relationship of all members;
- Street address and phone number;
- Mailing address;
- Amount(s) and source(s) of income received by household members;
- Information regarding disabilities relating to program requirements;
- Information related to qualification for preference(s);
- Social Security numbers;
- Race/ethnicity;
- Citizenship/eligible immigration status;
- Convictions for drug-related or violent criminal activity;
- Request for specific accommodation(s) needed to fully utilize program and services;
- Previous address;
- Current and previous landlords' names and addresses;
- Emergency contact person and address; and
- Program integrity questions regarding previous participation in HUD programs.

Applicants are required to inform HACoLA in writing within 30 days of effective date of any changes in family composition, income, and address, as well as any changes in their preference status. (For information on preferences, refer to Chapter 4: Establishing Preferences and Maintaining the Waiting List.) Applicants must also comply with requests from HACoLA to update information.

3.9 INTERVIEW SESSIONS/MAILINGS

HACoLA will use both mailing and interview sessions to obtain income, asset and family composition information from applicants.

3.9.1 Request for Information via Mail

During times of high activity, HACoLA will mail income and asset forms to applicants. Applicants will be given 10 working days to complete and return all

required forms. If forms are not returned in a timely manner, the applicant will receive a final notice. The final notice will provide an additional five-day grace period. If the required forms are not returned, as specified, the application will be cancelled. HACoLA will provide additional time, with appropriate documentation, as a reasonable accommodation and in special circumstances such as an illness and/or death in the family.

3.9.2 Application Interview Process

During times for regular activity (average volume), HACoLA utilizes a full application interview to discuss the family's circumstances in greater detail, to clarify information that has been provided by the applicant, and to ensure that the information is complete.

Applicants are given two opportunities to attend an interview session. If the applicant does not respond to the second invitation, the application is cancelled. HACoLA will allow for a third interview appointment as a reasonable accommodation and in special circumstances such as illness. An applicant may also request that the Applications and Eligibility Unit assign someone to conduct the interview at the applicant's home, as a reasonable accommodation.

All applicants must complete the following requirements [24 CFR §982.551(b)(1)(iii)].

1. At minimum, the head of household must attend the interview. HACoLA requests that all adult members of the applicant family attend when possible. This assures that all members receive information regarding their obligations and allows HACoLA to obtain signatures on critical documents quicker.
2. All adult members of the applicant family must sign the HUD-9886 Form (Authorization for the Release of Information), and all supplemental forms required by HACoLA.
3. Citizen declaration forms must be completed for all applicant family members, regardless of age.
4. All adult members of the applicant family must complete and sign a Criminal Background Consent Form.
5. Identification information for all members of the applicant family such as birth certificates, driver's licenses or California ID cards, whichever is applicable based on the age of the family member, must be submitted for all members of the household regardless of age.

Information provided by the applicant will be verified, including citizenship status, full time student status and other factors related to preferences, eligibility and rent calculation. Verifications must not be older than 60 days old at the time of issuance.

If they are requested, exceptions for any of the above listed items will be reviewed on a case-by-case basis. Exceptions will be granted based upon hardship. Reasonable accommodations will be made for persons with disabilities. In these cases, a designee will be allowed to provide some information, but only with permission of the person with a disability.

Under both processes, all local preferences claimed on the application while the family is on the waiting list will be verified. Preference is based on current status, so the qualifications for preference must exist at the time the preference is verified, regardless of the length of time an applicant has been on the waiting list. (For information on preferences, refer to Chapter 4: Establishing Preferences and Maintaining the Waiting List.)

3.9.3 Secondary Reviews/Credit Reports [24 CFR §982.551(b)(1)]

Before issuing vouchers to applicant families, HACoLA will request a credit report for 20 percent of all new applicant families. Of the randomly selected families, all adults (persons 18 years of age and older) who will reside in the assisted household will have their credit report reviewed by HACoLA staff. Applicants claiming that they have zero income will automatically undergo a credit review and will be included as part of the 20 percent of households undergoing credit reviews.

The information contained in the credit report will be used to confirm the information provided by the family. Specifically, the credit report will be used to confirm:

- **Employment**: A credit report will list any employers that the applicant has listed in any recent credit applications. If the credit report reveals employment, for any adult household member, within the last 12 months that was not disclosed, the family will be asked to provide additional documents to clear up the discrepancy. Failure to disclose current employment may result in cancellation of the family's application.
- **Aliases**: A credit report can provide information on other names that have been used for the purposes of obtaining credit. Common reasons for use of other names include a recent marriage or a divorce. If an alias has not been disclosed to HACoLA, the family will be asked to provide additional evidence of the legal identity of adult family members.
- **Current and previous addresses**: A credit report can provide a history of where the family has lived. This is particularly important because HACoLA provides a residency preference. If the family has provided one address to HACoLA and the credit report indicates a different address, the family will be asked to provide additional proof of residency. This may include a history of utility bills, bank statements, school enrollment records for children, credit card statements or other relevant documents. Failure to provide adequate proof will result in the denial of a residency preference.
- **Credit card and loan payments**: A credit report will usually include a list of the family's financial obligations. Examples of the items that may show up include car loans, mortgage loans, student loans and credit card payments. HACoLA will review this information to confirm the income and asset information provided by the family. If the family's current financial obligations (total amount of current monthly payments) exceed the amount of income reported by the family, HACoLA will ask the family to disclose how they are currently meeting their financial obligations. Accounts that have been charged off or significantly delinquent are not included in this calculation.

Failure to provide adequate proof of income will result in termination of the application.

- ❑ **Multiple Social Security numbers**: A credit report may list multiple Social Security numbers if an adult family member has used different Social Security numbers to obtain credit. If the credit report information does not match the information provided by an adult member of the family, the family member will be required to obtain written confirmation of the Social Security number that was issued to him/her from the Social Security Administration.

A family will not be issued a voucher until all discrepancies between the information provided by the applicant family, and the information contained in the credit report have been cleared by the applicant family.

When discrepancies are found, the family will be contacted by telephone or by mail. In most cases, the family will be allowed a maximum of 10 working days to provide the additional documentation. On a case-by-case basis, as a reasonable accommodation, the family may be granted additional time. If additional time is granted, the family will receive a letter confirming the new deadline. No additional extension will be granted thereafter.

When the credit report reveals multiple discrepancies that are not easily communicated over the telephone, HACoLA will set up a face-to-face interview with the applicant. HACoLA will schedule up to two interview appointments. An additional interview may be scheduled as a reasonable accommodation. Failure to appear at the interview session will result in cancellation of the application.

Additionally, failure to provide the necessary information will result in cancellation of the application.

3.10 DENIAL OF ASSISTANCE
[24 CFR §982.204(c)(1) and §982.204(f)(1) §982.552]

If an application is denied due to failure to attend an interview (initial or secondary), or for failure to provide eligibility related information, the applicant family will be notified in writing and offered an opportunity to request an informal review. It is the applicant's responsibility to reschedule the interview if they miss the appointment. If the applicant does not reschedule or misses two scheduled meetings, HACoLA will reject the application and remove the applicant's name from the waiting list.

HACoLA may at any time deny program assistance to an applicant family because of actions or failure to act by members of the family such as any member of the family to sign and submit consent forms for obtaining information.

3.11 FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY
[24 CFR §982.301]

If the applicant family is determined to be eligible after all applicable paperwork has been reviewed, they will be invited to attend a briefing session at which time they will receive information regarding their rights and responsibilities and they will be issued a voucher.

CHAPTER 4:
ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST

4.1 INTRODUCTION

It is HACoLA's objective to ensure that the families are placed on the waiting list in the proper order so that an offer of assistance is not delayed to any family, or made to any family prematurely.

By maintaining an accurate waiting list, HACoLA will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available so that program funds are used in a timely manner.

4.2 APPLICATION POOL

The waiting list will be maintained in accordance with the following guidelines:

1. The application will be a permanent file;
2. Applications equal in preference will be maintained by date and time; and
3. All applicants must meet income requirements outlined in Chapter 2: Admission Eligibility Factors.

4.2.1 Special Admissions [24 CFR §982.203]

Applicants admitted under special admissions, rather than from the waiting list, are identified by codes in the automated system and are not maintained on separate lists.

Applicants who are admitted under targeted funding which are not identified as a Special Admission are identified by codes in the automated system and are not maintained on separate waiting lists.

4.3 LOCAL PREFERENCES [24 CFR §982.207]

HACoLA will apply a system of local preferences in determining admissions for the program. Local preferences are weighted highest too lowest, in the following order:

1. **Date and Time of Registration**: When the family placed their name on the HACoLA Preliminary Registration Waiting List.
2. **Jurisdictional Preference**: Families who live and/or work in HACoLA's jurisdiction will be admitted before families outside of HACoLA's jurisdiction.
3. **Veterans**: State law requires HACoLA to give preference to veterans.
4. **Elderly and Disabled**: HACoLA will admit elderly and/or disabled singles over other singles. "Other Singles" denotes a one-person household in which the individual member is neither elderly, disabled, nor displaced by government action. Such applicants will be placed on the waiting list in

accordance with their date and time of applications, but cannot be selected for assistance before any elderly or disabled single regardless of any preferences.

An applicant will not be granted any preference if any member of the family has been evicted from any federally assisted housing during the past 3 years because of drug-related criminal activity. HACoLA may grant an exception to such a family if the responsible member has successfully completed a rehabilitation program.

4.3.1 Verification of Preferences [24 CFR §982.207(b)]

Residency Preference: For families who are residing in, or have at least one adult member who works or has been hired to work, or is a full-time participant in an educational or training program in the jurisdiction of HACoLA, and who are not currently nor have been living in subsidized or low income housing during the previous six months.

- In order to verify that an applicant is a resident, HACoLA will require a minimum of 3 months residency as shown by the following documents: current rent receipts, leases, utility bills, employer or agency records, school records, drivers licenses or credit reports.
- In cases where the family's head of household or spouse works or has been offered a job in the jurisdiction of HACoLA, a statement from the employer will be required.
- For families whose adult household member is a full-time participant in an educational or training program in the jurisdiction of HACoLA, a statement from the program officials will be required.
- For families previously living in subsidized or low-income housing, a statement from the agency's official verifying the date of termination of participation/residence will be required.

Veteran's Preference: Acceptable documentation regarding veteran's status will include a DD-214 (discharge documents), proof of receipt of veteran's benefits, or documentation from the Veteran's Administration.

4.4 SPECIAL PROGRAMS AND TARGETED FUNDING

4.4.1 Exceptions for Special Admissions [24 CFR §982.203]

If HUD awards HACoLA program funding that is targeted for specifically named families, HACoLA will admit these families under a special admission procedure. Special admissions families will be admitted outside of the regular waiting list process. They do not have to qualify for any preferences, nor are they required to be on the program waiting list. They are not counted in the limit on non-Federal preference admissions. HACoLA maintains separate records of these admissions. The following are examples of types of program funding that may be designated by HUD for families living in a specified unit:

1. A family displaced because of demolition or disposition of a public or Indian housing project;
2. A family residing in a multifamily rental housing project when HUD sells forecloses or demolishes the project;
3. For housing covered by the Low Income Housing Preservation and Resident Homeownership Act of 1990;
4. A family residing in a project covered by a project-based housing choice voucher HAP contract at or near the end of the contract term; and
5. A non-purchasing family residing in a HOPE 1 or HOPE 2 project.

4.4.2 Targeted Funding [24 CFR §982.203]

HACoLA has received targeted funding to administer Housing Choice Voucher Program vouchers under three programs.

- **Housing Choice Voucher Family Unification (Family UP) Program**: Detailed information can be found in Chapter 20: Special Programs.
- **Housing Choice Voucher Welfare to Work Program**: Detailed information can be found in Chapter 20: Special Programs.
- **Housing Choice Voucher Mainstream Program**: This program assists very-low income, disabled families who need rental assistance. As authorized by HUD regulations, HACoLA administers this program independently and does not rely on joint ventures with community partners. Eligible families are identified from the regular housing choice voucher waiting list and are admitted on a first come, first served basis.

Families admitted into a targeted program must meet all regular admission requirements with the exception of the residency requirement. Since HACoLA is required to work closely with other County departments that provide services through all of Los Angeles County, families residing outside of HACoLA's jurisdiction are allowed to participate in targeted programs. However, families may be required to move within HACoLA's jurisdiction for at least one year.

4.4.3 Voluntary Set-Aside Programs for Homeless Families [24 CFR §982.207(b)(5)]

HACoLA has established three voluntarily set-aside programs for homeless families in response to local needs:

- Housing Choice Voucher Homeless Set-Aside Program;
- Housing Choice Voucher Homeless with AIDS; and
- Housing Choice Voucher Long Term Family Self-Sufficiency Homeless Program.

Details on these programs can be found in Chapter 20: Special Programs.

4.5.1 Non-Housing Choice Voucher Special Programs

HACoLA administers two special programs that are not part of the Housing Choice Voucher Program. Details on these programs can be found in Chapter 20: Special Programs.

- Shelter Plus Care
- Housing Opportunities for Persons with AIDS (HOPWA)

4.5.2 Criminal Background Checks

Program applicants for all voluntary set-aside programs will require criminal background checks. Applicants for the Shelter Plus Care and HOPWA programs will not be required to undergo criminal background checks. For more specific information on the applicant screening standards used by HACoLA when reviewing criminal records, please refer to Chapter 2, Section 2.6 (Criminal Background Checks).

4.5.3 Change in Circumstances [24 CFR §982.204(b)]

Changes in an applicant's circumstances while on the waiting list may affect the family's entitlement to a preference. Applicants are required to notify HACoLA in writing, within 30 days, when their circumstances change, including any change of address, income or family composition.

4.5.4 Cross-Listing of Public Housing and Housing Choice Voucher [24 CFR §982.205]

HACoLA will not merge the waiting lists for public housing and housing choice voucher. However, if the housing choice voucher waiting list is open when the applicant is placed on the public housing list, HACoLA must offer to place the family on both lists. If the public housing waiting list is open at the time an applicant applies for rental assistance, HACoLA must offer to place the family on the public housing waiting list.

4.5 FINAL VERIFICATION OF PREFERENCES [24 CFR §982.207(e)]

Preference information on applications will be updated as applicants are selected from the waiting list. At that time, HACoLA will obtain necessary verifications of preference at the interview and by third party verification.

4.6 PREFERENCE DENIAL

If HACoLA denies a preference, HACoLA will notify the applicant in writing of the reasons why the preference was denied and offer the applicant an opportunity for a review. If the preference denial is upheld as a result of the review, the applicant will be placed on the waiting list without benefit of the preference. Applicants may exercise other rights if they believe they have been discriminated against.

If the applicant falsifies documents or makes false statements in order to qualify for any preference, or for any other reason, they will be removed from the waiting list.

4.7 REMOVAL FROM WAITING LIST AND PURGING [24 CFR §982.204(c)(1) and §982.201(f)(1)]

If an applicant fails to respond to a mailing from HACoLA within the time frame indicated, they will be removed from the waiting list. An extension may be considered an accommodation if requested in advance by a person with a disability. If a letter is returned by the Post Office without a forwarding address, the applicant will be removed without further notice and the envelope and letter will be maintained in the file. If a letter is returned with a forwarding address, it will be re-mailed to the address indicated.

If an applicant is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless HACoLA verifies family/health/work emergency.

The waiting list will be purged by a mailing to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for current information and confirmation of continued interest.

The same guidelines will be used for failure to respond to this mailing. Notices will be made available in accessible format upon the request of a person with a disability.

CHAPTER 5:
SUBSIDY STANDARDS

5.1 INTRODUCTION
[24 CFR §982.402(a)]

Program regulation requires that HACoLA establish subsidy standards that determine the number of bedrooms needed for families of different sizes and compositions. Such standards must provide for a minimum commitment of subsidy while avoiding overcrowding. The standards in determining the voucher size must be within the minimum unit size requirements of HUD's Housing Quality Standards (HQS).

This chapter lays out the factors used in determining the voucher size issued to a family initially and when there is a move to a new unit, as well as HACoLA's procedures for handling changes in family size, selection of unit size that are different from the voucher size and requests for waivers.

5.2 DETERMINATION OF VOUCHER SIZE
[24 CFR §982.402(b)]

Subsidy standards and determination of voucher bedroom size are based upon the number of family members who will reside in the assisted dwelling unit. HACoLA's subsidy standards for determining voucher size shall be applied in a manner consistent with fair housing guidelines and HQS.

All standards in this section relate to the number of bedrooms on the voucher, not the family's actual living arrangements.

The unit size on the voucher remains the same as long as the family composition remains the same.

In determining the family unit size, HACoLA will follow HUD prescribed regulations as outlined below:

1. The subsidy standards must provide for the smallest number of bedrooms needed to house a family without overcrowding.
2. The subsidy standards must be consistent under HQS [24 CFR §982.401(d)].
3. The subsidy standards must be applied consistently for all families of like size and composition.
4. A child who is temporarily away from the home because of placement in foster care is considered a member of the family in determining the family unit size.
5. A family that consists of a pregnant woman (with no other persons) must be treated as a two-person family.
6. Any live-in attendant (approved by HACoLA) must be counted in determining the family unit size.

7. Unless a live-in attendant resides with the family, the unit size for any family consisting of a single person must be either zero or one bedroom, as determined under HACoLA's subsidy standards.

In accordance with the requirements listed above, the unit size designated on the voucher should be assigned using the following HACoLA standards:

1. As of June 13, 2000, at issuance or reissuance, the head of household (and spouse, if applicable) will be allowed one bedroom and one bedroom will be assigned to each two additional persons thereafter. Prior to June 13, 2000, subsidy standards were based on two-persons per bedroom 24 [CFR §982.401(d)(2)(ii)].
2. For initial issuance, the bedroom size assigned should not require more than two persons to occupy the same bedroom. The family may choose and live within a suitable unit in any grouping that is acceptable to the family.
3. A zero-bedroom unit may be issued to a single person who intends to live alone [CFR §982.402(a)(7)].
4. An additional bedroom may be assigned if a family member must use a separate bedroom due to medical reasons, if approved under a waiver by HACoLA.
5. HACoLA may require the family to use the living room for sleeping purposes for no more than one person provided that the unit meets other HQS. The family may be required to move into a larger size dwelling unit if HACoLA determines that the family is overcrowded.
6. If the family decides to move and the family composition has changed, HACoLA will issue a voucher based on the family's current composition.
7. Every family member, regardless of age, is to be counted as a person. Under this definition, family members also include the unborn child of a single pregnant woman, attendants who reside in the unit and all children who have been temporarily removed from the home and placed in foster care [CFR §982.402(a)(4) - §982.402(a)(5)].

THE PRECEDING PRINCIPLES RESULT IN THE FOLLOWING STANDARDS:

1. *WHEN ASSISTANCE IS ISSUED OR RE-ISSUED*

Number of Bedrooms	**# Of Persons in Household (Single HOH)**	**# Of Persons in Household (HOH and Spouse)**
0- bedroom	1	N/A
1- bedroom	1	2
2- bedroom	3	4
3- bedroom	5	6
4- bedroom	7	8
5- bedroom	9	10
6- bedroom	11	12

2. *CONTINUING ASSISTANCE**

Number of Bedrooms	# Of Persons in Household (Single HOH)	# Of Persons in Household (HOH and Spouse)
0- bedroom	1	N/A
1- bedroom	1	3
2- bedroom	3	5
3- bedroom	5	7
4- bedroom	7	9
5- bedroom	9	11
6- bedroom	11	13

* Continuing assistance refers to cases where an additional person(s) joins the family and the family will continue to occupy the same rental unit, i.e. no move is involved.

5.3 OCCUPANCY STANDARDS WAIVER [24 CFR §982.402(b)(8)]

The standards discussed above should apply to the vast majority of assisted families. However, in some cases, the health or disability of one or more family members may warrant the assignment of a larger or smaller unit size than the unit size that would result from a strict application of the standards. A departure from the standards is permissible to the extent that it is based on the health or disability of the family member(s).

Examples of possible exceptions include but are not limited to:

1. Persons who cannot occupy the same bedroom because of a verified medical or health reason.
2. Elderly persons or persons with disabilities who may require a live-in attendant.

Requests based on health related reasons must be verified, in writing, by a doctor or other medical professional. The request must specify the reason for the request and how providing a larger bedroom would improve or accommodate the medical condition.

A Unit Supervisor who has not been involved in the initial determination will review the request, any prior determination and make a decision based on the specifics of the individual case (on a case-by-case basis). After the decision is made, a letter notifying the applicant or participant of the decision regarding the waiver will be sent by the reviewing supervisor.

5.4 EXCEPTIONS FOR FOSTER CHILDREN [24 CFR §982.402(b)(4)]

Exceptions will be made to accommodate foster children. The Los Angeles County Department of Family and Children Services (DCFS) has very specific housing guidelines that must be meet by foster families. In order to assure that foster children are able to remain with designated housing choice voucher foster families, HACoLA will utilize the guidelines published by the Los Angeles County DCFS, or specified in a court order, in situations involving foster children.

5.5 CHANGES FOR PARTICIPANTS [24 CFR §982.551(h)(2) AND 24 CFR §982.516(c)]

Under program regulations, HACoLA has the right and responsibility to approve whom can and cannot be a part of the assisted household. The family must obtain approval of any additional family member before that person occupies the unit. Exceptions to this rule include additions by birth, adoption, or court-awarded custody. In these cases, the family must inform HACoLA of the changes within 30 days. The family should provide written notification to the owner or management of the property.

The family may request a larger voucher size than indicated by HACoLA's subsidy standards. This request must be made in writing within 15 days of HACoLA's determination of bedroom size. The request must explain the need or justification for a larger bedroom size.

HACoLA will not increase the family's voucher size due to additions unless the addition creates an overcrowding situation for the family.

All new household members who are 18 years of age and older will go through a credit and criminal background check before receiving approval to join the assisted household. Criminal records will only be used to screen new household members. They will not be used for lease enforcement or eviction of residents already receiving tenant-based rental assistance.

5.6 UNIT SIZE SELECTED

The family may select a different size dwelling than that listed on the voucher. There are three criteria to consider in this situation:

- HACoLA uses the **payment standard** for the voucher size or the unit size selected by the family, whichever is less [24 CFR §982.402(c)(3)].
- **Utility Allowance**: The utility allowance used to calculate the gross rent is based on the actual size of the unit the family selects, regardless of the size authorized on the family's voucher.
- **Housing Quality Standards**: The standards allow two persons per living/sleeping room and permit maximum occupancy levels (assuming a living room is used as a living/sleeping area).

5.7 FLEXIBILITY OF UNIT SIZE ACTUALLY SELECTED [24 CFR §982.402(d)]

In accordance with regulations, a family may rent a larger dwelling unit than designated, provided that the rent for the unit is comparable and the family's total rent contribution (rent to the owner plus any applicable utility costs) does not exceed 40 percent of the family's adjusted monthly income (applies only if the gross rent for the unit exceeds the payment standard). Regardless of the number of bedrooms stated on the voucher, HACoLA shall not prohibit a family from renting an otherwise acceptable unit because it is too large for the family.

The family may also rent smaller units, if the unit meets other HQS and the unit is appropriate for the family size. HACoLA recognized that it is particularly hard for

larger families to located appropriate housing given local market conditions. Therefore, HACoLA will allow families to request a waiver to move into a smaller unit as long as the unit complies with all HQS requirements, including space requirements.

CHAPTER 6:
DETERMINING THE TOTAL TENANT PAYMENT AND HACOLA ABSENCE POLICY

6.1 INTRODUCTION

This chapter explains how the Total Tenant Payment (TTP) is calculated at admission and during annual recertification. It covers HACoLA and HUD standards used to calculate income inclusions and deductions.

This chapter also provides the HACoLA definition of absence of household members and explains how the presence or absence of household members can affect the TTP.

The policies outlined in this chapter address those areas, which allow HACoLA discretion to define terms and to develop standards in order to assure consistent application of the various factors that relate to the determination of TTP.

6.2 INCOME DEFINITIONS

- **Total Tenant Payment (TTP)**: TTP is calculated for each household based on family income. It is used to determine the tenant contribution toward rent. The TTP is affected by who is included in the family composition. Accurate calculation of annual income and adjusted income ensures that families do not pay more or less for rent than obligated and required by the regulations.
- **Income**: HACoLA will include income from all sources, unless otherwise specifically exempted [24 CFR §5.609(c)] through program regulations, for the purposes of calculating the TTP. In accordance with this definition, income from all sources of each member of the household is counted.
- **Annual Income [24 CFR §5.609(a)]**: The gross amount of income anticipated to be received by the family during the 12 months after certification or recertification. Gross income is the amount of income prior to any HUD allowable expenses or deductions, and does not include income that has been excluded by HUD. Annual income is used to determine whether or not applicants are within the applicable income limits.
- **Adjusted Income [24 CFR §5.611]**: The annual income minus any HUD allowable deductions.

6.3 INCOME DEDUCTIONS

The following deductions will be applied in the TTP calculation:

- **Dependent Allowance**: $480 each for family members (other than the head or spouse), who are minors, and for family members who are 18 and older who are full-time students or who are disabled. This allowance does not apply to foster children.
- **"Elderly" Allowance**: $400 for families whose head or spouse is 62 or over or disabled.
- **Allowable Medical Expenses**: Deducted for all family members of "elderly" families.

- **Childcare Expenses**: Deducted for children under 13 when childcare is necessary to allow an adult member to work or attend school.
- **Attendant Care and Auxiliary Apparatus Expenses**: Deducted for persons with disabilities if needed to enable the individual or an adult family member to work.

6.3.1 Childcare Expenses [24 CFR §5.603(d) and 24 CFR §5.611(e)]

Childcare expenses for children under 13 years of age may be deducted from annual income if they enable an adult to work or attend school full time.

In the case of a child attending school, only care during non-school hours can be counted as childcare expenses.

Childcare expenses cannot be allowed as a deduction if there is an adult household member capable of caring for the child who can provide the child care. Examples of those adult members who would be considered unable to care for the child include:

1. The abuser in a documented child abuse situation, or
2. A person with disabilities or older person unable to take care of a small child, as verified by a reliable knowledgeable source.

Families will be given a childcare allowance based on the following guidelines:

- **Childcare to Work**: The maximum childcare expense allowed must be less than the amount earned by the person enabled to work. The "person enabled to work" will be the adult member of the household who earns the least amount of income from working.
- **Childcare for School**: The number of hours claimed for child care may not exceed the number of hours the family member is attending school (including one hour travel time to and from school).
- **Amount of Expense**: HACoLA will determine local average costs as a guideline. If the hourly rate materially exceeds the guideline, HACoLA may calculate the allowance using the guideline.

6.3.2 Medical Expenses [24 CFR §5.611(d)(1)]

When it is unclear in the HUD rules as to whether or not to allow an item as a medical expense, IRS Publication 502 will be used as a guide.

HACoLA will allow as medical expense the actual out-of-pocket amounts which are owed and anticipated to be paid by the family during the reexamination period. Expenses from the previous year may be analyzed to determine the amount to anticipate when other verification is not available.

Nonprescription medicines will be counted toward medical expenses for families who qualify if the family furnishes legible receipts.

Acupressure, acupuncture and related herbal medicines, and chiropractic services will be considered allowable medical expenses.

6.4 INCOME INCLUSIONS AND ALLOWANCES

6.4.1 Regular Contributions and Gifts [24 CFR §5.609(b)(7)]

Regular contributions and gifts received from persons outside the household are counted as income for calculation of the TTP.

Any contribution or gift received every 3 months or more frequently will be considered a "regular" contribution or gift. This includes payments made on behalf of the family such as payments for a car, credit card bills, rent and/or utility bills and other cash or non-cash contributions provided on a regular basis. It does not include casual contributions or sporadic gifts.

If the family's expenses exceed its known income, HACoLA will question the family about contributions and gifts. If the family indicated that it is able to meet the extra expenses due to gifts or contributions from persons outside the household, the amount provided will be included in the family's TTP.

6.4.2 Alimony and Child Support [24 CFR §5.609(b)(7)]

Regular alimony and child support payments are counted as income for TTP calculation.

If the amount of child support or alimony received is less than the amount awarded by the court, HACoLA must use the amount awarded by the court unless the family can verify that they are not receiving the full amount. Acceptable verification in such cases may include:

1. Verification from the agency responsible for enforcement or collection, and
2. Documentation of child support or alimony collection action filed through a child support enforcement/collection agency, or has filed an enforcement or collection action through an attorney.

It is the family's responsibility to supply a certified copy of the divorce decree.

6.4.3 Lump-Sum Receipts [24 CFR §5.609(c)(3)]

Lump-sum additions to family assets, such as inheritances, insurance payments (including lump-sum payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses, are not included as income but may be included in assets.

Lump-sum payments caused by delays in processing periodic payments (unemployment or welfare assistance) are counted as income. Lump sum payments from Social Security or SSI are excluded from income, but any amount remaining will be considered an asset. Deferred periodic payments which have accumulated due to a dispute will be treated the same as periodic payments which are deferred due to delays in processing.

6.4.4 Attorney Fees

The family's attorney fees may be deducted from lump-sum payments when computing annual income if the attorney's efforts have recovered a lump-sum compensation, and the recovery paid to the family does not include an additional amount in full satisfaction of the attorney fees.

6.4.5 Contributions to Retirement Funds – Assets [24 CFR §5.603(d)]

Contributions to company retirement/pension funds are handled as follows:

1. While an individual is employed, include as assets only amounts the family can withdraw without retiring or terminating employment.
2. After retirement or termination of employment, include any amount the individual elects to receive as a lump sum.

6.4.6 Assets Disposed of for Less than Fair Market Value [24 CFR §5.603(d)]

HACoLA must count assets disposed of for less than fair market value during the two years preceding certification or reexamination. HACoLA will count the difference between the market value and the actual payment received in calculating total assets.

Assets disposed of as a result of foreclosure or bankruptcy, separation or divorce are not considered to be assets disposed of for less than fair market value.

HACoLA's minimum threshold for counting assets disposed of for less than Fair Market Value is $5,000. If the total value of assets disposed of within a one-year period is less than $5,000, they will not be considered an asset.

6.5 CALCULATING INCOME AND FAMILY CONTRIBUTION

6.5.1 "Minimum Rent" and Minimum Family Contribution [24 CFR §5.630(a)(3)]

Minimum family contribution in HACoLA rental assistance programs is $25.

HACoLA will waive the minimum rent requirement in cases where the family documents that they do not currently have any source of income such as in the case of some homeless families. In such cases, the family will be re-evaluated in 6 months. All families are required to report changes in income within 30 days.

6.5.2 Minimum Income

There is no minimum income requirement. Families who report zero income may be required to attend an interim reexamination periodically, up to once a quarter, at HACoLA's discretion. A credit review will automatically be requested for families claiming zero income.

6.5.3 Averaging Income [24 CFR §982.516(B)(2) and 24 CFR §5.609(D)]

When annual income cannot be anticipated for a full 12 months, HACoLA may annualize current income and conduct an interim reexamination if income changes.

If there are bonuses or overtime which the employer cannot anticipate for the next 12 months, bonuses and overtime received the previous year may be used.

Income from the previous year may be analyzed to determine the amount to anticipate when third-party or check-stub verification is not available.

If by averaging, an estimate can be made for those families whose income fluctuates from month to month, this estimate will be used so that the housing payment will not change from month to month.

The method used depends on the regularity, source and type of income.

6.5.4 Utility Allowance and Utility Reimbursement Payments [24 CFR §982.517]

The utility allowance is intended to help defray the cost of utilities not included in the rent and is subtracted from TTP to establish the family's rent to the owner. The allowances are based on rates and average consumption studies, not on a family's actual consumption. HACoLA will review the Utility Allowance Schedule on an annual basis and revise it if needed (10 percent increase or decrease).

The approved utility allowance schedule is given to families along with the voucher. The utility allowance is based on the actual unit size selected.

Where families provide their own range and refrigerator, HACoLA will establish an allowance adequate for the family to purchase or rent a range or refrigerator, even if the family already owns either appliance. Allowances for ranges and refrigerators will be based on the lesser of the cost of leasing or purchasing the appropriate appliance over a 12-month period.

If the utility allowance exceeds the family's TTP, HACoLA will provide a utility reimbursement payment for the family each month. The check will be made out directly to the family's head of household on record.

6.5.5 Reduction in Benefits

If the family's benefits, such as Social Security, Social Supplemental Insurance or CalWORKs grant, are reduced through no fault of the family, HACoLA will use the net amount of the benefit.

In certain very specific instances families may have welfare benefits reduced and still not be eligible for a rent reduction. Families affected include those that receive welfare assistance or other public assistance benefits (e.g. transportation or child care) under a governmental program that requires the family to participate in an economic self-sufficiency program as a condition for such assistance.

The amount that the welfare benefit has been reduced because of fraud or a sanction for noncompliance with requirements to participate in an economic self-

sufficiency program is identified as the "imputed welfare income" The family's annual income includes the amount of the imputed welfare income plus the total amount of other annual income.

6.6 PRORATION OF ASSISTANCE FOR "MIXED" FAMILIES

6.6.1 Applicability
[24 CFR §5.520(a)]

Proration of assistance must be offered to any "mixed" applicant or participant family. A "mixed" family is one that includes at least one U.S. citizen or eligible immigrant and any number of ineligible members.

"Mixed" families that were participants on June 19, 1995, and that do not qualify for continued assistance must be offered prorated assistance. Mixed family applicants are entitled to prorated assistance. Families that become mixed after June 19, 1995 by addition of an ineligible member are entitled to prorated assistance.

6.6.2 Prorated Assistance Calculation
[24 CFR §5.520(c)]

Prorated assistance is calculated by determining the amount of assistance payable if all family members were eligible and multiplying by the percent of the family members who actually are eligible. TTP is the gross rent minus the prorated assistance.

6.7 ABSENCE POLICY
[24 CFR §982.312(d)]

HACoLA must compute all applicable income of every family member who is on the lease, including those who are temporarily absent. In addition, HACoLA must count the income of the spouse or the head of household if that person is temporarily absent, even if that person is not on the lease.

Income of persons permanently absent will not be counted. If the spouse is temporarily absent and in the military, all military pay and allowances (except hazardous duty pay when exposed to hostile fire and any other exceptions to military pay HUD may define) is counted as income.

It is the responsibility of the household to report changes in family composition. HACoLA will evaluate absences from the unit using this policy [24 CFR §982.551(i)].

6.7.1 Absence of Entire Family
[24 CFR §982.312]

These policy guidelines address situations when the family is absent from the unit, but has not moved out of the unit. In cases where the family has moved out of the unit, HACoLA will terminate assistance in accordance with appropriate termination procedures contained in this plan.

Families are required both to notify HACoLA before they move out of a unit and to give HACoLA information about any family absence from the unit.

Families must notify HACoLA if they are going to be absent from the unit for more than 30 consecutive days.

If the family fails to notify HACoLA of an absence of longer than 30 consecutive days, or if the entire family is absent from the unit for more than 60 consecutive days, the unit will be considered to be vacated and the assistance will be terminated. HACoLA at all times shall reserve the right to exercise its judgment regarding extensions on family absence from the unit on a case-by-case basis. However, HUD regulations require HACoLA to terminate assistance if the entire family is absent from the unit for a period of more than 180 consecutive calendar days.

"Absence" means that no family member is residing in the unit, and the unit has not been vacated. In order to determine if the family is absent from the unit, HACoLA may:

- Write letters to the family at the unit
- Telephone the family at the unit
- Interview the owner
- Interview neighbors
- Verify if utilities are in service
- Conduct an interim HQS Inspection

If the absence which resulted in termination of assistance was due to a person's disability, and HACoLA can verify that the person was unable to notify HACoLA in accordance with the family's responsibilities, and if funding is available, HACoLA may reinstate the family as an accommodation if requested by the family.

6.7.2 Absence of Any Member [24 CFR §982.312(a)]

Any member of the household will be considered permanently absent if s/he is away from the unit for 180 consecutive days except as otherwise provided in this chapter.

6.7.3 Absence Due to Medical Reasons [24 CFR §982.312(e)(1)]

If any family member leaves the household to enter a facility such as a hospital, nursing home, or rehabilitation center, HACoLA will seek advice from a reliable qualified source as to the likelihood and timing of their return. If the verification indicates that the family member will return in less than 180 consecutive days, the family member will not be considered permanently absent.

If the verification indicates that the family member will be permanently confined to a nursing home, the family member will be considered to be permanently absent – out of the home and removed from the family composition.

If the person who is determined to be permanently absent is the sole member of the household, assistance will be terminated in accordance with HACoLA's "Absence of Entire Family" policy.

6.7.4 Absence Due to Incarceration [24 CFR §982.312(e)(1)]

If the sole member of the household is incarcerated for more than 30 consecutive days, s/he will be considered permanently absent and HACoLA will initiate proposed termination procedures to terminate assistance.

Any member of the household, other than the sole member, will be considered permanently absent if s/he is incarcerated for 60 consecutive days. Once a family member is removed from the family composition, the family must seek HACoLA approval prior to allowing the family member to re-join the assisted household. Failure to adhere to this policy can result in termination of assistance.

HACoLA will determine if the reason for any family member's incarceration is for drug-related or violent criminal activity and, if appropriate, will pursue termination of assistance for the family if deemed appropriate.

6.7.5 Foster Care and Absences of Children [24 CFR §982.551(h)(4)]

If the family includes a child or children temporarily absent from the home due to placement in foster care, HACoLA will request information from the appropriate agency to determine when the child/children will be returned to the home.

If the time period is to be greater than 180 days from the date of removal of the child/ren, the voucher size may be temporarily reduced. If children are removed from the home permanently, the voucher size will permanently reduced in accordance with HACoLA's subsidy standards.

6.7.6 Absence of Adult [24 CFR §982.312(e)]

If neither parent remains in the household and the appropriate agency has determined that another adult is to be brought into the assisted unit to care for the children for an indefinite period, HACoLA will treat that adult as a visitor for up to the first 180 days.

If during or by the end of that period, court-awarded custody or legal guardianship has been awarded to the caretaker, the voucher will then be transferred to the caretaker.

If custody or legal guardianship has not been awarded by the court, but the action is in process, HACoLA will secure verification from social services staff or the attorney as to the status.

If the appropriate agency cannot confirm the guardianship status of the caretaker, HACoLA will review the status at 120-day intervals.

The caretaker will be allowed to remain in the unit, as a visitor, until a determination of custody is made or up to 12 months total.

HACoLA will transfer the voucher to the caretaker, in the absence of a court order, if the caretaker has been in the unit for more than 12 months and it is reasonable to expect that custody will be granted.

When HACoLA approves a person to reside in the unit as caretaker for the children, this person's income will be counted in the TTP for the family pending a final disposition. HACoLA will work with the appropriate service agencies and the owner to provide a smooth transition in these cases.

If a member of the household is subject to a court order that restricts him/her from the home for more than 180 days, the person will be considered permanently absent.

If an adult family member leaves the household for any reason, the family must report the change in family composition to HACoLA within 30 days.

The family will be required to notify HACoLA in writing within 30 days when a family member leaves the household for any reason or moves out. The notice must contain a certification by the family as to whether the member is temporarily or permanently absent. The family member will be determined permanently absent if verification is provided.

If an adult child goes into the military and leaves the household, they will be considered permanently absent.

Time extensions may be granted as an accommodation upon request by a person with a disability.

6.7.7 Students
[24 CFR §982.312(e)]

Full time students who attend school away from the home and live with the family during school recess will be considered temporarily absent from the household. These family members will continued to be counted for the purpose of determining the family's appropriate voucher size.

6.7.8 Visitors
[24 CFR §982.312(e)]

Any person not included on the HUD-50058 who has been in the unit more than 30 consecutive days, or a total of 60 days in a 12-month period, will be considered to be living in the unit as an unauthorized household member.

Absence of evidence of any other address will be considered verification that the visitor is a family member.

Statements from neighbors and/or the owner will be considered in making the determination.

Use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary shall be construed as permanent residence.

The burden of proof that the individual is a visitor rests on the family. In the absence of such proof, the individual will be considered an unauthorized member of the family and HACoLA will terminate assistance since prior approval was not requested for the addition.

In a joint custody arrangement, if the minor is in the household less than 180 calendar days per year, the minor will be considered to be an eligible visitor and not a family member.

6.8 REPORTING CHANGES IN HOUSEHOLD COMPOSITION [24 CFR §982.516(c)]

Reporting changes in household composition is both a HUD and HACoLA requirement.

6.8.1 Reporting Additions to Owner and HACoLA [24 CFR §982.551(h)(2)]

The family obligations require the family to receive advance HACoLA approval to add any other family member as an occupant of the unit. HACoLA shall notify the family of its determination (approve or deny addition) in writing. No persons should move in to the unit until approval from HACoLA has been received. If the family does not obtain prior written approval from HACoLA, any person the family has permitted to move in will be considered an unauthorized household member.

Families are required to report any additions to the household resulting from the birth, adoption or court-awarded custody of a child in writing to HACoLA within 30 days of the move-in date.

An interim reexamination will be conducted for any additions to the household.

In addition, the lease may require the family to obtain prior written approval from the owner when there are changes in family composition.

HACoLA will conduct a credit and criminal background check on all new potential family members, 18 years of age and older, as part of the approval process.

6.8.2 Reporting Absences to HACoLA [24 CFR §982.551(h)(3) and §982.551(i)]

If a family member leaves the household, the family must report this change to HACoLA, in writing, within 30 days of the change and certify as to whether the member is temporarily absent or permanently absent. When available to do so, an adult family member who is leaving the household should remove him/herself in writing from the lease and housing choice voucher family composition.

HACoLA will conduct an interim evaluation for changes, which affect the TTP in accordance with the interim policy.

CHAPTER 7:
VERIFICATION PROCEDURES

7.1 INTRODUCTION
[24 CFR §5.240(c), 24 CFR §5.210, 24 CFR §982.551(b)]

HUD regulations require that the factors of eligibility be verified by HACoLA. Applicants and program participants must furnish proof of their statements whenever required by HACoLA, and the information they provide must be true and complete. HACoLA's verification requirements are designed to maintain program integrity. This chapter explains HACoLA's procedures and standards for verification of preferences, income, assets, allowable deductions, family status, and when there are changes in family members. HACoLA will ensure that proper authorization from the family is always obtained before making verification inquiries.

7.2 METHODS OF VERIFICATION AND TIME ALLOWED

HACoLA will verify information through the five methods of verification acceptable to HUD in the following order:

1. Third-Party Written
2. Third-Party Oral
3. Review of Documents
4. Certification/Self-Declaration
5. Credit Reports

HACoLA will allow two weeks for return of third-party verifications and two weeks to obtain other types of verifications before going to the next method.

For applicants, verifications may not be more than 60 days old at the time of voucher issuance [24 CFR §982.201(c)]. For participants, income forms are valid for 120 days from date of receipt.

7.2.1 Third-Party Written Verification

Third-party verification is used to verify information directly with the source. Third-party written verification forms will be sent and returned via first class mail. The family will be required to sign an authorization for the information source to release the specified information.

Verifications received electronically directly from the source are considered third party written verifications.

HACoLA will not accept verifications delivered by the family except computerized printouts from the following agencies:

- Social Security Administration
- Veterans Administration
- Welfare Assistance

- Unemployment Compensation Board
- City or County Courts
- Child Support Enforcement Agencies

7.2.2 Third-Party Oral Verification

Oral third-party verification will be used when written third-party verification is delayed or not possible. When third-party oral verification is used, staff will be required to document both the paper and computer file, noting with whom they spoke, the date of the conversation, and the facts provided. If oral third party verification is not available, HACoLA will compare the information to any documents provided by the family. If provided by telephone, HACoLA must originate the call.

7.2.3 Review of Documents

In the event that third-party written or oral verification is unavailable, or the information has not been verified by the third party within two weeks, HACoLA will annotate the file accordingly and utilize documents provided by the family as the primary source if the documents provide complete information.

All such documents, excluding government checks, will be photocopied and retained in the applicant file. In cases where documents are viewed which cannot be photocopied, staff viewing the document(s) will complete a Certification of Document Viewed or Person Contacted form.

HACoLA will accept the following documents from the family provided that the document is such that tampering would be easily noted:

- Printed wage stubs
- Computer print-outs from the employer
- Signed letters (provided that the information is confirmed by phone)
- Other documents noted in this chapter as acceptable verification

HACoLA will accept faxed documents, however a hard copy must also be provided.

HACoLA will accept photocopies, however original documents may be requested for verification.

If third-party verification is received after documents have been accepted as provisional verification, and there is a discrepancy, HACoLA will utilize the third party verification.

7.2.4 Self-Certification/Self-Declaration

When verification cannot be made by third-party verification or review of documents, families will be required to submit a self-certification.

Self-certification means a notarized statement/affidavit/certification/statement under penalty of perjury and must be witnessed.

7.3 RELEASE OF INFORMATION [24 CFR §5.230]

The family will be required to sign specific authorization forms when information is needed that is not covered by the HUD-9886 Form (Authorization for the Release of Information).

Each member requested to consent to the release of information will be provided with a copy of the appropriate forms for their review and signature.

Family refusal to cooperate with the HUD prescribed verification system will result in denial of admission or termination of assistance because it is a family obligation to supply any information requested by HACoLA or HUD.

7.4 COMPUTER MATCHING [24 CFR §5.210(a)]

Where allowed by HUD and/or other State or local agencies, computer matching will be done.

7.5 ITEMS TO BE VERIFIED [24 CFR §982.551(b)]

- ❑ All income not specifically excluded by the regulations.
- ❑ Zero-income status of household.
- ❑ Full-time student status including high school students who are age 18 or over.
- ❑ Current assets including assets disposed of for less than fair market value in preceding two years.
- ❑ Childcare expense where it allows an adult family member to be employed or to further his/her education.
- ❑ Total medical expenses of all family member in households whose head or spouse is elderly or disabled.
- ❑ Disability assistance expenses to include only those costs associated with attendant care or auxiliary apparatus which allow an adult family member to be employed.
- ❑ Identity
- ❑ U.S. citizenship/eligible immigrant status.
- ❑ Social Security Numbers for all family members 6 years of age or older.
- ❑ Preference status, based upon local preferences.
- ❑ Displacement status of single applicants who are involuntarily displaced through no fault of their own.
- ❑ Familial/Marital status when needed for head or spouse definition.
- ❑ Disability for determination of preferences, allowances or deductions.

7.6 VERIFICATION OF INCOME [24 CFR §982.516(a)(2)(i)]

This section defines the methods HACoLA will use to verify various types of income.

7.6.1 Employment Income [24 CFR §5.609(b)(1))]

Verification forms request the employer to specify the:

- Dates of employment
- Amount and frequency of pay
- Date of the last pay increase
- Likelihood of change of employment status and effective date of any known salary increase during the next 12 months
- Year-to-date earnings
- Estimated income from overtime, tips, bonus pay expected during next 12 months

Acceptable methods of verification include, in this order:

1. Employment verification form completed by the employer.
2. Check stubs or earning statements which indicate the employee's gross pay, frequency of pay or year-to-date earnings.
3. W-2 forms plus income tax return forms.
4. Income tax returns signed by the family may be used for verifying self-employment income, or income from tips and other gratuities.

In cases where there are questions about the validity of information provided by the family, HACoLA will require the most recent federal income tax statements.

7.6.2 Social Security, Pensions, Disability, Supplementary Security Income [24 CFR §5.609(b)(4)]

Acceptable methods of verification include, in this order:

1. Benefit verification form completed by agency providing the benefits.
2. Award or benefit notification letters prepared and signed by the providing agency.
3. Computer report electronically obtained or in hard copy.
4. Bank statements for direct deposits.

7.6.3 Unemployment Compensation [24 CFR §5.609(b)(5)]

Acceptable methods of verification include, in this order:

1. Verification form completed by the unemployment compensation agency.

2. Computer printouts from unemployment office stating payment dates and amounts.
3. Payment stubs.

7.6.4 Welfare Payments or General Assistance [24 CFR §5.609(b)(6)]

Acceptable methods of verification include, in this order:

1. HACoLA verification form completed by payment provider.
2. Written statement from payment provider indicating the amount of grant/payment, start date of payments, and anticipated changes in payment in the next 12 months.
3. Computer-generated Notice of Action.
4. HACoLA may also verify this information by accessing the Los Angeles County Department of Public Social Services (DPSS) computer system.

7.6.5 Alimony or Child Support Payments [24 CFR §5.609(b)(7)]

Acceptable methods of verification include, in this order:

1. Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.
2. Computerized official printout of payments made if through a state agency.
3. A notarized letter from the person paying the support.
4. Copy of latest check and/or payment stubs from Court Trustee. HACoLA must record the date, amount, and number of the check.
5. Family's self-certification of amount received and of the likelihood of support payments being received in the future, or that support payments are not being received.
6. If payments are irregular, the family must provide:
   - A copy of the separation or settlement agreement, or a divorce decree stating the amount and type of support and payment schedules.
   - A statement from the agency responsible for enforcing payments to show that the family has filed for enforcement.
   - A welfare notice of action showing amounts received by the welfare agency for child support.
   - A written statement from the District Attorney's office or other appropriate agency certifying that a collection or enforcement action has been filed.

7.6.6 Net Income from a Business [24 CFR §5.609(b)(2)]

In order to verify the net income from a business, HACoLA will view IRS and financial documents from prior years and use this information to anticipate the income and expenses for the next 12 months.

Acceptable methods of verification include:

1. IRS Form 1040, including:
   - Schedule C (Small Business)
   - Schedule E (Rental Property Income)
   - Schedule F (Farm Income)
2. If accelerated depreciation was used on the tax return or financial statement, an accountant's calculation of depreciation expense, computed using straight-line depreciation rules.
3. Audited or unaudited financial statement(s) of the business.
4. Third party verification forms for each customer/contract indicating the amounts of income received in a specified time period.

Expenses for rent and utilities will not be allowed for operations or businesses based in the subsidized unit, as these expenses are a required family contribution in the Housing Choice Voucher Program and are calculated based upon the family's income.

7.6.7 Child Care Business

If an applicant/participant is operating a licensed day care business, income and expenses will be verified as with any other business.

If the applicant/participant is operating a cash and carry operation (which may or may not be licensed), HACoLA will require that the applicant/participant complete a form for each customer which indicates: name of person(s) whose child(ren) is/are being cared for, phone number, number of hours child is being cared for, method of payment (check/cash), amount paid, and signature of person.

If childcare services were terminated, a third-party verification will be sent to the parent whose child was receiving childcare.

7.6.8 Recurring Gifts [24 CFR §5.609(b)(7)]

The family must furnish a self-certification containing the following information:

- The person who provides the gifts
- The value of the gifts
- The regularity (dates) of the gifts
- The purpose of the gifts

7.6.9 Zero-Income Status

Families claiming to have no income will automatically undergo a credit review. The information contained in the credit report will be used to confirm the information provided by the family. HACoLA will also utilize records provided by the Department of Public Social Services (DPSS).

Moreover, HACoLA may check records of other departments in the jurisdiction that have information about income sources of customers.

7.6.10 Full-Time Student Status [24 CFR §5.609(c)(11)]

Only the first $480 of the earned income of full time students 18 years or older (including those who are temporarily absent), other than head or spouse, will be counted towards family income.

Financial aid, scholarships and grants received by full time students are not counted towards family income.

Verification of full time student status includes:

1. Written verification from the registrar's office or other school official, and
2. School records indicating enrollment for sufficient number of credits to be considered a full-time student by the educational institution.

7.7 INCOME FROM ASSETS

Acceptable methods of verification include, in this order:

7.7.1 Savings Account Interest Income and Dividends [24 CFR §5.609(b)(3)]

Will be verified by:

1. Account statements, passbooks, certificates of deposit, or HACoLA verification forms completed by the financial institution.
2. Broker's statements showing value of stocks or bonds and the earnings credited the family. Earnings can be obtained from current newspaper quotations or oral broker's verification.
3. IRS Form 1099 from the financial institution, provided that HACoLA must adjust the information to project earnings expected for the next 12 months.

7.7.2 Interest Income from Mortgages or Similar Arrangements [24 CFR §5.609(b)(7)]

1. A letter from an accountant, attorney, real estate broker, the buyer, or a financial institution stating interest due for next 12 months. (A copy of the check paid by the buyer to the family is not sufficient unless a breakdown of interest and principal is shown.)
2. Amortization schedule showing interest for the 12 months following the effective date of the certification or recertification.

7.7.3 Net Rental Income from Property Owned by Family [24 CFR §5.609(b)(3)]

1. IRS Form 1040 with Schedule E (Rental Income).
2. Copies of latest rent receipts, leases, or other documentation of rent amounts.
3. Documentation of allowable operating expenses of the property: tax statements, insurance invoices, bills for reasonable maintenance and utilities, and bank statements or amortization schedules showing monthly interest expense.

7.8 VERIFICATION OF ASSETS [24 CFR §982.516(a)(2)(ii)]

7.8.1 Family Assets

HACoLA will require the necessary information to determine the current cash value, (the net amount the family would receive if the asset were converted to cash).

1. Verification forms, letters, or documents from a financial institution or broker.
2. Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.
3. Quotes from a stockbroker or realty agent as to net amount family would receive if they liquidated securities or real estate.
4. Real estate tax statements if the approximate current market value can be deduced from assessment.
5. Financial statements for business assets.
6. Copies of closing documents showing the selling price and the distribution of the sales proceeds.
7. Appraisals of personal property held as an investment.

7.8.2 Assets Disposed of for Less than Fair Market Value (FMV) [24 CFR §5.603(b)(3)]

This includes assets disposed of during two years preceding effective date of certification or recertification:

1. For all Certifications and Recertifications, HACoLA will obtain the family's certification as to whether any member has disposed of assets for less than fair market value during the two years preceding the effective date of the certification or recertification.
2. If the family certifies that they have disposed of assets for less than fair market value, verification [or certification] is required that shows:
   - All assets disposed of for less than FMV;
   - The date they were disposed of;

- The amount the family received; and
- The market value of the assets at the time of disposition. Third party verification will be obtained wherever possible.

7.9 VERIFICATION OF ALLOWABLE DEDUCTIONS FROM INCOME [24 CFR §5.11]

7.9.1 Childcare Expenses [24 CFR §5.611(a)(4)]

1. Written verification from the person who receives the payments is required. If the childcare provider is an individual, s/he must provide a statement of the amount they are charging the family for their services and whether any of the amounts owed have been or will be paid by sources outside the family.
2. Verifications must specify the child care provider's name, address, telephone number, the names of the children cared for, the number of hours the child care occurs, the rate of pay, and the typical yearly amount paid, including school and vacation periods.
3. Family's certification as to whether any of those payments have been or will be paid or reimbursed by outside sources.

7.9.2 Medical Expenses [24 CFR §5.611(a)(3)]

Families who claim medical expenses or expenses to assist a person(s) with disability will be required to submit a certification as to whether or not any expense payments have been, or will be, reimbursed by an outside source. All expense claims will be verified by one or more of the methods listed below:

1. Written verification by a doctor, hospital or clinic personnel, dentist, pharmacist, of
   - The anticipated medical costs to be incurred by the family and regular payments due on medical bills, and
   - Extent to which those expenses will be reimbursed by insurance or a government agency.
2. Written confirmation by the insurance company or employer of health insurance premiums to be paid by the family.
3. Written confirmation from the Social Security Administration's written of Medicare premiums to be paid by the family over the next 12 months. A computer printout will be accepted.
4. For attendant care:
   - A reliable, knowledgeable professional's certification that the assistance of an attendant is necessary as a medical expense and a projection of the number of hours the care is needed for calculation purposes.

- Attendant's written confirmation of hours of care provided and amount and frequency of payments received from the family or agency (or copies of canceled checks the family used to make those payments) or stubs from the agency providing the services.

5. Receipts, canceled checks, or pay stubs that verify medical costs and insurance expenses likely to be incurred in the next 12 months.
6. Copies of payment agreements or most recent invoice that verify payments made on outstanding medical bills that will continue over all or part of the next 12 months.
7. Receipts or other record of medical expenses incurred during the past 12 months that can be used to anticipate future medical expenses. HACoLA may use this approach for general medical expenses such as non-prescription drugs and regular visits to doctors or dentists, but not for one-time, nonrecurring expenses from the previous year.
8. HACoLA will use mileage at the IRS rate, or cab, bus fare, or other public transportation cost for verification of the cost of transportation directly related to medical treatment.

7.9.3 Assistance to Persons with Disabilities [24 CFR §5.611(a)(3)(ii)]

1. In all cases:
   - Written certification from a reliable, knowledgeable professional that the person with disabilities requires the services of an attendant and/or the use of auxiliary apparatus to permit him/her to be employed or to function sufficiently independently to enable another family member to be employed.
   - Family's certification as to whether they receive reimbursement for any of the expenses of disability assistance and the amount of any reimbursement received.
2. Attendant Care:
   - Attendant's written certification of amount received from the family, frequency of receipt, and hours of care provided.
   - Certification of family and attendant and/or copies of canceled checks family used to make payments.
3. Auxiliary Apparatus:
   - Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus.
   - In the case where the person with disabilities is employed, a statement from the employer that the auxiliary apparatus is necessary for employment.

7.10 VERIFYING NON-FINANCIAL FACTORS [24 CFR §982.551(b)(1)]

7.10.1 Verification of Legal Identity

In order to prevent program abuse, HACoLA will require applicants to furnish verification of legal identity for all family members.

The documents listed below will be considered acceptable verification of legal identity for adults. If a document submitted by a family is invalid or otherwise questionable, more than one of these documents may be required.

- Certificate of Birth, naturalization papers
- Church issued baptismal certificate
- Current, valid Driver's license
- U.S. military discharge (DD 214)
- U.S. passport
- Consulate General of Mexico's "Matricula Consular" identification card
- Company/agency Identification Card
- Department of Motor Vehicles Identification Card
- Hospital records

Documents considered acceptable for the verification of legal identity for minors may be one or more of the following:

- Certificate of Birth
- Adoption papers
- Custody agreement
- Health and Human Services ID

7.10.2 Verification of Marital Status

- ☐ Verification of divorce status will be a certified copy of the divorce decree, signed by a Court Officer.
- ☐ Verification of a separation may be a copy of court-ordered maintenance or other records.
- ☐ Verification of marriage status is a marriage certificate.

7.10.3 Familial Relationships

The following verifications may be required if applicable:

- Verification of relationship:
  - Official identification showing names
  - Birth Certificates
  - Baptismal certificates
- Verification of guardianship:

- Court-ordered assignment

➢ Verification from social services agency

➢ School records

- Affidavit of parent

➢ Evidence of a stable family relationship:

- Joint bank accounts or other shared financial transactions
- Leases or other evidence of prior cohabitation
- Credit reports showing relationship

7.10.4 Verification of Permanent Absence of Adult Member

If an adult member who was formerly a member of the household is reported permanently absent by the family, HACoLA may require one or more of the following as verification:

1. Husband or wife institutes divorce action.
2. Husband or wife institutes legal separation.
3. Order of protection/restraining order obtained by one family member against another.
4. Proof of another home address, such as utility bills, canceled checks for rent, drivers license, or lease or rental agreement, if available.
5. Statements from other agencies such as social services or a written statement from the owner or manager that the adult family member is no longer living at that location.
6. If the adult family member is incarcerated, a document from the Court or prison should be obtained stating how long they will be incarcerated.
7. A notarized statement by the adult member of the household removing him/herself from the lease and housing choice voucher household and providing a forwarding address and effective date of the move.

7.10.5 Verification of Change in Family Composition [24 CFR §982.516(c)]

HACoLA may verify changes in family composition (either reported or unreported) through letters, telephone calls, utility records, inspections, owners, neighbors, credit data, school or DMV records, and other sources.

7.10.6 Verification of Disability

Verification of disability must be receipt of SSI or SSA disability payments under Section 223 of the Social Security Act or 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(7) or verified by appropriate diagnostician such as physician, psychiatrist, psychologist, therapist, rehabilitation specialist, or licensed social worker, using the HUD language as the verification format.

7.10.7 Verification of Citizenship/Eligible Immigrant Status [24 CFR §5.508(a)]

To be eligible for assistance, individuals must be U.S. citizens or eligible immigrants. Individuals who are neither may elect not to contend their status. Eligible immigrants must fall into one of the categories specified by the regulations and must have their status verified by Immigration and Naturalization Service (INS). Each family member must declare their status once. Assistance cannot be delayed, denied, or terminated while verification of status is pending except that assistance to applicants may be delayed while HACoLA hearing is pending.

1. Citizens or nationals of the United States are required to sign a declaration under penalty of perjury [24 CFR §5.608(b)(1)].
2. Eligible immigrants who were participants and 62 or over on June 19, 1995, are required to sign a declaration of eligible immigration status and provide proof of age [24 CFR §5.608(b)(2)].
3. Noncitizens with eligible immigration status must sign a declaration of status and verification consent form and provide their original immigration documents which are copied front and back and returned to the family [24 CFR §5.508(d)(1)]. HACoLA verifies the status through the INS SAVE system. If this primary verification fails to verify status, HACoLA must request within ten days that the INS conduct a manual search [24 CFR §5.512(c)].
4. Ineligible family members who do not claim to be citizens or eligible immigrants must be listed on a statement of ineligible family members signed by the head of household or spouse [24 CFR §5.508(e)].
5. Noncitizen students on student visas are ineligible members even though they are in the country lawfully. They must provide their student visa but their status will not be verified and they do not sign a declaration but are listed on the statement of ineligible members [24 CFR §5.522].

- ❑ **Failure to Provide**: If an applicant or participant family member fails to sign required declarations and consent forms or provide documents, as required, they must be listed as an ineligible member. If the entire family fails to provide and sign as required, the family may be denied or terminated for failure to provide required information [24 CFR §5.508(i)].
- ❑ **Time of Verification**: For applicants, verification of U.S. citizenship/eligible immigrant status occurs at the same time as verification of other factors of eligibility for final eligibility determination. For participants, it is done at the first regular recertification after June 19, 1995. For family members added after other members have been verified, the verification occurs at the first recertification after the new member moves in. Once verification has been completed for any covered program, it need not be repeated except that, in the case of port-in families, if the initial HA does not supply the documents, HACoLA must conduct the determination [24 CFR §5.508(g)].
- ❑ **Extensions of Time to Provide Documents**: Extensions must be given for persons who declare their eligible immigration status but need time to obtain the required documents. The length of the extension shall be based on

individual circumstances. HACoLA will generally allow up to 30 days to provide the document or a receipt issued by the INS for issuance of replacement documents [24 CFR §5.508(h)].

- ❑ **Acceptable Documents of Eligible Immigration**: The regulations stipulate that only the following documents are acceptable unless changes are published in the Federal Register [24 CFR §5.508(b) and 24 CFR §5.510(b)].
  - Resident Alien Card (I-551)
  - Alien Registration Receipt Card (I-151)
  - Arrival-Departure Record (I-94)
  - Temporary Resident Card (I-688)
  - Employment Authorization Card (I-688B)
  - Receipt issued by the INS for issuance of replacement of any of the above documents that shows individual's entitlement has been verified

  ➢ A birth certificate is not acceptable verification of status. All documents in connection with U.S. citizenship/eligible immigrant status must be kept five years.

7.10.8 Verification of Social Security Numbers [24 CFR §5.216(a)]

Social Security numbers must be provided as a condition of eligibility for all family members of all ages, except for family members who are not eligible to obtain a Social Security number. Social Security numbers will be verified through a Social Security card issued by the Social Security Administration. If a family member cannot produce a Social Security card, only the documents listed below showing his or her Social Security number may be used for verification. The family is also required to certify in writing that the document(s) submitted in lieu of the Social Security card information provided is/are complete and accurate [24 CFR §5.216(f)]:

- ➢ A driver's license
- ➢ Identification card issued by a Federal, state or local agency
- ➢ Identification card issued by a medical insurance company or provider (including Medicare and Medicaid)
- ➢ An identification card issued by an employer or trade union
- ➢ An identification card issued by a medical insurance company
- ➢ Earnings statements or payroll stubs
- ➢ Bank statements
- ➢ IRS Form 1099
- ➢ Benefit award letters from government agencies
- ➢ Retirement benefit letter
- ➢ Life insurance policies

- Court records such as real estate, tax notices, marriage and divorce, judgment or bankruptcy records
- Verification of benefits or Social Security Number from Social Security Administration

New family members ages 6 and older will be required to produce their Social Security card or provide the substitute documentation described above together with their certification that the substitute information provided is complete and accurate. This information is to be provided at the time the change in family composition is reported to HACoLA [24 CFR §5.216(a)].

If an applicant or participant is able to disclose the Social Security number but cannot meet the documentation requirements, the applicant or participant must sign a certification to that effect provided by HACoLA. The applicant/participant or family member will have an additional 60 days to provide proof of the Social Security number. If they fail to provide this documentation, the family's assistance will be terminated [24 CFR §5.216(g)].

If the family member states they have not been issued a number, the family member will be required to sign a certification to this effect.

7.10.9 Medical Need for Larger Unit

A written certification that a larger unit is medically necessary must be obtained from a reliable, knowledgeable medical professional.

7.10.10 Secondary Review/Credit Checks

Since July 1999, HACoLA has used credit reports obtained from reliable sources to conduct secondary verifications for all applicants and a randomly selected portion of ongoing program participants. Starting in January 2001, HACoLA obtains credit reports for 20 percent of randomly selected new families.

The methodology used to evaluate the information obtained from the credit report in relation to new applicants is outlined in Chapter 3: Applications Process.

For continuously assisted families, HACoLA will routinely select, at random, a pre-identified number of families to undergo a secondary verification. Approximately 1,500 – 2,000 families will be reviewed annually. The secondary review includes a comparison between the information contained in the credit report, for each adult household member, and the information provided by the family to HACoLA for eligibility purposes. Specifically, HACoLA reviews the credit report to verify:

- **Employment**: If the credit report reveals employment during the subsidized period that was not disclosed to HACoLA, the family will be required to provide documentation that the employment did not occur or provide information regarding the amount of earnings received during the employment period.

  If the family contends that the employment was made up for the purposes of obtaining credit or was erroneously placed on the credit report, the family must supply a letter from the employers listed confirming such

information. On a case-by-case basis, HACoLA may accept a certified statement from the family.

If the family failed to disclose employment for a period longer than 6 months, HACoLA will propose termination of the family's assistance and seek repayment of any overpayment.

If the family failed to disclose employment for less than six months, the family will be required to attend a counseling interview and re-sign all program documents re-enforcing the family's obligations. The family will also be required to repay any overpayment amount. A second violation of this nature will result in a proposed termination.

- **Assets**: The credit report information will be used to verify assets, particularly, large items such as real estate property. If the credit report reveals that the family owns property, the family will be required to provide the appropriate documentation regarding the property.

  If all documentation confirms that the family (any family member) owns real estate property that was purposely concealed, HACoLA will propose termination of assistance and seek repayment of any overpayment amount.

  On a case-by-case basis, HACoLA will work with families that did not knowingly and willingly conceal assets during their eligibility review to preserve the family's rental assistance, if possible.

- **Aliases**: A credit report can provide information on other names that have been used for the purposes of obtaining credit. Common reasons for use of other names include a recent marriage or a divorce. If an alias has not been disclosed to HACoLA, the family will be asked to provide additional evidence of the legal identity of adult family members.

- **Current and Previous Addresses**: For a continuously assisted family, it is assumed that the family's primary residence is the assisted address. If the credit report indicates the continuous use of an address, other than that of the assisted unit during the subsidized period, the family will be asked to provide documentation that the assisted address is being used as the family's primary residence. This may include a history of utility bills, bank statements, school enrollment record for children, credit card statements or other relevant documents. Failure to provide adequate proof may result in termination of assistance.

  If the family is not using the subsidized unit as their primary residency and/or is subletting the assisted unit, the file will be referred for proposed termination and HACoLA will seek full repayment of any overpayment amount.

- **Credit Card and Loan Payments**: A credit report will usually include a list of the family's financial obligations. Examples of the items that may show up include car loans, mortgage loans, student loans and credit card payments. HACoLA will review this information to confirm the income and asset information provided by the family. If the family's current financial obligations (total amount of current monthly payments) exceed the amount of income reported by the family, HACoLA will ask the family

to disclose how they are currently meeting their financial obligations. Accounts that have been charged off or significantly delinquent are not included in this calculation. Failure to provide adequate proof of income will result in the file being referred for proposed termination. Additionally, HACoLA will seek full repayment of any overpayment amount.

- **Multiple Social Security Numbers**: A credit report may list multiple Social Security numbers if an adult family member has used different Social Security numbers to obtain credit. If the credit report information does not match the information provided by an adult member of the family, the family member will be required to obtain written confirmation of the Social Security number that was issued to him/her from the Social Security Administration.

  Whenever a violation results in a proposed termination, the family is entitled to request an informal hearing. The procedures governing the informal hearing process are outlined in Chapter 16: Informal Hearings and Complaints.

CHAPTER 8:
VOUCHER ISSUANCE AND BRIEFINGS

8.1 INTRODUCTION

HACoLA's objectives are to assure that families selected to participate are successful in obtaining an acceptable housing unit, and that they have sufficient knowledge to derive maximum benefit from the program and to comply with program requirements. When families have been determined to be eligible, HACoLA will conduct a mandatory briefing to ensure that families know how the program works. The briefing will provide a broad description of owner and family responsibilities, HACoLA procedures, and how to lease a unit. The family will also receive a briefing packet that provides more detailed information about the program. This chapter describes how briefings will be conducted, the information that will be provided to families, and the policies for how changes in the family composition will be handled.

8.2 ISSUANCE OF HOUSING CHOICE VOUCHERS

When funding is available, HACoLA will issue vouchers to applicants whose eligibility has been determined.

The number of vouchers issued must ensure that HACoLA stays as close as possible to 100 percent lease-up. HACoLA performs a calculation to determine whether applications can be processed, the number of vouchers that can be issued, and to what extent HACoLA can over-issue.

HACoLA may over-issue vouchers only to the extent necessary to meet leasing goals. All vouchers that are over-issued must be honored. If HACoLA finds it is over-leased, it must adjust future issuance of vouchers in order not to exceed the ACC budget limitations for the fiscal year.

8.3 BRIEFING TYPES AND REQUIRED ATTENDANCE [24 CFR §982.301(a)]

8.3.1 Initial Applicant Briefing

A full HUD-required briefing will be conducted for applicant families who are determined to be eligible for assistance. The briefings will be conducted in groups or individual meetings. Families who attend group briefings and still have the need for individual assistance will be referred to the appropriate staff person.

Briefings will be conducted in English.

The purpose of the briefing is to explain the documents in the voucher holder's packet to families so that they are fully informed about the program. This will enable them to utilize the program to their advantage, and it will prepare them to discuss it with potential owners and property managers.

HACoLA will not issue a voucher to a family unless the household representative has attended a briefing and signed the voucher. Applicants who provide prior notice of inability to attend a briefing will automatically be scheduled for the next briefing. Applicants who fail to attend scheduled briefings, without prior

notification and approval of HACoLA, may be denied admission based on failure to supply information needed for certification. HACoLA will conduct individual briefings for families with disabilities at their home, upon request by the family, if required for reasonable accommodation.

8.3.2 Briefing Packet [24 CFR §982.301(b)]

HACoLA will provide the family with a briefing packet of materials. The packet will include all forms and documents required by HUD, as well as additional materials related to rental housing and the voucher program. The briefing packet includes the following materials:

1. **8 Facts About Section 8**: A fact sheet on the Section 8 Program.
2. **Instructions to Voucher Holders**: Explains the term of the voucher and policies on extensions and suspensions. This document serves as a guidance tool for recipients of newly issued vouchers.
3. **Information on Subsidy and Requests for Waivers**: Explains how the number of bedrooms allowed (unit size) relates to the family composition, and when and how exceptions are made in regards to requests for additional bedrooms.
4. **Housing Choice Voucher/Subsidy Profile**: A worksheet on rent calculations, including a description of the method used to calculate the assistance payment, how the minimum and maximum allowable rent is determined, payment standard determination, and an estimated calculation of the maximum rent to suit the tenant's budget.
5. **Los Angeles County and Small Cities Payment Standards (Housing Choice Voucher Program)**: Provides the calculated payment standards for HACoLA's jurisdiction by unit size (number of bedrooms).
6. **Utility Allowance Schedule**: Provides utility allowance amounts for rental units, by region, unit size and utility type. The schedule lists all cities and unincorporated areas within the jurisdiction of HACoLA's Housing Choice Voucher Program.
7. **Portability Documents**:
   - **Portability Information Sheet**: Explains what portability is and procedures for tenants looking to relocate;
   - A list of **local and nationwide housing authorities**; and
   - **Request for Certificate/Voucher Transfer form**.
8. A guide on **searching for a rental home** and submitting a successful rental application.
9. **Housing Authority Vacant Unit List**: Provides information on rental units provided by owners or other parties willing to lease to assisted families. The list includes any available information on units that are accessible to persons with disabilities.
10. **A Good Place to Live**: HUD brochure on how to select a unit that complies with HQS.

11. **Information for Property Owners**: An explanation of the Section 8 Program, and an owner's packet of forms for voucher holders to give to landlords:
    - **IRS Form W-9 (Request for Taxpayer Identification Number and Certification)**;
    - **Letter of Authorization**;
    - **Authorization Agreement for Automatic Deposit Form**; and
    - **Sample Model Lease**.
12. **Request for Tenancy Approval (RTA) Packet**:
    - **HUD-52517 Form** (RTA by Owner and Family);
    - **Joint Owner/Tenant Inspection Certification**
    - A certification of understanding of program requirements and regulations pertaining to HACoLA's **policy on renting to relatives and providing family information to owners**.
13. **HUD-53641 Form** (Housing Payments Contract (HAP) Section 8 Tenant-Based Assistance Housing Choice Voucher Program Tenancy Addendum).
14. **Protect Your Family From Lead In Your Home**: A brochure on the hazards of lead-based paint and resources for additional information.
15. **Fair Housing: Equal Opportunity For All**: A brochure which provides information on Federal, State and local equal opportunity law and a **HUD-906-3 Form** (Housing Discrimination Complaint).
16. **General Information on the Informal Hearing Process**: A fact sheet on tenant rights and responsibilities pertaining to an informal hearing.
17. A memo to current and future participants explaining **HACoLA policy on conducting credit and background checks**.
18. Information on the **Family Self-Sufficiency** Program.
19. **Certified Statement of Family Obligations**: Provides information pertaining to the family responsibilities under the program. The document also addresses the grounds for termination of assistance due to family action or failure to comply.

8.3.3 Other Information to be Provided at the Briefing [24 CFR §982.301(a)]

The person conducting the briefing will also describe how the program works and the relationship between the family and the owner, the family and HACoLA, and HACoLA and the owner.

The briefing presentation emphasizes:

- Family and owner responsibilities;
- Where a family may lease a unit inside and outside HACoLA jurisdiction;
- How portability works for families eligible to exercise portability;

- Advantages to moving to areas with low concentration of poor families if family is living in a high poverty census tract in HACoLA jurisdiction;
- The Family Self-Sufficiency program and its advantages; and
- If the family includes a person with disabilities, HACoLA will ensure compliance with 24 CFR §8.6 to ensure effective communication.

8.3.4 Move Briefing

A move briefing will be held for participants who will be reissued vouchers to move, and who have been recertified within the last 120 days, and have given notice of intent to vacate to their owner. This briefing includes incoming and outgoing portable families. Families whose recertifications are older than 120 days must be recertified in order to be briefed to move.

Families failing to attend a scheduled move briefing twice will be denied a new voucher based on failure to provide required information.

8.3.5 Owner Briefing

Briefings are held for owners at least annually. All owners receive a mailed invitation. Prospective owners are also welcome. The purpose of the briefing is to assure successful owner participation in the program.

8.4 ENCOURAGING PARTICIPATION IN AREAS WITHOUT LOW INCOME OR MINORITY CONCENTRATION [24 CFR §982.301(a)(3)

At the briefing, families are encouraged to search for housing in non-impacted areas and HACoLA will provide assistance to families who wish to do so.

The assistance provided to such families includes:

- Direct contact with owners;
- Counseling with the family;
- Providing information about services in various non-impacted areas;
- Meeting with neighborhood groups to promote understanding;
- Formal or informal discussions with owner groups;
- Formal or informal discussions with social service agencies;
- Meeting with rental referral companies or agencies; and
- Meeting with fair housing groups or agencies.

HACoLA will maintain a database of available housing submitted by owners in all neighborhoods within its jurisdiction to ensure greater mobility and housing choice to very low-income households. The Marketing List will be made available to voucher holders who are actually seeking housing.

8.5 SECURITY DEPOSIT REQUIREMENTS [24 CFR §982.313]

Security deposits charged by owners may not exceed those charged to unassisted families (nor the maximum prescribed by State or local law.)

For lease-in-place families, responsibility for first and last month's rent is not considered a security deposit issue. In these cases, the owner should settle the issue with the family prior to the beginning of assistance.

8.6 TERM OF VOUCHER [24 CFR §982.301(b)(1)]

During the briefing session, each household will be issued a voucher which represents a contractual agreement between HACoLA and the family specifying the rights and responsibilities of each party. It does not constitute admission to the program, which occurs when the lease and contract become effective.

8.6.1 Expirations [24 CFR §982.303(a)]

The voucher is valid for a period of 60 calendar days from the date of issuance. The family must submit a Request for Tenancy Approval and Lease within the 60-day period unless an extension has been granted by HACoLA.

If the voucher has expired, and has not been extended by HACoLA or expires after an extension, the family will be denied assistance. The family will not be entitled to a review or hearing. If the family is currently assisted, they may remain as a participant in their unit if there is an assisted lease/contract in effect.

8.6.2 Suspensions [24 CFR 982.303(c)]

When a Request for Tenancy Approval is received, HACoLA will not deduct the number of days required to process the request from the 60-day term of the voucher.

8.6.3 Extensions [24 CFR §982.303(b)]

HACoLA may grant extensions to vouchers.

A family may request an extension of the voucher time period. All requests for extensions must be received in writing prior to the expiration date of the voucher.

Extensions are permissible at the discretion of HACoLA up to a maximum term of 180 days, primarily for these reasons:

- Extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial 60-day period. Verification is required.
- HACoLA is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of HACoLA, throughout the initial 60-day period. A completed Proof of Effort Form is required.

- The family was prevented from finding a unit due to disability accessibility requirements or large size (four bedroom or larger) unit requirement. The Proof of Effort form is part of the required verification.

HACoLA extends in one or more 30-day increments for a maximum of 60 days. The Housing Supervisor has authority to provide extensions up to a maximum term of 270-days for medical or reasonable accommodations only. Such matters will be considered on an individual basis and must be supported by verifiable third party documentation.

8.6.4 Assistance to Voucher Holders [24 CFR §982.301(b)]

Families who require additional assistance during their search may call the Marketing List for a listing of available units. Information regarding the Marketing List will be presented at the briefing session.

HACoLA will assist families with negotiations with owners and provide other assistance related to the families' search for housing.

8.7 VOUCHER ISSUANCE DETERMINATION FOR SPLIT HOUSEHOLDS [24 CFR §982.315]

In those instances when a family assisted under the Housing Choice Voucher Program becomes divided into two otherwise eligible families due to divorce, legal separation, or the division of the family, and the new families cannot agree as to which new family unit should continue to receive the assistance, and there is no determination by a court, HACoLA shall consider the following factors to determine which of the families will continue to be assisted:

1. Which of the two new family units has custody of dependent children.
2. Which family member was the head of household when the voucher was initially issued (listed on the initial application).
3. The composition of the new family units, and which unit contains elderly or disabled members.
4. Whether domestic violence was involved in the breakup.
5. Which family members remain in the unit.
6. Recommendations of social service professionals.

Documentation of these factors will be the responsibility of the requesting parties.

If documentation is not provided, HACoLA will terminate assistance on the basis of failure to provide information necessary to complete the annual recertification.

Where the breakup of the family also results in a reduction of the size of the voucher, the family will be required to move to a smaller unit if the current owner is unwilling to accept the rent level of the smaller sized certificate.

8.8 REMAINING MEMBER OF FAMILY – RETENTION OF VOUCHER

To be considered the remaining member of the family, the person must have been previously approved by HACoLA to be living in the unit.

A live-in attendant, by definition, is not a member of the family and will not be considered a remaining member of the Family.

In order for a minor child to continue to receive assistance as a remaining family member:

1. The court has to have awarded emancipated minor status to the minor, or
2. HACoLA has to have verified that social services and/or the Juvenile Court has arranged for another adult to be brought into the assisted unit to care for the child(ren) for an indefinite period.

A reduction in family size may require a reduction in the voucher size.

8.9 FAMILY VOLUNTARILY RELINQUISHES HOUSING CHOICE VOUCHER

The family may voluntarily relinquish their housing choice voucher at any time. In such cases, HACoLA will provide the owner of the property with a 30 day notice indicating that rental assistance will terminate based on the family's request. The family will become fully liable for the contract rent after the 30 days.

Generally, HACoLA will not re-instate a family once a request for voluntary termination has been received. However, as a reasonable accommodation, HACoLA will review requests for reinstatements received within six months and make a determination on a case-by-case basis.

If a family voluntarily relinquishes their housing choice voucher in lieu of facing termination, HACoLA will continue to seek to recover any monies that may be due HACoLA as a result of misrepresentation or other breach of program regulations.

CHAPTER 9:
THE NEW CONTRACT PROCESS REQUEST FOR TENANCY APPROVAL AND CONTRACT EXECUTION

9.1 INTRODUCTION
[24 CFR §982.302(b) and 24 CFR §982.353(b)]

After families are issued a voucher, they may search for a unit anywhere within HACoLA's jurisdiction, or outside of HACoLA's jurisdiction if they qualify for portability. The family must find an eligible unit under the program rules, with an owner who is willing to enter into a Housing Assistance Payments (HAP) contract with HACoLA. This chapter defines the types of eligible housing, HACoLA's policies which pertain to initial inspections, lease requirements, owner disapproval, and the processing of Requests for Tenancy Approval (RTA).

9.2 REQUEST FOR TENANCY APPROVAL
[24 CFR §982.302(c)]

The family must submit the RTA and a copy of the proposed lease during the term of the voucher. Both the owner and the voucher holder must sign the RTA.

HACoLA will not permit the family to submit more than one RTA at a time.

The RTA will be approved if [24 CFR §982.302(d)]:

1. The unit is an eligible type of housing;
2. The unit meets HUD's Housing Quality Standards (and any additional criteria as identified in this Administrative Plan);
3. The rent is reasonable;
4. The security deposit amount is approvable;
5. The proposed lease complies with HUD and HACoLA requirements, and State and local law; and
6. The owner is approvable, and there are no conflicts of interest.

9.2.1 Disapproval of RTA
[24 CFR §982.302(d)]

If HACoLA determines that the RTA cannot be approved for any reason, the owner and the family will be notified in writing. HACoLA will instruct the owner and family of the steps that are necessary to approve the Request.

The owner will be given five calendar days to submit an approvable RTA from the date of disapproval unless the reason for the disapproval is the result of multiple failed inspections (three or more failed HQS inspections).

When, for any reason, an RTA is not approved, HACoLA will furnish another RTA form to the family along with the notice of disapproval so that the family can continue to search for eligible housing.

HACoLA will suspend the term of the voucher while the RTA is being processed. Therefore, the length of time allotted to a family for the purpose of locating

another unit will be based on the number of days left on the term of the voucher at the time the RTA was submitted to HACoLA [24 CFR §982.303(b)].

9.3 ELIGIBLE TYPES OF HOUSING [24 CFR §982.352]

HACoLA will approve any of the following types of housing in the voucher program:

- Single Family Dwellings – including condos and townhouses.
- Manufactured homes where the family leases the mobile home and the pad [24 CFR §982.620(a)(2)].
- Manufactured homes where the family owns the mobile home and leases the pad [24 CFR §982.620(a)(3)].
- Multifamily Dwellings (apartment buildings).
- Units owned but not subsidized by HACoLA (HUD-prescribed requirement).

A family can own a rental unit but cannot reside in it while being assisted, except in the cases involving manufactured homes when the family owns the mobile home and leases the pad. A family may lease in and have an interest in a cooperative housing development.

HACoLA may not permit a voucher holder to lease a unit which is receiving project-based housing choice voucher program assistance or any duplicative rental subsidies.

9.3.1 Ineligible Housing Types [24 CFR §982.352(a)]

HACoLA will not approve:

- A unit occupied by the owner or by any person with an interest in the unit, other than manufactured homes described above.
- Nursing homes or other institutions that provide care.
- School dormitories and institutional housing.
- Structures that have not been properly converted. Owners will be required to provide finalized permits for all conversion work when the integrity and/or soundness of a structure is in question.
- Converted garages or other structures not intended to be living areas.
- Any other types of housing prohibited by HUD.

9.3.2 Restrictions On Renting To Relatives [24 CFR §982.306(d)]

In accordance with HUD policy, the family may not rent a unit from a relative. An owner is considered to be a relative of the assisted family if he/she is the parent, child, grandparent, grandchild, sister or brother of any member in the assisted household.

Exceptions may be made to this policy as a reasonable accommodation for persons with a disability. HACoLA will review all such requests on a case-by-case basis. The family will be required to provide documentation of disability and how the particular unit, owned by the relative, could benefit the disabled person. Owners must provide the current address of their residence (not a Post Office box). If families lease properties owned by relatives, the owner's current address will be compared to the subsidized unit's address.

Owners must provide an Employer Identification Number or Social Security number, and may also be required to provide a copy of their driver's license or other photo identification. In addition, HACoLA may request a copy of the owner's current utility bills and bank statement.

Failure to provide adequate documentation, within the specified time period (two weeks), will be grounds for denial of such request.

In all cases, the owner of the assisted unit may not reside in the unit with the assisted household, at any time during the term of the Housing Assistance Payment (HAP) Contract between HACoLA and the owner.

9.4 LEASE REVIEW [24 CFR §982.308(b)]

9.4.1 Owner's Lease

HACoLA will review the lease, particularly noting optional charges and compliance with regulations and State and local law. However, this is merely a cursory review, as HUD regulations no longer require HACoLA to approve an owner's private lease.

When needed, HACoLA may require the owner and family to execute a lease rider that changes the rent amount on the owner's original lease.

HACoLA will also provide the owner with the HUD required Tenancy Addendum.

9.4.2 HACoLA's Model Lease [24 CFR §982.309]

As indicated above, the owner has the option to use his/her own private lease or use HACoLA's model lease.

HACoLA's model lease is a provisionary lease that outlines all the terms and conditions of the tenancy but does not include the effective date of the lease or the amount of rent the owner may collect. These items are negotiated after the unit has passed inspection.

The effective date of the lease and the contract rent are provided in a lease rider that must be executed by the owner and the family of the assisted unit. Both parties must comply with this requirement in order for the Housing Assistance Payment (HAP) contract to go into effect.

The effective date of the lease and the HAP contract will be based on the date the unit passed inspection or the family took possession of the unit, whichever is later. For this purpose, the family is considered to be in possession of the unit

when the family has a key to the unit and the unit is fully available for the family's exclusive use [24 CFR §982.305(b)].

9.4.3 Separate Agreements [24 CFR §982.510(c)]

Separate agreements are not necessarily prohibited. Families and owners will be advised of the prohibition of illegal side payments for additional rent, or for items normally included in the rent of unassisted families, or for items not shown on the approved lease.

Owners and families may execute separate agreements for services (parking space), appliances (other than range and refrigerator) and other items that are not included in the lease if the agreement is in writing and approved by HACoLA.

Any appliances, services or other items which are routinely provided to unassisted families as part of the lease (such as air conditioning, dishwasher or garage) or are permanently installed in the unit, cannot be put under separate agreement and must be included in the lease. For there to be a separate agreement, the family must have the option of not utilizing the service, appliance or other item.

HACoLA is not liable for unpaid charges for items covered by separate agreements and nonpayment of these agreements cannot be cause for eviction.

If the family and owner have come to a written agreement on the amount of allowable charges for a specific item, so long as those charges are reasonable and not a substitute for higher rent, they will be allowed.

All agreements for special items or services must be attached to the lease approved by HACoLA. If agreements are entered into at a later date, they must be approved by HACoLA and attached to the lease.

9.5 INITIAL INSPECTIONS

See Chapter 10:Housing Quality Standards and Inspections.

9.6 RENT LIMITATIONS [24 CFR §982.508]

In accordance with HUD regulations, at the time the family initially receives assistance for a new unit, the family's share of the rent for the unit (includes utilities and the rent to the owner) may not exceed more than 40 percent of the family's adjusted monthly income if the gross rent for the unit exceeds the payment standard.

If the gross rent (rent plus utilities) does not exceed the payment standard, the family may contribute more than 40 percent of their monthly income towards rent.

Although HUD does not place limits on the amount that a family may contribute towards rent (if the family is a continuing family or the gross rent for an initial lease does not exceed the payment standard), HACoLA is concerned about affordability. Therefore, whenever a family is contributing more than 60 percent of their adjusted family income towards rent, the family will be required to attend

an affordability counseling session at HACoLA. Trained staff will review the family's financial situation and review the family's ability to meet their rental obligation. If the family discloses that they are concerned about their ability to meet their rental obligation, HACoLA will work with the family to help them locate another affordable unit. If the family indicates that they are able to meet all of their current financial obligations, the family will be allowed to proceed with their request to move into the unit. A notation will be made in the family's file.

9.7 RENT REASONABLENESS [24 CFR §982.507(a)(1)]

A rent reasonable test will be used to determine if the rent amount request by the owner can be approved. HACoLA's rent reasonableness policy, including appeals process, is covered in Chapter 11: Setting Payment Standards and Determining Rent Reasonableness.

9.8 INFORMATION TO OWNERS [24 CFR §982.307(b)]

HACoLA is required to provide prospective owners with the address of the applicant and the names and addresses of the current and previous owner if known. HACoLA will make an exception to this requirement if the family's whereabouts must be protected due to domestic abuse or witness protection. HACoLA will not release any other information regarding the family.

HACoLA will inform owners that it is the responsibility of the owner to determine the suitability of prospective tenants. Owners will be encouraged to screen applicants for rent payment history, eviction history, damage to units, and other factors related to the family's suitability as a tenant [24 CFR §982.307(a)].

Information regarding HACoLA's policy on this subject is included in the briefing packet and as an attachment to the Request for Tenancy Approval. This policy will apply uniformly to all families and owners.

In addition to the information listed above, HACoLA provides owner workshops at least twice a year. At the workshops, current and prospective owners are given an overview of the program and information about any significant program changes. There is also ample time for a question and answer session.

9.9 OWNER DISAPPROVAL [24 CFR §982.306(a) - §982.306(c)(4)]

For purposes of this section, "owner" includes a principal or other interested party.

HACoLA may disapprove the owner for the following reasons:

- HUD has informed HACoLA that the owner has been disbarred, suspended, or subject to a limited denial of participation under 24 CFR Part 24.
- HUD has informed HACoLA that the federal government has instituted an administrative or judicial action against the owner for violation of the Fair

Housing Act or other federal equal opportunity requirements and such action is pending.

- HUD has informed HACoLA that a court or administrative agency has determined that the owner violated the Fair Housing Act or other Federal equal opportunity requirements.
- The owner has violated obligations under a housing assistance payments contract under housing choice voucher of the 1937 Act (42 U.S.C. 1437f).
- The owner has committed fraud, bribery or any other corrupt act in connection with any Federal housing program.
- The owner has engaged in drug trafficking.
- The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs or with applicable housing standards for units leased with project-based housing choice voucher assistance or leased under any other Federal housing program.

9.10 CHANGE IN TOTAL TENANT PAYMENT (TTP) PRIOR TO HAP EFFECTIVE DATE

When the family reports changes in factors that will affect the Total Tenant Payment (TTP) prior to the effective date of the HAP contract, the information will be verified and the TTP will be recalculated. If the family does not report any change, HACoLA need not obtain new verifications before signing the HAP contract, even if verifications are more than 60 days old.

9.11 CONTRACT EXECUTION PROCESS [24 CFR §982.305(c)]

Provided that the unit passes inspection, HACoLA will prepare the HAP contract for execution. The family and the owner will execute the lease agreement, and the owner and HACoLA will execute the HAP contract. Copies of the documents will be furnished to the parties who signed the respective documents.

HACoLA makes every effort to execute the HAP contract before the commencement of the lease term. The HAP contract may not be executed more than 60 days after commencement of the lease term and no payments will be made until the contract is executed.

The following HACoLA representatives are authorized to execute a contract on behalf of HACoLA: Housing Choice Voucher Program Director, Assistant Director, Assistant Managers and Housing Supervisors.

Owners must provide the current address of their residence (not a Post Office box). If families lease properties owned by relatives, the owner's current address will be compared to the subsidized unit's address.

Owners must provide an Employer Identification Number or Social Security number, and may also be required to provide a copy of their driver's license or other photo identification.

9.11.1 Determining the Contract Effective Date

The effective date and the amount of the rental payment is communicated in writing to both the owner and family.

If the owner and the family have entered into a lease and provide a copy of the lease with the RTA, the effective date of the contract will be either:

1. The date the unit passed inspection (for families residing in the unit prior to the inspection date), or
2. The date that HACoLA authorized the owner to allow the family to take possession of the unit.

The contract effective date will be based on the later of these two dates. If the owner and the family have not executed a lease prior to the HAP contract negotiation process, then the HAP contract will become effective once the lease has been properly executed by both parties.

9.11.2 Proof Of Ownership

In addition to the items listed above, HACoLA also requires owners to provide proof of ownership of the assisted unit. Acceptable documents include a recorded grant deed, a property tax bill, property insurance documentation and/or if the property was recently acquired, copies of closing escrow documents.

HACoLA also uses property profile information obtained from a private vendor to confirm ownership.

Generally, HACoLA will only require one form of proof of ownership. However, if ownership is questionable, additional documentation will be requested and must be provided prior to executing a HAP contract. Failure to provide the requested information within a reasonable period of time, generally not more than 30 days, will result in a cancellation of the RTA.

9.11.3 Establishing Eligibility To Execute HAP Contract And Other Related Documents

In cases involving multiple owners, HACoLA will accept the signature of a designee on all contracts and related paperwork if all the legal owners have jointly agreed on the person/persons who may act on their behalf.

To establish signature and/or payment authority, HACoLA requires that all persons who have interest in the property sign a letter of authorization giving one or more parties the right to sign contracts, other program documents and/or receive payments on behalf of the owners.

In cases involving a partnership, HACoLA may request the partnership agreement or incorporation documents to determine who is designated to act on the group's behalf.

HACoLA will not execute a HAP Contract until all the proper authorization, from all the appropriate parties, has been provided. Failure to provide information needed to establish authority to execute the HAP contract within a reasonable time, generally 30 days, may result in a cancellation of the RTA.

Once HACoLA has established proper authorization, the letter of authorization will remain in effect until superceded by another authorization or the HAP contract is terminated. All changes or modification to the instructions provided in the current letter of authorization must be provided in writing.

9.11.4 Payment To The Owner [24 CFR §982.311(a)]

Once the HAP Contract is executed, HACoLA begins processing payments to the owner. Owners will have the option to receive a paper check delivered to them via mail or to enroll in HACoLA's direct deposit program. In either case, payments will be made by the first of each month.

If an owner misplaces a paper check, they must notify HACoLA as soon as possible. HACoLA will accept report of missing payment both via a telephone call and/or in writing. HACoLA will verify that the check has not been cashed and place an order to stop payment with the appropriate financial institution before issuing a replacement.

9.12 CHANGE IN OWNERSHIP

A change in ownership does not require execution of a new contract.

HACoLA will process a change of ownership only upon the written request of the previous or new owner and only if accompanied by a copy of the escrow statement or other document showing the transfer of title and the Employee Identification Number or Social Security number of the new owner.

In order to complete a change of ownership, the old owner and the new owner must jointly completely a release and assumption form. This form releases the old from the contract and obligates the new owner. HACoLA will provide this document once a request for a change is received.

In cases, such as foreclosures, where the old owner is not available, the new owner must sign an assumption contract. HACoLA will provide this document. When the assumption contract has been executed, HACoLA will send a copy of the assumption form, the HAP contract and the lease to the new owner.

CHAPTER 10:
HOUSING QUALITY STANDARDS AND INSPECTIONS

10.1 INTRODUCTION

This chapter describes HACoLA's procedures for implementing Housing Quality Standards (HQS), conducting different HQS inspections, and setting standards for the timeliness of repairs. It also explains the responsibilities of the owner and family, and the consequences for noncompliance with HQS by the owner and family. HQS is the HUD minimum quality standards for tenant-based programs. All assisted housing must comply with HQS, both at the initial occupancy of the dwelling unit, and during the term of the assisted lease. HQS applies to the building and premises, as well as the unit.

HACoLA may enhance these minimum standards, provided that by doing so, HACoLA does not overly restrict the number of units available for leasing.

10.2 TYPES OF INSPECTIONS

HACoLA conducts inspections using the HQS set forth by HUD with some modifications. The modifications adopted by HACoLA are meant to ensure that assisted units are safe in relation to other units rented throughout Los Angeles County without being overly restrictive. Efforts will be made at all times to encourage owners to provide housing above the HQS minimum standards.

The types of inspections conducted by HACoLA are described below.

1. **New Contract Inspections**: Initial HQS inspections conducted 7 to 10 days following the receipt of a Request for Tenancy Approval [24 CFR §982.305(b)(2)(i)(B) and §982.405(a)];
2. **Annual Inspections**: Inspections, which are conducted up to 150 days prior to the anniversary date of a HACoLA contract [24 CFR §982.405(a)];
3. **Follow-up Inspections**: Inspections conducted within 30 days after a unit has failed the initial, interim, or annual inspection [24 CFR §982.401(a)(3)];
4. **Interim Inspections**: Inspections that are conducted at the request of the owner, family, or agency (usually as a result of a violation of HQS or violation of the lease); and
5. **Move-out Inspections**: Inspections conducted at the owner's request if a damage claim is to be submitted for contracts effective before October 2, 1995. (Damage claim procedures are not applicable for contracts effective after October 2, 1995.)
6. **Quality Control Inspections**: Inspections conducted by a Quality Assurance Representative as dictated by SEMAP Indicator #5

10.3 DESCRIPTION OF HOUSING QUALITY STANDARDS (HQS) [24 CFR §982.401]

In order for a unit to pass an HQS inspection, the following standards must be met.

10.3.1 Walls [24 CFR §982.401(g)]

- ❑ In areas where plaster or drywall is sagging, severely cracked, or otherwise damaged, it must be repaired or replaced.
- ❑ All walls in a tub or shower area must be covered with ceramic tile or other material that is impervious to water to prevent water damage and eventual deterioration.

10.3.2 Windows [24 CFR §982.401(f)(1)(ii)]

- ❑ All window sashes must be in good condition, solid, intact, and fit properly in the window frame. Damaged or deteriorated sashes must be replaced.
- ❑ Windows must be weather-stripped as needed to ensure a weather tight seal.
- ❑ If window security bars or security screens are present on emergency exit windows, they must be equipped with a quick release system. The owner is responsible for ensuring that the family is instructed on the use of the system.

10.3.3 Doors [24 CFR §982.401(d)(2)(iv)]

- ❑ All exterior doors must be solid core and weather tight to avoid any air or water infiltration, have no holes, and have all trim intact.
- ❑ All interior doors must have no holes, have all trim intact, and be openable without the use of a key.
- ❑ All exterior doors must have dead bolt locks.

10.3.4 Floors [24 CFR §982.401(g)]

- ❑ All wood floors must be sanded to a smooth surface and sealed. Any loose or warped boards must be resecured and made level. If the boards cannot be leveled, they must be replaced.
- ❑ All floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts or other serious damage.

10.3.5 Sinks [24 CFR §982.401(b) and §982.401(c)(1)(ii)]

- ❑ All sinks and commode water lines must have shut off valves, unless faucets are wall-mounted.
- ❑ All sinks must have functioning stoppers.

10.3.6 Smoke Detectors [24 CFR §982.401(n)]

- ❑ Each assisted unit must be equipped with at least one properly working battery-operated or hard-wired smoke detector that is installed on each level of the unit.
- ❑ Whenever possible, smoke detectors should be installed in a hallway adjacent to a bedroom.
- ❑ If an assisted unit is occupied by a household with hearing-impaired persons, a permanently installed smoke detector designed for people with hearing-impairments must be located in each bedroom that is occupied by a hearing-impaired person.

10.3.7 Lead-Based Paint [24 CFR §982.401(j)]

- ❑ A visual assessment of all painted surfaces of any unit which was built before 1978 and is intended to house a child under the age of 6, will be conducted to identify any deteriorated paint.
- ❑ If deteriorated paint is discovered as a result of the visual assessment, the property owner will be required to stabilize each deteriorated paint surface in accordance with 24 CFR Part 35.1330 (a) and (b) before the participants occupy the unit.
- ❑ If the unit is already occupied, and contains deteriorated paint, the paint stabilization must be completed within 30 days from the date that the owner was notified of the results of the visual assessment.
- ❑ Any violation of these standards will cause the unit to be labeled uninhabitable.

10.3.8 Units Inhabited by a Child with an Environmental Intervention Blood Lead Level [24 CFR §35.325]

- ❑ Within 15 days after being notified by a public health department or other medical health care provider that a child of less than 6 years of age living in an assisted unit has been identified as having an environmental intervention blood lead level, HACoLA will perform a risk assessment of the dwelling unit in which the child lived at the time the blood was last sampled and the common areas servicing the dwelling unit. When the risk assessment is complete, HACoLA shall immediately provide the report of the risk assessment to the owner of the dwelling unit.
- ❑ If the child identified as having an environmental intervention blood lead level is no longer living in the unit when the designated party receives notification from the public health department or other medical health care provider, but another household receiving tenant-based rental assistance is living in the unit or is planning to live there, the requirements of this section still apply.
- ❑ If a public health department has already conducted an evaluation of the dwelling unit, or the designated party conducted a risk assessment of the unit and common areas servicing the unit between the date the child's blood was last sampled and the date when the designated party received the notification

of the environmental intervention blood lead level, the requirements of these paragraphs do not apply.

- ❑ After receiving information from a source other than a public health department or other medical health care provider that a child of less than 6 years of age living in an assisted dwelling unit may have an environmental intervention blood lead level, HACoLA will immediately verify the information with a public health department or other medical health care provider. If verification is received that indicates the child has an environmental intervention blood lead level, the verification will constitute notification to HACoLA under the first paragraph, and HACoLA will conduct a risk assessment of the unit where the child lived when the blood was last sampled and provide the report of the risk assessment to the owner of the dwelling unit.
- ❑ Within 30 days after receiving the risk assessment report from HACoLA or the evaluation from the public health department, the property owner shall complete the reduction of identified lead-based paint hazards in accordance with the abatement [24 CFR §35.1325], and/or interim controls [24 CFR §982.35.1330], sections of the September 15, 1999 Final Rule [24 CFR §35 et al.].
- ❑ Hazard reduction is considered complete when clearance is achieved and the clearance report states that all lead-based paint hazards identified in the risk assessment have been treated with interim controls or abatement or when the public health department certifies that the lead-based paint hazard reduction is complete.
- ❑ If the owner does not complete the hazard reduction required by this section, the dwelling unit is in violation of Housing Quality Standards (HQS).
- ❑ The owner shall notify building residents of any evaluation or hazard reduction activities [24 CFR §35.125].
- ❑ HACoLA will report the name and address of a child identified as having an environmental intervention blood lead level to the public health department within 5 working days of being so notified by any other medical health care professional.
- ❑ At least quarterly, HACoLA shall attempt to obtain the names and/or addresses of children of less than 6 years of age with an identified environmental intervention blood lead level from the Los Angeles County Health Department Childhood Lead Poisoning Prevention Program (CLPPP).
- ❑ At least quarterly, HACoLA will also report an updated list of the addresses of units receiving assistance under a tenant-based rental assistance programs to the CLPPP. However, the report(s) are not required if CLPPP states that they do not wish to receive them.
- ❑ If HACoLA obtains names and addresses of environmental intervention blood lead level children from the CLPPP it will match information on cases of environmental intervention blood lead levels with the names and addresses of families receiving tenant-based rental assistance, unless the public health department performs such a matching procedure. If a match occurs, HACoLA will carry out the requirements of this section.

10.3.9 Additional Housing Quality Standards [24 CFR §982.401(a)(4)(ii)(a)]

HUD has identified the items listed above. In addition to these items, all assisted units must also be in compliance with the following local building code regulations in order to pass an HQS inspection.

- **Double Cylinder Locks**: Under the Building Code Regulations for Los Angeles County, double-keyed deadbolts, or any other lock requiring special knowledge or a tool to open, are prohibited in a residential unit. All doors that provide an exit from the residence must be openable from the inside without the need of a key or any other special knowledge, effort or tool.
- **Swimming Pools**: Under the Building Code Regulations for Los Angeles County, all swimming pools must be enclosed by a gate from 48 inches to 60 inches tall. The gate must be self-closing with a self-closing latch and a protected panel must surround the latch. HACoLA will enforce this ordinance in multifamily structures.
- **Hot Water Heater**: Hot water heater, TPR and drainpipe six inches above the floor must be present
- **Earthquake Straps for Water Heaters**: Under the Building Code regulations for Los Angeles County, all water heaters must be strapped at 1/3 intervals from the top to the bottom of the heater, for seismic stability.
- **Heater**: Heater that provides adequate heat must be operable.
- **Garages**: Regardless if a garage is attached or detached it must be assessable.
- **Garage Conversion**: HACoLA will not count improperly converted structures as sleeping rooms.

  In cases where an owner has modified the rental unit without obtaining the proper city and/or County building permits, HACoLA will rely on the legal property description for the purposes of negotiating the rent and determining how many actual sleeping rooms are in the rental unit.

10.4 INSPECTIONS SCHEDULE [24 CFR §982.405]

To promote decent, safe, and sanitary housing, HACoLA conducts an inspection in accordance with HQS at least annually, up to 150 days prior to the anniversary date of the contract. Interim inspections may be scheduled and conducted between anniversary dates.

The family must allow HACoLA to inspect the unit at a reasonable time and with reasonable notice. HACoLA will notify the family and/or owner in writing at least 10 calendar days prior to the inspection with exception of New Contract Inspections. See Section 10.2 (Types of Inspections, New Contract Inspection) of this chapter for more information.

Inspections will be conducted on a 30-day cycle. HQS deficiencies that cause a unit to fail must be corrected by the owner, unless the family is responsible for the deficiencies. See Section 10.6 (Determination of Responsibility) of this

chapter for more information. HACoLA's inspectors will determine who is responsible for the deficiencies in the assisted unit at the time of inspection.

1. **Inspection**: The family is notified of the date and time of the inspection appointment by mail.
   - An individual over 18 years of age must be present to allow entry for the inspector. If the family is unable to be present, they must reschedule the appointment so that the inspection can be completed within 14 calendar days from the first inspection.
   - If the family fails to contact HACoLA to reschedule the inspection, or if the family misses two inspection appointments, HACoLA will consider the family to be in violation of the Certified Statement of Family Obligation agreement and will initiate termination procedures in accordance with HACoLA's policy for proposed termination.
2. **Follow-up Inspection**: If an assisted unit fails a HQS inspection, the family and owner will be notified, in writing, of the failed items. The owner and family will be given 30 days from the notification letter to make the appropriate corrections and to notify HACoLA so that a follow-up inspection can be scheduled. Furthermore, the letter will serve notice that HACoLA will terminate contract in 60 days if indeed the unit fails again. If the family is not at home for the follow-up inspection appointment, a calling card will be left at the unit with instructions. A second follow-up inspection will be scheduled automatically and the owner and family will be notified by mail.
3. **Final Inspection**: If an assisted unit fails the final inspection, HACoLA contract will be terminated 30 days after the final inspection was failed.

Inspections will be conducted on business days between the hours of 7:00 a.m. and 5:00 p.m.

10.5 WHEN DEFICIENCIES MUST BE CORRECTED [24 CFR §982.404(a)(3)]

Emergency items which endanger the family's health or safety must be corrected within 24 hours of inspection or verbal/written notification but no longer than 48 hours total from the time of inspection.

In cases where the owner or responsible party cannot be notified verbally, i.e. weekends, HACoLA will have a written notification mailed the day of the inspection.

The following items are considered life-threatening emergencies and will cause a unit to be labeled uninhabitable:

- Gas leaks
- Major plumbing problems
- Utilities not in service
- No running water
- No functioning toilet

- Unstable roof/structure

In cases where the unit is deemed uninhabitable, the family will be issued a certificate/voucher within 24 hours so that they can make arrangements to secure another residence if necessary.

If the emergency repair item(s) are not corrected in the time period required by HACoLA, and the owner is responsible, the housing assistance payment will be abated and the contract will be terminated.

If the emergency repair item(s) are not corrected in the time period required by HACoLA, and the family has violated the Certified Statement of Obligation, HACoLA will terminate the family's assistance but will not abate the payment to owner for that month.

If repairs are completed and the family wishes to move back into the unit, a new RTA will need to be submitted for that unit and the New Contract Process will need to be completed again.

10.5.1 Serious HQS Violation

In order to assist Housing Inspectors in making a determination regarding the condition of an assisted unit, HQS has compiled a list of serious deficiencies, that although not life threatening, due constitute a serious violation. If such conditions exist in a unit, an inspection may fail the unit. This list is provided to both owners and family prior to all inspections.

Serious HQS Violations:

1. No TRP/Drainpipe on water heater.
2. Clogged toilets/sinks/wash basins/bathtubs
3. Torn carpet or linoleum flooring posing a tripping hazard
4. Stretched carpet when a potential hazard exists
5. Broken mirrors, cabinets, etc.
6. Missing smoke detectors
7. Vermin infestation (fleas, roaches, termites, mice, and rats)
8. Double cylinder locks
9. Exterior/common grounds rubbish/debris/overgrown grass/weeds
10. Large holes/cracks/uneven concrete in walkway
11. Building with major peeling of wood trim/paint (directly affecting family's unit)
12. Large porcelain chips in bathtubs/sinks/wash basin exposing black surfaces/rust
13. Burner knobs missing on stove
14. Inoperable stove/refrigerator
15. Bathrooms where no windows are present and exhaust fans are missing/inoperable
16. Flammable products stored near water heaters

17. Signs of leaking/water damage on ceiling/roof
18. Broken windows and larger cracks which pose a potential hazard
19. Algae/debris in swimming pool
20. Loose hand rails
21. Missing/cracked switch cover plates
22. Closet doors off track
23. Bedroom window security bar release mechanism is inoperable
24. Inoperable window locks

Generally all conditions listed above must be corrected within 30 days. For major repairs, the Inspections Housing Unit Supervisor or Housing Supervisor may approve an extension beyond 30 days. However, this extension cannot exceed 60 days.

10.6 DETERMINATION OF RESPONSIBILITY [24 CFR §982.404(b)]

In accordance with family obligations, the following deficiencies are considered the responsibility of the family:

- Family-paid utilities not in service,
- Failure to provide or maintain family-supplied appliances
- Damages to the unit or premises caused by a household member or guest beyond normal wear and tear.
  - "Normal wear and tear" is defined as items that could be charged against the family's security deposit under state law or court practice.

The owner is responsible for all other HQS violations. In cases such as vermin infestation, where burden of responsibility is not immediately clear, HACoLA's inspector will be responsible for determining the responsible party.

10.7 CONSEQUENCES OF VERIFIED OWNER-RELATED DEFICIENCIES [24 CFR §982.404(a)(2)]

The owner has a responsibility to maintain the unit in accordance with all HQS. When it has been determined that a unit on the program fails to meet HQS, the owner of that unit is responsible for completing the necessary repair(s) in the time period specified by HACoLA. At the time the determination of a departure from HQS is made, the assistance payments to the owner will be abated [24 CFR §982.452(b)(2)].

10.7.1 Abatement [24 CFR §982.453(b)]

Abatement is defined as withholding Housing Assistance Payments (HAP) to the owner for the period of time the unit is out of compliance with HQS requirements.

HAP will be abated if:

1. The assisted unit fails the first and second housing inspections due to owner-related deficiencies.
2. HACoLA has verified that there were serious health and safety hazards at the assisted unit, and the owner did not complete the needed repairs within 24 hours. Examples of serious health and safety conditions include but are not limited to: major plumbing stoppages, unstable roof or structures, gas leaks, and lack of any utilities that are the owner's responsibility to supply.

Furthermore, families that reside in units that have been abated will be issued a voucher and will have the option to move even if the assisted unit passes inspection at the third and final inspection (this excludes participants of the Moderate Rehabilitation Program).

Under normal circumstances, HACoLA will inspect an abated unit 30 days after the abatement notification has been issued. If an owner has completed the necessary repairs prior to the next scheduled inspection, he/she may request an earlier inspection date. Requests for earlier repair dates will be reviewed and accommodated in a case-by-case basis.

If the assisted unit fails the third and final housing inspection, or if the inspector cannot gain entry, termination of the HAP contract will be proposed. Although HACoLA is prohibited from implementing rent abatement for family-caused deficiencies, abatement will apply if family-caused and owner-related deficiencies exist together.

10.7.2 Payments
[24 CFR §982.404(a)(3)]

A notice of abatement will be sent to the owner stating the effective abatement date, deficiencies noted, repairs which need to be made, and the date of the next inspection (generally within 30 days).

HACoLA will stop payment on the day of the failed inspection. Payments will be placed on hold for the next month and the owner will be required to return payment to HACoLA for each day the unit is not in compliance.

If the owner makes repairs during the abatement period, HAP payments will resume on the day HACoLA's inspector has verified the corrections and the unit passes inspection.

No retroactive payments will be made to the owner for the period of time the rent was abated and the unit did not comply with HQS. The notice of abatement states that the family is not responsible for HACoLA's portion of rent that is abated. However, the family is responsible to pay its portion of the rent while abatement is in effect.

10.8 CONSEQUENCES OF VERIFIED FAMILY-CAUSED DEFICIENCIES
[24 CFR §982.552(a)]

The family has a responsibility to maintain the assisted unit in good condition and to notify the owner of needed repairs. If non-emergency violations of HQS are determined to be the responsibility of the family, HACoLA will require the family

to make any repair(s) or corrections within the 30-day cycle. Housing assistance can be terminated if an assisted unit continues to fail housing inspections for family-caused deficiencies or the family fails to keep scheduled appointment(s). See Section 10.6 (Determination of Responsibility) of this chapter for information on family responsibilities.

Extensions will be granted on a case-by-case basis and must be approved by the Unit Supervisor.

If it has been concluded that all deficiencies are family-caused, the owner's rent will not be abated for such items.

10.9 NEW CONTRACT INSPECTION [24 CFR §982.305(b)(2))]

After the RTA is received, the new contract (initial) inspection will be conducted in order to:

1. Determine if the unit, including common areas, meets the HQS as defined in this plan.
2. Document the current condition of the unit. This will serve as the basis to evaluate the future condition of the unit, i.e. excessive wear and tear.

If the unit fails the initial HQS inspection, the unit will be scheduled for a follow-up inspection within 10 working days. The owner can request an inspection sooner if repairs have been made prior to the follow-up inspection date.

On a new contract inspection, the owner will be given up to 30 days to correct the deficiencies depending on the amount and complexity of the work to be done.

In both cases discussed above, the owner will be given two additional inspections, if they are necessary for repair work to be satisfactorily completed.

If the time period given by HACoLA to correct the deficiencies has lapsed, or the maximum of three failed inspections has occurred, the family must select another unit.

10.10 TERMINATION OF CONTRACT [24 CFR §982.453(b)]

If the owner is responsible for repairs, and fails to correct all the deficiencies cited by the end of the abatement period, the owner will be sent a HAP Contract Proposed Termination notice. The abatement will remain in effect until the effective date of the termination.

When the HAP contract has been terminated, the family will be required to move in order to continue receiving rental assistance.

RTA submitted for units that have been terminated due to abatement will be reviewed on a case-by-case basis. In cases where the RTA is accepted, the family will be brought in for counseling on their situation.

10.11 QUALITY CONTROL INSPECTIONS [24 CFR §982.405(B)]

To ensure efficient program operations, it is essential for management to apply sound quality control practices. The purpose of quality control inspections is to objectively ascertain that each inspector is conducting accurate and complete inspections, and to ensure that there is consistency among inspectors in application of HQS.

Quality control inspections will be performed by a Quality Assurance Representative according to SEMAP Indicator #5 which meets the minimum quality control sample size for the number of units under HAP contract during the last completed HACoLA fiscal year for SEMAP.

CHAPTER 11:
SETTING PAYMENT STANDARDS AND DETERMINING RENT REASONABLENESS

11.1 INTRODUCTION
[24 CFR §982.503]

HACoLA is responsible for ensuring that the rents charged by owners are reasonable based upon objective comparables in the rental market. When HACoLA has determined that the unit meets the minimum HQS, that the lease is approvable, and that the rent is reasonable, it will make timely payments to the owner and notify the owner of the procedures for rent adjustments in the rental assistance programs. This chapter explains HACoLA's procedures for setting and adjusting the payment standards and conducting rent reasonableness surveys.

11.2 PAYMENT STANDARDS FOR THE VOUCHER PROGRAM
[24 CFR §982.503(b)(1)]

HUD regulations allow HACoLA to set Payment Standards at a level that is between 90 percent to 110 percent of the Fair Market Rent for Los Angeles County. HACoLA must set the payment standard at a level that is high enough to ensure that families are able to affordable quality housing while also balancing the need to provide assistance to as many families on the waiting list as possible.

HACoLA will review the payment standards at least annually to determine whether an adjustment should be made for some or all unit sizes. The following provides a list of the factors that will be used to evaluate the adequacy of the payment standard and/or be used to make a determination to adjust standards, as appropriate.

11.2.1 Assisted Families' Rent Burdens

HACoLA will review reports showing the percent of income used for rent by Voucher families to determine the extent to which the rent burden is more than 50 percent of income.

If more than 40 percent of program families in the overall program, or for a specific unit size, are contributing in excess of 50 percent of their adjusted monthly income towards rent, HACoLA will consider increasing the voucher payment standards. The payment standard will not be raised if:

- The payment is already at the maximum level HUD will allow (110%).
- HACoLA would have to reduce the number of new admissions by 20 percent or more for the upcoming year in order to fund the increase.

11.2.2 Success Rate of Voucher Holders

HACoLA will periodically review the success rate of voucher holders. If 25 percent or more of new admissions and/or families wishing to move are unable to use the vouchers due to current rental rates in Los Angeles County, HACoLA will consider increasing the payment standard for particular unit sizes and/or the entire program, as appropriate.

The payment standard will not be increased if:

- The payment is already at the maximum HUD will allow (110%)
- HACoLA would have to reduce the number of new admissions by 20 percent or more for the upcoming year in order to fund the increase

11.2.3 Rent Reasonableness Database

HACoLA will review the rent information in the rent reasonableness data bank and compare it to the payment standards established for the Housing Choice Voucher Program. If the rent reasonableness review indicated that the payment standards are higher than the average rental unit in Los Angeles County, the payment standard for the specific unit size, or all payment standards, will be lowered to reflect the current market rents.

11.2.4 Quality of Units Selected

HACoLA will review the quality of units selected by participant families before determining any change to the Payment Standard to ensure that Payment Standard increases are only made when needed to reach the mid-range of the market.

11.2.5 File Documentation

A file will be retained in HACoLA Administrative Support Unit for at least three years to document the analysis and findings to justify whether or not the Payment Standard was changed.

11.3 RENT REASONABLENESS DETERMINATIONS [24 CFR §982.507(a)(1)]

Rent reasonableness determinations are made when units are placed under HAP contract for the first time and when an owner requests a rent increase. HACoLA will determine and document on a case-by-case basis that the approved rent [24 CFR §982.507(b) and §982.507 (c)]:

1. Does not exceed rents currently charged on new leases by the same owner for an equivalent assisted or unassisted unit in the same building or complex, and
2. Is reasonable in relation to rents currently charged by other owners for comparable units in the unassisted market.

Three comparable units will be used for each rent determination. Of these, one may be from the first category, and the remaining two should be from the second category. In cases where three comparable units are not available, due either to the unit's location, age or other special features, two comparables may be used to determine the appropriate rent, one from each category identified above.

All comparables must be based on the rent that the unit would command if leased in the current market. Leased in the current market means that the unit has been leased within the last 12 months.

The data for other unassisted units will be gathered from newspapers, realtors, professional associations, inquiries of owners, market surveys, and other available sources.

HACoLA will consider the census tract in which the unit is located to be the market area for the purposes of obtaining rent comparables. If a unit is located in a census tract that is primarily industry, or where no comparable units can be found, HACoLA will seek rent comparables in neighboring census tracts. In such cases, may require an inspector to go out to do a visual check of the two neighborhoods to ensure comparability.

The following items will be used for rent reasonableness documentation:

- Number of Bedrooms
- Facilities
- Location
- Quality
- Amenities
- Date Built
- Unit Type

11.3.1 Management and Maintenance Services

HACoLA maintains a computer database which includes data on unassisted units for use by staff in making rent reasonableness determinations. The data is updated on an ongoing basis and purged when it is more than 12 months old.

In order for a unit to be considered comparable to another the units must:

- Located in the same census tract;
- Have been built within ten years of each other;
- Have three or more similar services and/or amenities;
- Have the same number of bedrooms; and
- Be the same unit type. Single-family structures will generally not be compared to multifamily structures. However, HACoLA may make an exception in unique cases where no other selection of rental units exists in the area.

11.3.2 Appealing a Rent Comparability Determination

If the owner of the property disagrees with the rent reasonable determination, the owner may verbally (or in writing) appeal the decision and request that HACoLA conduct a second survey. In such cases, HACoLA will attempt to find a different set of rental units or may use a list of rental units submitted by the owner.

Before using a list of rental units submitted by the owner, HACoLA would confirm that the units are indeed comparable using the criteria outlined above. If the units are not comparable, HACoLA will not use these units in the rent comparability survey and the owner will be notified of the decision.

At the owner's request, HACoLA will release information on the unit addresses used in the rent comparability survey. If the owner finds that the information used by HACoLA is incorrect, HACoLA will re-verify the rental comps used and re-determine the rent comparability for the unit

HACoLA will base the rent offer to the owner on the highest of the two survey results.

11.3.3 Rent Increases
[24 CFR §982.507(a)(2)(i) and §982.507(a)(2)(ii)]

HACoLA will use the same criteria defined above to determine if a request for a rent increase meets the rent comparability requirement. If the new rent is not rent comparable HACoLA will advise both the owner and the family that the increase cannot be approved.

The owner may than exercise any of the following options:

- Appeal the rent comparability determination using the steps outlined above.
- Adjust his/her request for a rent increase.
- Serve the family with 30-day notice.

CHAPTER 12:
RECERTIFICATION

12.1 INTRODUCTION

This chapter defines HACoLA's policy for conducting recertifications, inspections, and interim recertifications. These activities are conducted in accordance with HUD regulations that require that HACoLA recertify the income, household composition of participating families and inspect the assisted unit at least annually. HUD also requires that families report any income or family composition changes as they occur to HACoLA. This chapter also defines the reporting requirements and procedures for the interim recertifications that address these changes.

12.2 ANNUAL ACTIVITIES

HACoLA must conduct two activities on an annual basis. These activities include the following:

1. Recertification of income and family composition [24 CFR §982.516], and
2. HQS Inspection [24 CFR §982.405].

To ensure timely annual recertifications to meet HUD requirements, HACoLA produces a monthly listing of units under contract and assigns files to Eligibility Clerks 120 days in advance of the anniversary date. At this time the contract rent is reviewed, the unit is inspected to assure it meets the HQS and adjustments to the TTP are made due to changes in income and/or rent.

- **Annual Inspections**: See Chapter 10: Housing Quality Standards and Inspections.
- **Rent Adjustments**: See Chapter 11: Setting Payment Standards and Determining Rent Reasonableness.

12.3 RE-EXAMINATION NOTIFICATION TO THE FAMILY

Participating families are advised of the annual recertification requirement and the importance of reporting income and family composition changes as they occur during the initial certification.

12.3.1 Procedure

To maintain program efficiency and integrity, HACoLA at its own discretion may conduct recertification interviews by mail or in-person. In either case, all participants will be notified by mail 120 days prior to their anniversary date of the pending recertification. Those that are required to attend interviews will also be notified of the interview appointment at the same time.

12.3.2 Persons with Disabilities [24 CFR §8.24(a)]

Persons with disabilities who are unable to come in to HACoLA's office will be granted an accommodation of conducting the interview at the person's home or

by mail, upon verification (physician or medical documentation) that the accommodation requested meets the need presented by the disability.

12.3.3 Requirements to Attend

If it is determined that a participant (family) will need to come to HACoLA's office then all adult household members 18 years and older will be required to attend the recertification interview.

If the head of household is unable to attend the interview, the appointment will be rescheduled if it takes place before the anniversary date.

12.3.4 Failure to Respond to Notification

The written notification must state which family members are required to attend the interview appointment. The family may call to reschedule the appointment up to one working day before the scheduled interview date.

If the family does not appear for the recertification interview, and has not rescheduled or made prior arrangements with HACoLA, a second appointment will be schedule.

If the family fails to appear for the second appointment, and has not rescheduled or made prior arrangements, a third appointment will not be scheduled. HACoLA will then propose termination.

If the family is able to provide documentation of an emergency situation that prevented them from attending or making prior arrangements, the Unit Supervisor at his/her own discretion may, on a case-by-case basis reschedule the appointment.

12.4 RE-EXAMINATION [24 CFR §982.516(a)]

To assure that tenancy is restricted to participants meeting the eligibility requirements for continued occupancy and are charged appropriate rents; the eligibility status of each participant is reexamined on an annual basis per HUD requirements.

At the initial, first interim or annual certification on or after June 19, 1995, participants must report and verify their U.S citizenship/eligible immigration status by signing and submitting a declaration of eligibility, verification of consent form (if necessary), and appropriate immigration documentation (resident alien card, naturalization, etc.).

When families move to another dwelling unit, a recertification is completed and the anniversary date changed.

12.4.1 Documents Required from the Family

In addition to the notification letter that is sent to the participant (family), HACoLA will also provide written instructions and appropriate forms that need to be submitted to complete the reexamination. The required forms and documentation are the following:

1. Documentation of income for all family members;
2. Documentation of assets;
3. Documentation of medical or child care expenses;
4. Certified statement of family obligations; and
5. Consent for Release of Information (signed by all household members over 18 years of age).

Verification of these documents will be conducted in accordance with HACoLA procedures and guidelines described in this plan.

12.4.2 Tenant Rent Increases

If the tenant rent increases, a 30-day notice of increase in rent is mailed to the family before the anniversary date.

If less than 30 days are remaining before the anniversary date, the new tenant rent will be effective on the first of the month following the 30-day notice. If HACoLA was unable to process the recertification on a timely basis due to the family's failure to provide recertification documents, then the rent increase will be effective retroactive to the appropriate anniversary date.

If the family causes a delay in the reexamination processing, there will be a retroactive increase in rent to the anniversary date. In this particular case, the owner will receive a retroactive HAP payment and every effort will be made to recover lost rent from the tenant.

12.4.3 Tenant Rent Decreases

If the tenant rent decreases, it will be effective on the anniversary date.

If the family causes a delay so the processing of the reexamination is not completed by the anniversary date, the rent change will be effective on the first day of the month following the completion of the reexamination processing.

12.5 INTERIM RECERTIFICATION [24 CFR §982.516(b)(3)]

No TTP adjustments will be affected between dates of periodic reexamination or pre-scheduled recertifications except as noted below:

Tenants are required to submit information affecting eligibility income at all recertifications. Additionally, tenants are required to report the following changes in family circumstances:

1. Changes in family composition, including loss or addition of one or more family members through death, divorce, birth, or adoption [24 CFR §982.516(c)], and
2. Changes in family income including increases and decreases for income received by the family.

A family is required to report these changes to HACoLA by the first rent payment period after the change has occurred. Once notified, the changes that affect the eligibility income will be verified.

The U.S. citizenship/eligible immigrant status of additional family members must be declared and verified as required at the first interim or regular recertification after moving into the unit.

12.5.1 Increases in Income

If the information provided results in an increase in tenant rent, HACoLA will flag the file and make adjustments at the annual reexamination. The tenant will be notified in writing at least 30 days in advance of the increase.

However, if the participant failed to provide the necessary information when the change(s) occurred, the increase will be effective retroactive to the date it would have been effective had the participant supplied the required information in a timely manner.

12.5.2 Decreases in Income

If the information provided results in a decrease in tenant rent, a modification to the HAP Contract is executed to be effective the first of the month following the month in which the required documentation is supplied by the participant.

12.6 SPECIAL ADJUSTMENTS

If, at the time of recertification, a family is clearly of low-income, and it is not possible to make an estimate of the family's income for the next 12-month period; A special recertification will be scheduled to accommodate the family's circumstances. This includes cases where:

1. A tenant is unemployed and there are no anticipated prospects of employment, or
2. The conditions of employment and/or receipt of income are too unstable to validate usual and normal standards for determination. An interim reexamination will be scheduled for families with zero or unstable income every 3 months.

Families whose past employment has been sporadic or who are on welfare, become employed, then are unemployed, or are self-employed, will not be given special recertification. If such an income pattern has been established and is expected to continue, then a reasonable 12-month estimate of the income may be based upon past income and present rate of income.

Furthermore, special recertifications must be clearly set for a definite time to assure compliance.

12.7 CHANGES IN FAMILY COMPOSITION [24 CFR §982.516(c)]

The family must report all changes in family composition to HACoLA within 30 days of the occurrence.

12.7.1 Increases in Family Size [24 CFR §982.551(h)(2)]

Increases other than by birth, adoption or court awarded custody must have prior approval of the owner and HACoLA.

If an addition would result in overcrowding in the unit according to HQS maximum occupancy standards HACoLA will issue a larger voucher (if needed under the subsidy standards) for additions to the family in the following cases:

1. Addition of marriage/or marital type relation;
2. Addition of a minor who is member of the nuclear family who had been living elsewhere;
3. Addition of HACoLA-approved live-in attendant; or
4. Addition due to birth, adoption or court awarded custody.

If an approved change requires a larger size unit due to overcrowding, the change in voucher size will be made effective immediately. HACoLA will determine the assistance, based on funding availability.

12.7.2 Decreases in Family Size

If a change in family composition results in a decrease of the voucher size, HACoLA may exercise the option to downsize the family's voucher size and require the family to move.

Generally, families will be asked to move if the unit is two bedrooms or larger than the family is eligible to rent. When this is necessary, the family will be granted 120 days to locate another suitable unit. Extensions will be granted in accordance with the policy outlined in Chapter 8: Voucher Issuance and Briefings.

However, if the families Total Tenant Payment unit does not exceed more than 50 percent of the family's monthly adjusted income, the family will be allowed to remain in the unit.

12.8 CONTINUATION OF ASSISTANCE FOR "MIXED" FAMILIES [24 CFR §5.504(b)]

Under the non-citizen rule, "mixed" families are families that include at least one citizen or eligible immigrant and any number of ineligible members.

"Mixed" families that were participants on or before June 19,1995, shall continue full assistance if they meet the following criteria:

1. The head of household or spouse is a U.S. citizen or has eligible immigrant status, **and**
2. All members of the family other than head, spouse, parents of head, parents of spouse, children of head or spouse are citizens or eligible immigrants. The family may change the head of household designation to another adult member of the family to qualify under this provision.

If they do not qualify for continued assistance, the member(s) that cause the family to be ineligible for continued assistance may move, the family may choose prorated assistance, or HACoLA may offer temporary deferral of termination.

CHAPTER 13:
ALLOWABLE MOVES/PORTABILITY

13.1 INTRODUCTION

This chapter defines the procedures for moves, both within and out of HACoLA's jurisdiction, for both applicants and participants, and restriction and limitations on those moves.

13.2 NEW APPLICANTS

A family who lives and/or works in HACoLA's jurisdiction at the time they are admitted to the housing choice voucher rental assistance may choose:

- To remain in there current unit and lease in place [24 CFR §982.353(e)].
- A unit anywhere within HACoLA's jurisdiction [24 CFR §982.353(a)].
- A unit outside of HACoLA's jurisdiction. This option is called portability. Under portability a family may request to move anywhere in the United States in the jurisdiction of a HA administering a housing choice voucher rental assistance Program. However, since the family has not received assistance in HACoLA's jurisdiction, they must meet the income limit for the area where the family will be initially assisted in order to be eligible for assistance [24 CFR §982.353(b)].

Approval of any unit is subject to rent reasonableness and a passed inspection [24 CFR §982.401(a)(3)].

A family who does not live or work in HACoLA's jurisdiction at the time they are admitted to the housing choice voucher rental assistance must initially locate a unit within HACoLA's jurisdiction in order to receive assistance. Generally, the family may not exercise their right to portability until the family has resided in HACoLA's jurisdiction for at least 12 months [24 CFR §982.507(a)].

Under limited conditions, HACoLA may waive this requirement. Examples of situations that may warrant an exception to this rule include reasonable accommodation issues and life threatening situations. However, in all cases both HACoLA and the receiving jurisdiction must mutually agree to allow the move. If the receiving housing authority does not agree, HACoLA will not approve the transfer.

13.3 MOVES WITH CONTINUED ASSISTANCE

Once a family has already been assisted, all future requests to move to another unit are considered moves with continued assistance.

13.3.1 Where a Family Can Move

A continuously assisted family, in good standing, may request to move:

- **To another unit within HACoLA's jurisdiction**. This type of a move is considered a reserve vacate. This means that the family is moving from a unit, which will result in a temporary vacancy in the program but the slot

remains reserved for the family until the time the family leases another unit.

- **To a unit outside of HACoLA's jurisdiction**. As indicated above, this option is known as portability. Under portability a family may request to move anywhere in the United States in the jurisdiction of a HA administering a housing choice voucher rental assistance program.

A family is considered to be in good standing if they have not violated the terms of the lease, any program regulations and do not owe any money to HACoLA.

13.3.2 When a Family Can Move [24 CFR §982.314]

Families in good standing may move to a new unit if:

1. The assisted lease for the old unit has ended because HACoLA has terminated the HAP contract for owner breach [24 CFR §982.314(b)(1)(i)];
2. The lease was terminated by mutual agreement of the owner and the family [24 CFR §982.314(b)(1)(ii)];
3. The owner has given the family a notice to vacate for reasons other than a lease violation [24 CFR §982.314(b)(2)]; or
4. The family has given proper notice of lease termination after the initial lease term and in accordance with State law. Generally, this requires a 30-day notice. However, HACoLA recommends that families provide a 60-day notice in order to ensure a smooth transition to the new unit [24 CFR §982.314(b)(3)].

13.4 RESTRICTIONS ON MOVES [24 CFR §982.314(c)(2)(ii)]

Generally, families will not be permitted to move more than once in a 12-month period except as noted below:

1. **Life Threatening Situations** (witness to a crime, victim of a crime, etc.).
2. **Reasonable Accommodation**: As a reasonable accommodation, the family may request to move within the initial term of the lease. However, the owner of the property must agree to release the tenant from the lease and the family must locate a unit that accommodates the special need as the family will be required to remain in the second unit for a minimum of 12 months.
3. **Mutual Termination**: The family and the owner agree to mutually terminate the contract. If a family requests to terminate a HAP contract based on a mutual termination more than once in a 12-month period, HACoLA may review the reason for the mutual termination. If the owner is requesting a mutual termination in lieu of enforcing the lease, and there is evidence that the family has violated the lease term, HACoLA may decide to terminate the family for non-compliance.

13.4.1 Additional Restrictions on Moves

HACoLA may also deny families permission to move if there is insufficient funding for continued assistance or if:

- The family has violated a family obligation.
- The family owes HACoLA money.

Under the Section 8 Certificate Program (which is being phased out), some owners had the option to file a damage claim against the HA for damages caused by the tenant and/or unpaid rent. In event that a family, previously assisted under the Section 8 Certificate program, moves to a new unit and leaves owing monies for unpaid rent and/or damages to the owner of the previous unit, or owes HACoLA for the debt, the family may not receive another voucher from HACoLA until the amount has been repaid. HACoLA may allow the tenant to repay such debt in monthly installments during tenancy; however, the family may not transfer to a new unit until the debt is fully satisfied. Proposed termination of the family from the program may result if the family does not adhere to the repayment agreement.

In life threatening situations or cases where there are serious health and safety issues, HACoLA may waive this requirement by allowing the family to keep making payments on the existing repayment agreement and issuing a voucher. Such an arrangement will require the approval of either the Assistant Director or the Director of the Housing Choice Voucher Program. The family will still be required to remain current on the repayment agreement or face possible termination from the program.

13.4.2 How to Initiate a Request to Move [24 CFR §982.314(d)]

Reserve Vacates: A family who will be moving within HACoLA's jurisdiction must provide HACoLA and the property owner with a proper notice. Once HACoLA has received the notice, the family will be required to provide current income information. This information is needed in order for the family to be issued a new voucher. If the family has gone through the annual recertification process within the last 60 days, HACoLA will use the income provide at that time to issue the new voucher.

At the same time the voucher is issued, the family will receive a Request for Tenancy Approval (RTA). The family should begin looking for housing immediately in order to ensure a smooth transition to the new unit.

If the family has not been able to locate a new unit by the time they are supposed to vacate the old unit, it is the family's responsibility to contact the owner and negotiate to stay in the current unit longer. If both parties agree, the family must notify the housing authority, in writing, that the notice to move has been extended and the new effective date of the notice. Once the notice has been received, HACoLA will release payments to the existing owner.

If the owner does not agree to extend the notice, the family may be required to seek alternative housing, at their own expense, in the interim.

13.4.3 Portability [24 CFR §982.355(c)]

Families seeking to move to another jurisdiction must follow the procedures outlined above. In addition, they must identify the new jurisdiction where they will be moving. Once HACoLA has received this information, HACoLA will:

1. Notify the receiving housing authority that the family wishes to relocate into its jurisdiction [24 CFR §982.355(c)(3)];
2. Advise the family how to contact and request assistance from the receiving housing authority [24 CFR §982.355(c)(2)]; and
3. Provide the following documents and information to the receiving housing authority [24 CFR §982.355(c)(4)]:
   - A copy of the family's voucher, with issue and expiration dates, formally acknowledging the family's ability to move under portability.
   - The most recent HUD 50058 form and verifications.
   - The Family Portability Form.

All requests to move outside of HACoLA's jurisdiction will be handled by the Portability Unit.

13.4.4 Request for Tenancy Approval [24 CFR §982.355(c)(6)]

For families wishing to port to another jurisdiction, HACoLA generally recommends that the family locate a unit in the other jurisdiction and submit a RTA for request to have their paperwork transferred to the receiving housing authority. This practice helps to ensure that the family's paperwork does not get shifted back and forth if the family changes their mind or is unable to locate suitable housing in the desired jurisdiction. However, this is not a requirement.

For families porting into HACoLA jurisdiction, if the family is unable to locate a unit within the allotted time, HACoLA will notify the issuing HA that the voucher did not result in a HAP contract.

13.4.5 Briefing for Families Wishing to Port Out

Since families wishing to move to another jurisdiction must understand that the policies and procedures of the receiving HA will prevail, HACoLA will provide pre-portability counseling for those families who express an interest in portability. This will include a discussion of difference in payment standards, subsidy standards, and income limits, if applicable.

The option of portability does not apply to families assisted under the Moderate Rehabilitation Program.

13.4.6 Payment to the Receiving Housing Authority [24 CFR §982.355(d) and §982.355(e)]

If the receiving housing authority chooses to administer and bill assistance on HACoLA's behalf, HACoLA will reimburse the receiving housing authority for costs associated with administering the voucher, as required in HUD regulations.

13.4.7 Absorption or Administration [24 CFR §982.355(d) and §982.355(e)]

For incoming ports, generally, if funding permits, HACoLA will accept a family with a valid voucher from another jurisdiction and absorb the voucher.

Incoming portable families who have not yet been absorbed will be absorbed before HACoLA selects new applicants from the Waiting List.

When HACoLA does not absorb the incoming voucher, it will administer the initial housing authority's voucher and HACoLA's policies will prevail.

13.4.8 Application of Subsidy Standards [24 CFR §982.355(c)(7)]

As noted above, the policies of the receiving HA prevail under portability. Therefore, it may be necessary to change the size of the voucher issued by the initial housing authority in order to comply with HACoLA subsidy standards. If this occurs, the family will be notified in writing of the change.

13.4.9 Income and TTP Review for Incoming Portables [24 CFR §982.355(c)(4)]

HACoLA will conduct a recertification interview in order to confirm all eligibility documents. If documents are missing or there has been a change in the family's circumstances, HACoLA may re-determine the family's TTP. If a re-determination is necessary, HACoLA will not delay issuing the family a voucher or otherwise delay approval of a unit unless the re-determination reveals that the family is not eligible for assistance in HACoLA's jurisdiction. In such cases, the family will be referred to the initial housing authority for further assistance.

In general, all families porting into HACoLA's jurisdiction will be issued a HACoLA voucher. The term of the voucher may not expire before the expiration date noted on the voucher issued by the initial housing authority. HACoLA will determine whether to extend the voucher term, if necessary, based on HACoLA's policy for extension. HACoLA will notify the initial housing authority if such an extension is granted.

13.4.10 Terminations

In cases where HACoLA is administering a contract on behalf of another HA, HACoLA will notify the initial HA in writing of any termination of assistance within 30 days of the termination.

13.4.11 Informal Hearings [24 CFR §982.555]

If an informal hearing is required and requested by the family, HACoLA will conduct the hearing only if the participant has been assisted within HACoLA's jurisdiction. Such hearings will be conducted using the regular hearing procedures included in this plan.

The initial housing authority will be responsible for collecting amounts owed to that housing authority by the family for claims paid and for monitoring repayment. If the initial housing authority notifies HACoLA that the family is in

arrears or the family has refused to sign a Repayment Agreement, HACoLA will terminate assistance to the family.

13.5 LATERAL TRANSFERS

Lateral transfers are moves in which the tenant will remain in the same complex or development and the only change to the lease and HAP contract will be a unit/apartment number or letter. Cases in which the tenant will be moving to a larger unit within the same complex may also be processed as a lateral transfer, as long as the rent for the unit and all other rental conditions remain the same. If any other change is involved, the move must be processed as a new contract.

In order to initiate a lateral transfer, the owner and participant must write a letter requesting the move and stating that the only change involved is a change in the apartment number or letter. Once this request has been received, a RTA will be mailed to the owner for completion.

Before the lateral transfer can be finalized, the new unit must pass inspection. Payments will not be held during the transition process.

All lateral changes must be documented on a Modification of Lease and Contract form.

CHAPTER 14:
CONTRACT TERMINATIONS

14.1 INTRODUCTION

The chapter identifies the key documents/contracts that set forth the responsibilities of each party involved in the rental assistance relationship and outlines the policies and procedures under which these contracts can be terminated.

14.2 DESCRIPTION OF DOCUMENTS

There are three parties involved in the rental relationship: the assisted family, the owner and HACoLA.

The rights and responsibilities of the assisted family are defined in the housing choice voucher or certificate and the Certified Statement of Family Obligations. A copy of the voucher or certificate is provided to the family at admission and each time a new voucher is issued. The family signs the Certified Statement of Family Obligations annually.

The relationship between the family and the owner is outlined in the rental lease. Generally, the term of the lease is for one year and then turns into a month-to-month tenancy. Although HACoLA is not a part of the lease, HUD regulations allow housing authorities to act against the family for serious or repeated violations of the lease.

The terms of the relationship between the owner and HACoLA are outlined in the Housing Assistance Payments (HAP) Contract. The term of the HAP contract is the same as the term of the lease.

14.3 TERMINATION OF THE LEASE BY THE FAMILY: MOVES [24 CFR §982.309(c)]

For continued tenant assistance, the family cannot terminate the lease until after the initial term of the lease except for material breach of the lease by the owner. The lease determines the notice period for termination to the owner. Most leases require, at minimum, a 30-day notification. However, HACoLA recommends that families provide a minimum of a 60-day notice in order to allow enough time for a smooth transition of assistance from the old unit to the new unit. To initiate the lease termination, the family must send a written notice to the owner and HACoLA no less than 30 days before the vacate date.

14.4 TERMINATION OF THE LEASE BY THE OWNER

14.4.1 Terminating the Lease During the Initial Term of the Lease [24 CFR §982.310(a)]

During the term of the lease, the owner may not terminate the tenancy except for good cause which includes serious or repeated violations of the lease and/or violations of federal, state or local law that imposes obligations on the family in connection with the use of the unit.

Under such conditions, the owner must provide both the family and HACoLA with a copy of any notice to move or eviction action. An eviction action is defined as a notice to vacate, or a complaint, or other initial pleading used under State or local law to commence an eviction action. Any eviction notice served to a family must specify the grounds for the termination of the tenancy.

An owner may commence termination of a tenancy for good cause by serving a legal notice of termination on the family for the following reasons:

1. Serious or repeated violation of the terms and conditions of the lease [24 CFR §982.310(a)(1)];
2. Violation of Federal, State or local law that imposes obligations on the tenant in connection with the occupancy or use of the premises [24 CFR §982.310(a)(2)]; and
3. Other good cause, [24 CFR §982.310(a)(3)] including:
   - Criminal activity by the tenant, any member of the household, a guest or another person under the tenant's control that threatens the health, safety or right to peaceful enjoyment of the premises by the other residents, or persons residing in the immediate vicinity of the premises [24 CFR §982.310(d)];
   - Any drug-related criminal activity on or near the premises; or
   - Tenant disturbance of neighbors, destruction of property, or behavior resulting in damage to the premises.

14.4.2 Terminating the Lease After the Initial Term of the Lease

After the initial term of the lease, the owner may terminate the lease for other good cause. Examples of other good cause include:

- Business or economic reason for regaining possession of the unit;
- Owner's desire to repossess the unit for personal or family use or for a purpose other than residential property;

When terminating the lease for business or economic reasons, the owner is required to provide a 90-day notice to both the family and HACoLA.

14.4.3 Requests for Criminal Records by Project-Based Section 8 Owners [24 CFR §5.903(d)]

Project-based Section 8 Owners (excludes housing choice voucher owners), that have contracts with HACoLA, may request that HACoLA obtain criminal records, on their behalf, for the purpose of eviction or lease enforcement. HACoLA will, however, charge a fee in order to cover costs associated with the review of criminal records.

Project-based owners must submit the following items in order for HACoLA to process criminal records. Owner requests must include:

1. A copy of a signed consent form from each adult household members, age 18 years and older. Included in the consent form must be a legible name, the date of birth, a California Identification Number, and a Social

Security number. This information will be used for the sole purpose of distinguishing persons with similar names or birth dates.

2. An owner's criteria or standards for evicting drug criminals in accordance with HUD regulations (§ 5.857 of 24 CFR Parts 5 et al.); or criteria for evicting other criminals (§ 5.858 of 24 CFR Parts 5 et al.); or criteria for lease enforcement.

Once HACoLA obtains the criminal records, a determination will be made as to whether a criminal act, as shown by a criminal record, can be used as a basis for eviction or lease enforcement. HACoLA will base its determination in accordance with HUD regulations and the owner criteria.

It is important to note that HACoLA will not disclose the participant's criminal conviction record nor the content of that record to the owner unless the owner is proceeding with a judicial eviction process. In the case of a judicial eviction, the owner must provide HACoLA with a certification that the criminal records are necessary to proceed with the eviction.

14.5 MUTUAL TERMINATION OF THE LEASE

In cases where the owner and the family agree to terminate the lease, both parties have an obligation to notify HACoLA in writing at least 30 days in advance of the vacate date in order that HACoLA may avoid overpayment to the owner. If the family has properly notified HACoLA and is in good standing, they will be scheduled for an issuance session where they will receive a voucher and all the necessary documents to search for a new unit.

14.6 TERMINATION OF THE HAP CONTRACT BY HACOLA [24 CFR §982.453]

The HAP contract terminates when HACoLA terminates program assistance for the family. HACoLA may also terminate the HAP contract when the owner has breached the HAP contract.

Any of the following actions will be considered a breach of the HAP contract by the owner:

1. The owner has violated any obligation under the HAP contract for the dwelling unit, including the owner's obligation to maintain the unit to according to HQS standards, including any standards HACoLA has adopted in this policy [24 CFR §982.453(a)(1)].
2. The owner has violated any obligation under any other HAP contract under housing choice voucher of the 1937 Act (42 U.S.C. 1437f) [24 CFR §982.453(a)(2)].
3. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with any federal housing program [24 CFR §982.453(a)(3)].
4. The owner has failed to comply with regulations, the mortgage or note, or the regulatory agreement for projects with mortgages insured by HUD or loans made by HUD [24 CFR §982.453(a)(4)].

5. The owner has engaged in drug trafficking [24 CFR §982.453(a)(5)].

HACoLA may also terminate the HAP contract if:

1. The family is required to move from a unit which is overcrowded based on HACoLA's current subsidy standards [24 CFR §982.403(a)].
2. Funding is no longer available under the ACC [24 CFR §982.454].
3. The family has achieved self-sufficiency. The HAP contract will terminate automatically in cases where no HAP has been made on the family's behalf for 180 days, for post-October 2, 1995 contracts, or 12 months, for pre-October 2, 1995 contracts. Generally, these situations occur when the family has achieved self-sufficiency by increasing their income to the level where 30 percent of the family's adjusted monthly income is enough to cover the entire cost of the rental unit.
4. Immigration status is ineligible [24 CFR §982.552(b)(4)]. The HAP contract will terminate If there are no eligible family members and the family either has exhausted their deferral of termination period or is not eligible to receive additional extensions because:
   - Granting another deferral will result in an aggregate deferral period of longer than three years or (18 months after November 29, 1996).
   - A determination has been made that other affordable housing is available.

14.7 HAP PAYMENTS AND CONTRACT TERMINATIONS [24 CFR §982.311]

When a HAP contract terminates, HACoLA will make payments in accordance with the HAP contract and depending on the reason for the contract termination.

In cases involving a tenant notice to move or a mutual termination, not involving an eviction action, HACoLA will pay the owner for the entire last month that the family was in the unit regardless of the actual day of the month that the family moved out. HACoLA may also pay a HAP on behalf of the family for the new unit in the same month. However, while HACoLA can pay a subsidy for two units in a given month under these conditions, the family may only have physical possession of one unit at a time. A family will be considered to have physical possession of a unit if they still have belongings in the unit and the key to the unit. Under such cases, the family will be required to pay the full rent for one of the units in its possession and the family's portion for the other unit [24 CFR §982.311(d)].

In cases involving evictions, HACoLA will continue to pay the HAP until the day the family moves out or is evicted [24 CFR §982.311(b)].

In cases involving termination of assistance, HACoLA will provide the owner and the family of the proposed termination date. If the family does not request a hearing or the hearing is decided in HACoLA's favor, the HAP payments will terminate in accordance with the notification. If a family continues to occupy the unit after assistance is terminated, the family is responsible for the total amount of rent due to the owner.

If HAP payments are released to the owner for periods of time beyond the dates set forth above, the owner will be required to return all monies to HACoLA within 30 days or within the time specified in any approved repayment agreement. HACoLA also reserves the right to deduct any monies from other HAP payments being made to the owner by HACoLA. If the owner fails to repay the HAP, the account will be forwarded for further action.

CHAPTER 15:
FAMILY OBLIGATIONS

15.1 INTRODUCTION
[24 CFR §982.552(a)]

HACOLA may deny or terminate assistance for a family because of the family's action or failure to act. HACoLA will provide families with a written description of the Family Obligations under the program, the grounds under which HACoLA can deny or terminate assistance, and HACoLA's informal hearing procedures. This chapter describes when HACoLA is required to deny or terminate assistance, and HACoLA's policies for the denial or termination of assistance.

15.2 GROUNDS FOR DENIAL/TERMINATION
[24 CFR §982.552(c)(2)(ii)]

If denial or termination is based upon behavior resulting from a disability, HACoLA will delay the denial or termination in order to determine if there is a reasonable accommodation pursuant to law, that would cure the grounds for the denial or termination.

15.2.1 Form of Denial/Termination

Denial of assistance for an applicant may include any or all of the following [24 CFR §982.552(a)(2)]:

1. Denial or withdrawal of a voucher
2. Refusal to enter into a HAP contract or approve a lease
3. Refusal to process or provide assistance under portability procedures

Termination of assistance for a participant may include any or all of the following [24 CFR §982.552(a)(3)]:

1. Refusal to enter into a HAP contract or approve a lease
2. Termination HAP under an outstanding HAP contract
3. Refusal to process or provide assistance under portability procedures

15.2.2 Mandatory Denial and Termination

HACoLA must deny assistance to applicants, and terminate assistance for participants under the following conditions:

1. If any member of the family fails to sign and submit to HUD or HACoLA required consent forms for obtaining information [24 CFR §982.552(b)(3)].
2. If no member of the family is an U.S. citizen or eligible immigrant [24 CFR §982.552(b)(4)].
3. If the family is under a post-October 2, 1995 contract and 180 days have elapsed, or under a pre-October 2, 1995 contract and 12 months have elapsed since HACoLA's last housing assistance payment was made.

15.2.3 Grounds for Denial or Termination of Assistance [24 CFR §982.552(c)(1)]

HACoLA may at any time deny program assistance to an applicant, or terminate program assistance to a participant, for any of the following reasons:

1. The family violates any family obligation under the program as listed in 24 CFR 982.551 [24 CFR §982.552(c)(1)(i)].
2. Any member of the family has ever engaged in serious lease violations while a resident of federally assisted housing or within the past five years has been evicted from a federally assisted housing program [24 CFR §982.552(c)(1)(ii)].
3. The family currently owes rent or other amounts to HACoLA or to another HA in connection with housing choice voucher or public housing assistance under the 1937 Act [24 CFR §982.552(c)(1)(v)].
4. The family has not reimbursed an HA for amounts paid under a Housing Contract to an owner for rent, damages to the unit, or other amounts owed by the family under the lease [24 CFR §982.552(c)(1)(vi)].
5. The family breaches an agreement with any HA to pay amounts owed to any HA, or amounts paid to an owner by any HA [24 CFR §982.552(c)(1)(vii)].
6. The family has engaged in or threatened abusive or violent behavior toward HACoLA personnel [24 CFR §982.552(c)(1)(ix)].
   - "Abusive or violent behavior towards HACoLA personnel" includes verbal as well as physical abuse or violence. Use of expletives that are generally considered insulting, racial epithets, or other language, written or oral, that is customarily used to insult or intimidate, may be cause for termination or denial.
   - "Threatening" refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.
   - Actual physical abuse or violence will always be cause for denial or termination.
7. The family supplies false, inaccurate or incomplete information on any application for federal housing programs, including public housing and housing choice voucher. The family may be denied for a period not to exceed two years from the date of such a determination by HACoLA that information which was provided was false, inaccurate or incomplete, provided that no further cause for denial exists [24 CFR §982.552(c)(2)(i)].
8. Any family member engages in drug-related or violent criminal activity [24 CFR §982.553(a) and §982.551(k)-(l)].

15.2.4 Welfare to Work Program [24 CFR §982.552(c)(1)(x)]

Failure to fulfill the obligations and conditions of the Welfare to Work program is grounds for termination of assistance.

Specifically, HACoLA will terminate assistance for Welfare-to-Work families if the family fails to comply with GAIN requirements, the FSS Contract of Participation (CoP) and/or other required Family Self-Sufficiency requirements without good cause.

15.3 FAMILY OBLIGATIONS [24 CFR §982.551]

1. The family must supply any information that HACoLA or HUD determines is necessary in the administration of the program, including income, assets, and accurate family composition. Submission of required evidence of citizenship or eligible immigration status (as provided by 24 CFR Part 812) is required [24 CFR §982.551(b)].
   - "Information" includes any requested certification, release or other documentation.
2. The family must report all changes in family income and composition in writing immediately as they occur. The owner of the unit and HACoLA must approve changes in composition of the assisted family [24 CFR §982.551(b) and §982.551(h)(2)]. The family must:
   - Report the birth, adoption or court-awarded custody of a child;
   - Request HACoLA approval to add any other family member;
   - Notify HACoLA when a family member no longer lives in the unit.

   If HACoLA gives approval, a live-in attendant or a foster child may live in the unit. Failure to report changes, making false reports and/or allowing unauthorized people in the unit is cause for termination from the program.
3. Supply any information that HACoLA or HUD determines is necessary in the administration of the program. Information supplied by the family must be true and complete [24 CFR §982.551(b)]. Information includes any requested certification, release or other documentation in accordance with 24 CFR part 760 and 24 CFR part 813, including:
   - Information requested by HACoLA or HUD for use in a regularly scheduled or interim determination of family income and composition;
   - Required evidence of citizenship or eligible status;
   - Disclosure and verification of social security numbers (as provided by 24 CFR part 750)
4. All information supplied by the family must be true and complete [24 CFR §982.551(b)].
5. Maintain the rental unit [24 CFR §982.551(c)]. The family is responsible for any violation of Housing Quality Standards resulting from:
   - Failure to pay for tenant-paid utilities;
   - Failure to furnish required stove and or refrigerator if to be provided by family; or

- Damage to the unit or grounds by the family or its guests beyond normal wear and tear.

6. The family must allow HACoLA to inspect the unit at reasonable times and after reasonable notice [24 CFR §982.551(d)].
7. The family may not commit any serious or repeated violation of the lease [24 CFR §982.551(e)].
8. The family must notify the owner and, at the same time, notify HACoLA before the family moves out of the unit or terminates the lease on notice to the owner. The family must promptly give HACoLA a copy of any owner eviction notice [24 CFR §982.551(f) and §982.551(g)].
9. The family must use the assisted unit for residence by the family. The unit must be the family's only residence. The family must not assign the lease, sublease or transfer the unit [24 CFR §982.551(h)(1), (6), and (7)].
10. Members of the household may engage in legal profit-making activities in the unit, but only if such activities are incidental to primary use of the unit as a residence by members of the family [24 CFR §982.551(h)(5)].
11. The family must supply any information or certification requested by HACoLA to verify that the family is living in the unit, or relating to family absence from the unit, including any HA-requested information or certification on the purposes of family absences. The family must cooperate with HACoLA for this purpose. The family must promptly notify HACoLA of absence from the unit [24 CFR §982.551(i)].
12. The family must not own or have any interest in the unit [24 CFR §982.551(j)].
13. The members of the family must not commit fraud, bribery or any other corrupt or criminal act in connection with the programs [24 CFR §982.551(k)].
14. The members of the family may not engage in drug-related criminal activity or violent criminal activity.
15. An assisted family, or members of the family, may not receive housing choice voucher tenant-based assistance while receiving another housing subsidy, for the same unit or for a different unit, under any duplicative (as determined by HUD or in accordance with HUD requirements) federal, State or local housing assistance program [24 CFR §982.551(l)].
16. Pay only the amount authorized by HACoLA on the approved lease. Any amount paid by the Family other than the authorized amount is considered an illegal side payment and is cause for termination of the housing assistance subsidy. HACoLA may authorize additional payments for other amenities [24 CFR §982.451(b)(4)(ii)].
17. The family must not sublease or let the unit.
18. The family must not assign the lease or transfer the unit. In cases where there is a change in the head of household, the lease may be transferred to the new Head but only with the consent of the owner of the property and HACoLA.

15.3.1 Housing Authority Discretion [24 CFR §982.552(c)(2)]

In deciding whether to deny or terminate assistance because of action or failure to act by members of the family, HACoLA has discretion to consider all of the circumstances in each case, including:

- The seriousness of the case,
- The extent of participation or culpability of individual family members, and
- The length of time since the violation occurred and more recent record of compliance, and the effects of denial or termination of assistance on other family members who were not involved in the action or failure to act.

HACoLA may impose, as a condition of continued assistance for other family members, a requirement that family members who participated in or were culpable for the action or failure will not reside and/or visit in the unit. HACoLA may permit the other members of a family to continue in the program.

15.3.2 Enforcing Family Obligations

Explanations and Terms

- **HQS Breach**: The inspector will determine if an HQS breach as identified in 24 CFR §982.404(b) is the responsibility of the family. Families may be given extensions to correct HQS breaches by the Unit Supervisor.
- **Lease Violations**: The following criteria will be used to decide if a serious or repeated violation of the lease will cause a termination of assistance [24 CFR §982.310]:
  - If the owner terminates tenancy through court action for serious or repeated violation of the lease.
  - If the owner notifies the family of intention to terminate tenancy for serious or repeated lease violations, and the family moves from the unit prior to the completion of court action, and HACoLA determines that the cause is a serious or repeated violation of the lease based on available evidence.
  - If there are police reports, neighborhood complaints or other third party information, and HACoLA has verified the information. Lack of receipts or other proof of rent payments by the family may also be considered verification of lease violations.
- **Denial of Additional Family Members**: Proposed additions to the family (including live-in attendants) may be denied based upon the same criteria applied to applicants and participants as described elsewhere in this Administrative Plan. Additionally, proposed additions may be denied to persons who do not meet HACoLA's definition of family.
- **Family Member Moves Out**: Families are required to notify HACoLA within ten working days if any family member leaves the assisted household [24 CFR §982.551(h)(3)]. When the family notifies HACoLA, they must furnish the following information:
  - The date the family member moved out.

- The new address, if known, of the family member.
- A statement as to whether the family member is temporarily or permanently absent.
- Related income, asset or deduction changes resulting from the member moving.

❑ **Limitation on Profit-making Activity in Unit [24 CFR §982.551(h)(5)]**: If the business activity area results in the inability of the family to use any of the critical living areas, such as a bedroom utilized for a business which is not available for sleeping, it will be considered a violation.

If HACoLA determines that the use of the unit as a business is not incidental to its use as a dwelling unit, it will be considered a violation of family obligations.

❑ **Interest in Unit [24 CFR §982.551(j)]**: The owner may not reside in the assisted unit, under any circumstances, including as a live-in aide, regardless of whether the owner is a member of the assisted family, unless assistance is being provided for a mobile home and the family owns the mobile home and rents the pad under the Certificate or Housing Choice Voucher Program.

❑ **Fraud [24 CFR §982.551(k)]**: In each case, HACoLA will consider which family members were involved, the circumstances, and any hardship that might be caused to innocent members.

15.3.3 Drug Related and Violent Criminal Activity [24 CFR §982.553(b)(1) and (2)]

Drug-related criminal activity refers to the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use a controlled substance [24 CFR §5.100].

Drug-related criminal activity does not include the prior use or possession of a controlled substance if the family member [24 CFR §982.553(b)]:

1. Had an addiction to the substance and has recovered, or
2. Is recovering from the addiction and does not currently use or possess the substance and has demonstrated successful completion of a rehabilitation program.

HACoLA may take action against the family for drug-related criminal activity on or off the premises, not just on or near the premises. An arrest or conviction is not required to deny or terminate assistance.

Violent criminal activity includes any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against a person or property, and the activity is being engaged in by any family member. Violent criminal activity also includes activity which occurs within the family, such as during domestic disputes.

HACoLA may consider arrests, convictions, no contest pleas, fines, city ordinance violations or other credible preponderance of evidence in determining if a violation has occurred.

15.3.4 Ineligibility if Evicted for Drug-Related Activity [24 CFR §982.553(a)(1)]

Persons evicted from public housing, Indian housing, Section 23, or any Housing Choice Voucher Program because of drug-related criminal activity will be denied assistance for a three-year period beginning on the date of such eviction.

HACoLA may waive this requirement if:

- The person demonstrates successful completion of a rehabilitation program approved by HACoLA, or
- The circumstances leading to the eviction no longer exist. For example, the individual involved in drugs is no longer in the household because the person is incarcerated or is deceased.

Applicants will be denied assistance if they have been convicted of drug-related or violent criminal activity until a period of three years has passed following the end of a conviction/incarceration (whichever is later) with no further arrests or convictions (other than minor traffic violations).

Participants may be terminated if they have been arrested, convicted or whose tenancy is being terminated due to drug-related or violent criminal activity or whose activities have created a disturbance in the building or neighborhood.

- If the family violates the lease for drug-related or violent criminal activity, HACoLA will terminate assistance.
- In appropriate cases, HACoLA may permit the family to continue receiving assistance provided that family members determined to have engaged in the prescribed activities will not reside and/or visit in the unit. If the violating member is a minor, HACoLA may consider individual circumstances with the advice of Juvenile Court officials.

15.3.5 Screening Out Illegal Drug Users and Alcohol Abusers [24 CFR §982.553(a)]

HACoLA will prohibit admission to any person in cases where HACoLA determines that there is reasonable cause to believe that the person is illegally using a controlled substance, or abuses alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. This includes cases where a determination has been that there is a pattern of illegal use of a controlled substance, or pattern of alcohol abuse. HACoLA will utilize criminal background records as a tool to determine whether a pattern exists or whether an applicant is abusing alcohol or has committed drug-related crimes. Specific information on HACoLA's applicant screening standards and criminal background checks can be found in Chapter 2: Admission Eligibility Factors.

15.3.6 Confidentiality of Criminal Records [24 CFR §5.903(g)]

Criminal records received by HACoLA shall be maintained confidential, not misused, nor improperly disseminated and kept locked during non-business hours. Also, all criminal records will be destroyed no later than 30 days after a final determination is made.

15.3.7 Disclosure of Criminal Records to Family [24 CFR §5.903(f) and §982.553(d)]

The applicant or household member requesting to be added to the lease will be provided with a copy of the criminal record upon request and an opportunity to dispute the record. Applicants will be provided with the opportunity to dispute the record at an informal review. Participants may contest such records at an informal hearing.

15.3.8 Required Evidence [24 CFR §982.553(c)]

In determining whether to deny or terminate assistance based on drug-related criminal activity or violent criminal activity, HACoLA may deny or terminate assistance if the preponderance of evidence indicates that a family member has engaged in such activity, regardless of whether the family member has been arrested or convicted (see Chapter 2: Admission Eligibility Factors for an explanation of terms).

15.3.9 Notice of Termination of Assistance

In any instance where HACoLA decides to terminate assistance to the family, HACoLA must give the family a written notice that includes:

1. The reason(s) for the proposed termination;
2. The effective date of the proposed termination;
3. Information regarding the family's right to request an Informal Hearing to be held before termination of assistance; and
4. The date by which a request for an informal hearing must be received by HACoLA.

A final notice of determination and date of termination will then be sent to the participant if no hearing is requested within the allowable time or if the Informal Hearing confirms the termination.

HACoLA will simultaneously provide written notice of the contract termination to the owner so that it will coincide with the termination of assistance. The notice to the owner will not include any details regarding the reason for termination of assistance.

15.4 PROCEDURES FOR NON-CITIZENS

15.4.1 Termination Due to Ineligible Immigrant Status [24 CFR §5.514]

Assistance may not be terminated while verification of the participant family's eligible immigration status is pending.

Participant families in which all members are neither U.S. citizens nor eligible immigrants must have their assistance terminated. They must be given an opportunity for a hearing upon notification of the proposed termination.

15.4.2 Temporary Deferral of Termination of Assistance

Ineligible families, who were participants as of June 19, 1995, may request a temporary deferral of termination of assistance in order to allow time to locate affordable housing and thereby preserve the family.

Temporary deferral of termination of assistance is also available to mixed families who were participants on June 19, 1995, who elected not to accept prorated assistance, and are not eligible for continued assistance. HACoLA must allow the mixed family time to find housing for ineligible members or for the entire family by deferring the termination.

Mixed families who choose temporary deferral of termination of assistance may change to prorated assistance at the end of any deferral period, if they have made a good-faith effort to locate housing.

15.4.3 Criteria for Approving Temporary Deferral of Termination of Assistance

HACoLA will grant temporary deferral so long as the family makes reasonable efforts to find affordable housing. Affordable housing is defined as housing that is standard, of appropriate size, and for which the rent plus utilities is no more than 25 percent greater than the family's current Total Tenant Payment, as calculated by HACoLA. To determine whether a family is eligible for temporary deferral of termination of assistance, or for a renewal of temporary deferral of termination of assistance, HACoLA will:

- Calculate Total Tenant Payment plus 25 percent for the family, and compare this amount to the data in its rent reasonableness survey for the unit size. If the data indicates that units are not available at the affordable rent, the deferral will be renewed.
- Require a search record to document the family's efforts to locate housing before granting or extending temporary deferral of termination of assistance. This information is to be provided on a "Proof of Effort" form.

15.4.4 Length of Deferral

The initial temporary deferral is granted for an interval not to exceed six months. Additional deferrals can be made, up to a maximum of 3 years or for 18 months if the family chooses deferral after November 29, 1996. A notice is sent to the family at the beginning of each deferral period reminding them of their ineligibility for full assistance and their responsibility to seek other housing.

The family will be notified in writing 60 days before the end of the three year maximum deferral period (or the 18-month deferral period, whichever is applicable) that there cannot be another deferral, and will be offered the option of prorated assistance if they are a mixed family and have made a good-faith effort to locate affordable housing.

15.4.5 False or Incomplete Information

When HACoLA has substantive documentation (such as a permanent resident card or information from another agency) that contradicts the declaration of citizenship made by an applicant or participant, an investigation will be conducted and the individual given an opportunity to present relevant information.

If the individual is unable to verify their citizenship, HACoLA may give him/her an opportunity to provide a new declaration as an eligible immigrant or to elect not to contend their status. HACoLA will then verify eligible status, deny, terminate, or prorate as applicable.

HACoLA will deny or terminate assistance based on the submission of false information or misrepresentations.

15.4.6 Procedure for Denial or Termination [24 CFR §5.514(c)]]

If the family (or any member) claimed eligible immigrant status and the INS primary and secondary verifications failed to document the status, the family may make an appeal to the INS and request a hearing with HACoLA either after the INS appeal or in lieu of the INS appeal.

After HACoLA has made a determination of ineligibility, the family will be notified of the determination and the reasons and informed of the option for prorated assistance (if applicable) or, for participants who qualify, for Temporary Deferral of Termination of Assistance.

15.5 $0 ASSISTANCE TENANTS

15.5.1 Old Contracts

For contracts that were effective before October 2, 1995, the participant is notified of the right to remain on the program when 30 percent of the family's monthly adjusted income is enough to cover all cost of the rent and, as a consequence, no HAP is paid on the families behalf. If the HAP remains at $0 and the family is still in the unit after 12 months, assistance is terminated. If within the 12-month period, an owner rent increase or a decrease in the TTP causes the family to be eligible for a housing assistance payment, HACoLA will resume assistance payments for the family.

15.5.2 New Contracts

For contracts effective after October 2, 1995, the family may remain in the unit at $0 assistance for up to 180 days after the last HAP payment. If the family is still in the unit after 180 days, assistance is terminated. If within the 180-day period, an owner rent increase or a decrease in the TTP causes the family to be eligible for a housing assistance payment, HACoLA will resume assistance payments for the family.

In order for a family to move to another unit during the 180 days, the rent for the new unit would have to be high enough to necessitate a housing assistance payment.

15.6 OPTION NOT TO TERMINATE FOR MISREPRESENTATION OF INCOME

If the family has misrepresented any facts that caused HACoLA to overpay assistance, HACoLA may choose not to terminate and may offer to continue assistance provided that the family agrees to pay HACoLA the amount owed and

either pays HACoLA in full or executes a Repayment Agreement and makes payments in accordance with the agreement.

15.7 MISREPRESENTATION IN COLLUSION WITH OWNER

If the family willingly and knowingly commits fraud or is involved in any other illegal scheme with the owner, HACoLA will deny or terminate assistance.

15.8 MISSED APPOINTMENTS AND DEADLINES [24 CFR §982.551]

It is a family obligation to supply information, documentation, and certifications as needed for HACoLA to complete required processes. HACoLA schedules appointments and sets deadlines in order to obtain the required information. Failure to supply requested information can result in denial or termination of assistance. Examples of failing to supply requested information can include: failing to sign necessary documents, failing to return documents or returning incomplete or altered documents, failing to complete all information requested on documents, etc.

The obligations also require that the family keep all appointments and allow HACoLA to inspect the assisted unit. All scheduled inspections are considered "appointments."

The family will receive information about the requirement to keep appointments, and the number of times that appointments are rescheduled as specified below. Appointments are scheduled and time requirements imposed for the following events and circumstances:

1. Eligibility for Admissions;
2. Verification Procedures;
3. Voucher Issuance and Briefings;
4. HQS Inspections;
5. Recertifications; and
6. Appeals (Informal Hearing/Reviews).

Examples of good cause for missing appointments or failing to provide information by deadlines are medical and/or family emergencies. In such cases, the family may be requested to provide verification of such circumstances.

An applicant or participant who fails to keep appointments, or to supply information required by a deadline without notifying HACoLA may be sent a Notice of Denial or Termination of Assistance for failure to comply with program regulations.

The family is granted two opportunities before they receive a notice of denial or termination for breach of a family obligation. After issuance of the denial or termination notice, if the family offers to correct the breach within the time allowed to request a review or hearing, the notice may be rescinded after the family corrects the breach, if the family does not have a history of non-

compliance. For families with a history of non-compliance, HACoLA may elect to hold the review or hearing.

CHAPTER 16:
INFORMAL HEARINGS AND COMPLAINTS

16.1 INTRODUCTION

This chapter will cover HACoLA's policy and procedures for informal reviews and informal hearings. This chapter defines HACoLA's responsibilities to applicants and participants.

16.2 APPLICANTS – PREFERENCE DENIALS [24 CFR §982.554]

If HACoLA determines that an applicant is not eligible for a preference, the applicant will be informed of the decision in writing. Although such a determination does not render the applicant ineligible to receive assistance, the applicant's file is considered low priority.

If the applicant disagrees with the decision, the applicant must in writing request to review the decision to the Applications and Eligibility Unit Supervisor within 10 days of the date of the notification. The request should also provide all information and documents supporting the applicant's request. The supervisor will review the file and determine if the decision was proper or if new information provided by the family warrants a change in the original determination. The Unit Supervisor will notify the applicant of their decision.

If the determination was properly made, the applicant's file will remain low priority until the family notifies HACoLA of a change in circumstance that qualifies the family for a preference.

16.3 INFORMAL REVIEW PROCEDURES FOR APPLICANTS [24 CFR §982.554(a)]

Under certain circumstances, HACoLA offers informal reviews for applicants. Applicants are defined as families who are on the housing choice voucher waiting list and are awaiting the issuance of a housing choice voucher or families who have been issued a voucher but have not yet been assisted under a Housing Assistance Payment (HAP) Contract.

When HACoLA denies assistance to an applicant, the family is notified in writing. The notice contains:

- The reason(s) for the decision;
- The procedure for requesting an informal review if the applicant does not agree with the decision; and
- The time limit for requesting a review.

HACoLA must provide applicants with the opportunity for an Informal Review of Decisions denying issuance of a voucher or participation in the program.

Applicants who are denied assistance based on ineligible immigration status are entitled to an informal hearing (rather than an informal review).

16.3.1 When an Informal Review is Not Required [24 CFR §982.554(c)]

Informal reviews are not required for established policies, procedures, and HACoLA determinations such as:

1. Discretionary administrative determinations by HACoLA;
2. General policy issues or class grievances;
3. A determination of the family unit size under the HACoLA subsidy standards;
4. Refusal to extend or suspend a certificate or voucher;
5. Disapproval of lease;
6. Determination that the unit is not in compliance with HQS; or
7. Determination that the unit is not in accordance with HQS due to family size or composition.

16.3.2 Procedure for Review [24 CFR §982.554(b)]

A request for an informal review must be received in writing by the close of the business day, no later than 10 days from the date of HACoLA's notification of denial of assistance. The informal review will be scheduled within 30 days from the date the request is received.

The informal review will not be conducted by the person who made or approved the decision under review, nor a subordinate of such person. The review may be conducted by:

- A staff person who is not the person who made the decision or his/her subordinate, or
- An individual from outside HACoLA.

If the applicant fails to appear for the informal review and has not contacted HACoLA in advance to reschedule, HACoLA's proposed disposition of the grievance will become final. HACoLA may reschedule the review but only if the family can show good cause for the failure to appear.

At the informal review, the applicant may present oral or written objections to the decision. Both HACoLA and the family may present evidence and witnesses. The family may use an attorney or other representative to assist them at their own expense.

A Notice of the Review decision will be provided in writing to the applicant within 30 days after the review. It shall include the decision of the review officer, and an explanation of the reasons for the decision.

All requests for a review, supporting documentation, and a copy of the final decision will be retained in the applicant's file.

16.4 INFORMAL HEARING FOR PARTICIPANTS [24 CFR §982.555]

16.4.1 When an Informal Hearing May Be Requested [24 CFR §982.555(a)(1)]

A participant family must be given an opportunity for an informal hearing to consider whether certain HACoLA decisions are in accordance with the law, HUD regulations and HACoLA policies.

In the following cases, HACoLA must give the participant an opportunity for an informal hearing before HACoLA terminates HAP for the family under an existing HAP contract.

1. A determination of the family's annual or adjusted income, and the use of the income to compute the housing assistance payment.
2. A determination of the appropriate utility allowance (if any) for tenant-paid utilities from HACoLA utility allowance schedule.
3. A determination of the family unit size under HACoLA subsidy standards.
4. A determination that a certificate program family is residing in a unit with a larger number of bedrooms than appropriate for the family unit size under HACoLA subsidy standards, or HACoLA determination to deny the family request for a waiver from the standards.
5. A determination to terminate assistance for a participant family because of the family's action or failure to act.
6. A determination to terminate assistance because the participant family has been absent from the assisted unit for longer than the maximum period permitted under HACoLA policy and HUD rules.
7. A decision to deny a voucher reissuance, to refuse to agree to a new Contract with the participant, or to terminate assistance on behalf of the participant. **Exception**: No further hearing is required prior to denial of assistance if:
   - The ground for denial of reissuance is the tenant's failure to pay an owner's claim for damages, vacancy loss or unpaid rent, and
   - A prior informal hearing on the validity and amount of that claim has been held (or was not requested by the participant).
   - However, the participant must be afforded a reasonable opportunity to supply proof of payment of such owner's claim.

16.4.2 Notification [24 CFR §982.555(c)]

❑ When the matter in question is:

1. The determination of the family's annual or adjusted income or computation of the housing assistance payment;
2. Appropriate utility allowance (if any) for tenant-paid utilities; or
3. Family unit size,

HACoLA must notify the family that they may ask for an explanation of the basis of HACoLA determination. The family must also be notified that if the family does not agree with the explanation, the family may request in writing an informal hearing on the decision.

- ❑ When the matter in question is:

  1. Certificate family residing in too large a unit, or HACoLA's refusal to issue a waiver to subsidy standards;
  2. Termination due to the family's action or failure to act; or
  3. Absence from the assisted unit for longer than the maximum period permitted,

  HACoLA must give the family prompt written notice that the family may request in writing an informal hearing on the decision.

- ❑ When HACoLA has made a decision to:

  1. Terminate HAP on behalf of a participant under an active Contract;
  2. Refuse to reissue a voucher; or
  3. Refuse to execute a new contract with a program participant,

  The family must be given written notice of the opportunity for an informal hearing before the termination of Housing Assistance Payments.

- ❑ The notice must:

  - Contain a brief statement of reasons for the decision;
  - Inform the participant regarding his/her right to an informal hearing;
  - Advise the participant that a request for an informal hearing must be in writing;
  - Advise the participant that HACoLA must receive the request within 10 calendar days of the date of the letter; and
  - Explain the basic elements of the informal hearing, i.e., right of the participant to present evidence, question witnesses, to have representation, HACoLA designated impartial hearing officer a written decision.

16.4.3 Prior to Hearing
[24 CFR §982.555(e)(2)]

Before the informal hearing, the family may request an appointment to examine any documents in the family's portion of the file that are directly relevant to the hearing. The family must be allowed to copy any such document at the family's expense. If HACoLA does not make the document available for examination on request of the family, HACoLA may not use the document at the hearing.

HACoLA requires that the family submit any documents that are directly relevant to the hearing either before or at the time of the hearing. HACoLA must be allowed to copy any such documents at HACoLA's expense. If the family does not make the document available for examination on request of HACoLA, the family may not rely on the document at the hearing.

During the course of the hearing, if the family offers to submit evidence, the Hearing Officer is not required to, but may exercise the discretion to allow the family to submit a document within a specified period.

16.4.4 Hearing Process
[24 CFR §982.555(d)]

When a participant family has timely requested a hearing, HACoLA will proceed within 15 days of receipt of the request to notify the participant of the date, time and location of the hearing. There may be one postponement of the hearing date by the participant. A request to reschedule must be requested before the scheduled date and may not extend beyond the proposed termination date. Any additional postponements may only be for good cause such as, but not limited to hospitalization, illness or injury. Second postponement requests must be supported by verification of the cause.

16.4.5 Hearing Officer
[24 CFR §982.555(e)(4)]

The Hearing Officer may be either an HACoLA employee or an outside third party contracted by HACoLA. The Hearing Officer must not have made or approved the decision under review nor be a subordinate of the person who made the decision. The Hearing Officer will audio record the hearing and follow the format set forth below.

16.4.6 Opening

The Hearing Officer will convene the informal hearing with both parties and their representatives present. (If the participant is represented, the participant will have provided HACoLA written authorization for the representative to do so.)

The Hearing Officer will explain the informal hearing procedures, state the purpose of the hearing, and inform the participant that the hearing will be recorded. The Hearing Officer may request clarification or ask questions of either side or witnesses at anytime during the Informal Hearing. Each person present will introduce himself or herself.

16.4.7 Presentations

Each side will have an opportunity to present its case and be allowed to present witnesses and submit relevant evidence as determined by the Informal Hearing Officer. (Witnesses may be cross-examined at this time.) HACoLA begins the hearing by presenting the Notice of Hearing. HACoLA will then present a copy of the original notification to the participant regarding the matter, followed by the evidence, including testimony of witnesses, which supports the allegations in the notification.

16.4.8 Rebuttals

Each side will have an opportunity to present rebuttal to the evidence presented.

16.4.9 Final Summary

Each side is then allowed to summarize its arguments.

16.4.10 Conclusion of Hearing

The Hearing Officer may continue a hearing if additional information from either party is requested. Otherwise, the Hearing Officer will advise each side that the testimony and evidence will be reviewed, a final decision made and a determination letter issued stating the decision and the reasons for the decision within twenty working days. The decision of the Hearing Officer is final.

The Hearing Officer will use the following principles for the Informal Hearings and decisions:

1. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.
2. Determinations on the matter being reviewed shall be based on the evidence presented at the hearing.
3. If the issues and differences can properly be resolved at the hearing, the Hearing Officer should attempt to resolve them through mutual consent as long as the resolution is not contrary to applicable law, HUD regulations and/or HACoLA's policies.
4. The purpose of the hearing is to determine if the original decision made in the case is in accordance with the law, HUD regulations and HACoLA's policies.
5. The Hearing Officer may not make a finding contrary to HUD regulations or requirements, contrary to federal, state or local law or exceeding the authority of the Hearing Officer.

16.5 WHEN AN INFORMAL HEARING IS NOT REQUIRED [24 CFR §982.555(b)]

HACoLA is not required to provide a participant family an opportunity for an informal hearing for the following:

1. To review discretionary administrative determinations by HACoLA, or to consider general policy issues or class grievances;
2. To review HACoLA's determination that a unit does not comply with HQS, **except** when the breach of HQS was determined to be tenant-caused;
3. To review decision by HACoLA to exercise or not exercise any remedy against the owner under an outstanding Contract, including the termination of HAP to the owner;
4. To review HACoLA's decision not to approve a Family's request for an extension or suspension of the term of the voucher;
5. Determination that the unit is not accordance with HQS due to family size;
6. Establishment of HACoLA's schedule of utility allowances for families in the program; or
7. HACoLA determination not to approve a unit or lease.

CHAPTER 17:
OWNER OR FAMILY DEBTS TO HACOLA

17.1 INTRODUCTION
[24 CFR §982.163 and §792]

This chapter describes HACoLA's policies and guidelines for the recovery of debts and the use of repayment agreements. Before a debt is assessed against a family or owner, the file must contain documentation to support HACoLA's claim that the debt is owed. The file must further contain written documentation of the method of calculation, in a clear format for review by the owner or the family, as appropriate.

When families or owners owe money to HACoLA, every effort will be made to collect the debt. A variety of collection tools to recover debts may be used including, but not limited to:

- Requests for lump sum payments
- Repayment agreements
- Abatements
- Deductions
- Collection agencies
- Credit bureaus
- Civil suits

17.2 REPAYMENT AGREEMENT FOR FAMILIES
[24 CFR §792.103]

A Repayment Agreement as used in this plan is a document entered into between HACoLA and the person who owes a debt to HACoLA. The Repayment Agreement contains an acknowledgment by the person of the debt in a specific amount, the terms of repayment, any special provisions of the agreement, and the remedies available to HACoLA upon default of the agreement.

If a repayment agreement is to be entered into, HACoLA will usually require that the family pay an initial lump sum (in an amount determined by HACoLA) with the remaining balance to be paid in equal payments over a period of time not to exceed 12 months for amounts under $2,400 or 24 months for any amount in excess of $2,400.

In determining the initial lump sum, HACoLA will consider the total amount owed, the ability of the person to make the remaining payments and the percentage of the total sum owed. In most cases, HACoLA will require a significant initial lump sum as part of entering into a Repayment Agreement to help ensure full payment to HACoLA and to reduce the monthly payment.

17.2.1 Late Payments

A payment will be considered to be in arrears if the payment has not been received by the close of the business day on which the payment was due.

- If the due date is on a weekend or holiday, the due date will be at the close of the next business day.

If the family's repayment agreement is in arrears, HACoLA more do one or more of the following:

- Require the family to pay the entire arrearage plus current month's payment in order avoid loss of assistance;
- Require the family to pay the balance in full in order to avoid losing assistance;
- Pursue civil collection of the balance due; or
- Terminate the housing assistance.

17.2.2 Requests To Move

If the family requests a move to another unit and has a repayment agreement in place and the repayment agreement is not in arrears, the family will be required to pay the balance in full prior to the issuance of a voucher.

If the family requests a move to another unit and is in arrears on a repayment agreement unless, they pay the balance in full, the request will be denied.

Under special circumstances, HACoLA may make an exception and allow a family to move without paying the entire balance of the debt if the family is current with its payments. HACoLA may also allow a family who is in arrears to become current in order to process a move if the move is for one of the following reasons:

- HAP contract is terminated due to owner non-compliance
- A natural disaster
- The unit is uninhabitable or has major HQS deficiencies that are not the result of a family action or inaction.
- A life-threatening situation such as the family is a witness to or a victim of a crime and must move for safety reasons. The family will be required to provide proof in such cases.

HACoLA may not agree to a repayment agreement if the family already has a Repayment Agreement in place, or if the family has breached previous Repayment Agreements.

17.2.3 Guidelines for Repayment Agreements

HACoLA, at its sole discretion, will determine on a case-by-case basis whether or not to offer a family a repayment agreement for monies owed to HACoLA.

Repayment Agreements will be executed between HACoLA and the head of household or other adult family member.

Monthly payments may be decreased in cases of hardship with the prior notice of the family, verification of hardship, and the approval of a housing choice voucher Housing Supervisor.

- ❑ **Additional Debt Incurred**: If the family has a Repayment Agreement in place and incurs an additional debt to HACoLA:
  - HACoLA may choose, at its discretion, to agree to more than one Repayment Agreement at a time with the same family.
  - If a Repayment Agreement is in arrears more than 30 days, any new debts must be paid in full.

17.3 FAMILY DEBTS OWED FOR CLAIMS

If a family owes money to HACoLA for claims paid to an owner:

- ➢ HACoLA may require the family to repay the amount in full.
- ➢ HACoLA may agree to a Repayment Agreement.

17.4 FAMILY DEBTS DUE TO FRAUD/NON-REPORTING OF INFORMATION [24 CFR §792.103]

HUD's Definition of Program Fraud and Abuse: A single act or pattern of actions that constitutes false statement, omission, or concealment of a substantive fact, made with intent to deceive or mislead, and that results in payment of Housing Choice Voucher Program funds in violation of Housing Choice Voucher Program requirements.

17.4.1 Family Error/Late Reporting

Families who owe money to HACoLA due to the family's failure to report increases in income or change in allowances or deductions will be required to repay in accordance with the guidelines set forth in Section 17.2 (Repayment Agreement for Families) of this chapter.

17.4.2 Program Fraud

Families who owe money to HACoLA due to program fraud will be required to repay in accordance with the guidelines set forth in Section 17.2 (Repayment Agreement for Families) of this chapter.

In addition, the case may be referred to the Inspector General and/or HACoLA may refer the case for criminal prosecution.

17.5 FAMILY DEBTS PAID IN FULL

If HACoLA determines not to enter into a repayment agreement, or if the repayment agreement is breached and HACoLA demands payment of the balance in full, the family must pay the full amount due and owing in one lump sum. If the family fails to pay, HACoLA may pursue collection through a collection agency or a civil action and may notify credit agencies of the debt. Whether or not the amount is paid, HACoLA does not waive its right to take other action including termination of assistance or referral for criminal prosecution in appropriate cases.

17.6 OWNER DEBTS TO HACOLA

If HACoLA determines that the owner has retained Housing Assistance or Claim Payments the owner is not entitled to, HACoLA may deduct the amounts owed from future Housing Assistance or Claim Payments owed the owner for any units under contract.

If future Housing Assistance or Claim Payments are insufficient to reclaim the amounts owed, HACoLA may do one or more of the following:

- Require the owner to pay the amount in full within 30 days;
- Agree to a repayment agreement with the owner for the amount owed. Repayment period may not exceed 12 months;
- Pursue collections through the local court system;
- Pursue collections through a collection agency; or
- Restrict the owner from future participation.

17.7 WRITING OFF DEBTS

Debts may be written off if:

- The debtor's whereabouts are unknown and the debt is more than three years old.
- A determination is made that the debtor is judgment proof.
- The debtor is deceased and has an insufficient estate.
- The debtor is confined to an institution indefinitely or for more than three years.
- The amount is less than $100 and the debtor cannot be located.

CHAPTER 18:
CLAIMS, MOVE-OUT AND CLOSE-OUT INSPECTIONS

(For Contracts Effective Before October 2, 1995)

18.1 INTRODUCTION

This chapter describes HACoLA's policies, procedures and standards for servicing contracts that were effective before October 2, 1995. Certificate and voucher contracts in this category have provisions for HACoLA's liability to owners when families move out. Vouchers and certificates have a provision for damages, and certificates, in addition, have a provision for vacancy loss.

18.2 OWNER CLAIMS

Under HAP Contracts effective prior to October 2, 1995, owners may make a special claim for damages, unpaid rent, and vacancy loss (vacancy loss cannot be claimed in the Housing Choice Voucher Program) after the tenant has vacated the unit.

Owner claims for payment for unpaid rent, damages, or vacancy loss will be reviewed for accuracy and completeness and compared with records in the file. HACoLA establishes standards by which to evaluate claims, but the burden of proof rests with the owner.

If vacancy loss is claimed, HACoLA will ascertain whether the family gave proper notice of its intent to move. The file will also be reviewed to verify owner compliance at the time the contract was terminated.

HACoLA will pay properly filed claims to the owner as a function of the contract, but the tenant is ultimately responsible to reimburse HACoLA for claims paid to the owner.

18.3 UNPAID RENT

Unpaid rent only applies to the tenant's portion of rent while the tenant is in residence under the assisted lease and only until the termination date of the HAP contract.

Separate agreements are not considered a tenant obligation under the lease and HACoLA will not reimburse the owner for any claims under these agreements.

18.4 VACANCY LOSS IN THE CERTIFICATE PROGRAM

Vacancy loss is applicable to the Certificate Program only. Vacancy loss is paid if the move was in violation of the notice requirements in the lease, or the result of an eviction.

In order to claim vacancy loss, the unit must be available for lease and the landlord must:

1. Notify HACoLA within 72 hours upon learning of the vacancy, or prospective vacancy, and

2. Pursue all possible activities to fill the vacancy, including, but not limited to:
   - Contacting applicants on the owner's waiting list, if any;
   - Seeking eligible applicants by listing the unit with HACoLA;
   - Advertising the availability of the unit; and
   - Not rejecting potentially eligible applicants except for good cause.

In the event that a unit becomes vacant because of death, HACoLA will permit the owner to keep the HAP for the month in which the tenant died, but may pay no further HAP.

If the tenant moves after the date given on their notice of intent to vacate, the landlord may claim vacancy loss by providing acceptable documentation that there was a bona fide prospective tenant to whom the unit could have been rented.

18.5 DAMAGE CLAIMS

To ensure valid claim processing, HACoLA should conduct a thorough move-in inspection noting conditions as well as HQS deficiencies, take pictures of questionable items, and send a report of all items to the owner and tenant.

The owner must be present during the move-out inspection and only damages claimed by the owner are reimbursable.

All claims for damages must be supported by the actual bills for materials and labor and a copy of the canceled checks or other receipts documenting payment. Estimates are accepted at the discretion of HACoLA depending upon the nature of the work to be done.

Bills from individuals providing labor must include their name, Social Security number, address and phone number. The owner may not bill himself/herself for labor since that is not considered by HACoLA to be an "actual cost". However, the actual cost of the owner's employees' labor, such as the resident manager, to make repairs may be included.

Persons making repairs or replacements must be licensed to do business in Los Angeles County.

Reasonableness of costs will be based on the Means Cost Estimating Guide. Reimbursement for replacement of items such as carpets, drapes, or appliances, are based on depreciation schedules in general use by HACoLA.

HACoLA may require verification of purchase date, quality, and price of replaced items in order to calculate depreciation.

Claims for unpaid utility bills cannot be approved as part of a claim.

Claims for normal wear and tear, previously existing conditions, routine turnover preparation, and cyclical interior painting are not paid.

HACoLA will inspect the unit to verify that repairs were made.

18.6 MOVE-OUT AND CLOSE-OUT INSPECTIONS

Move-out inspections are performed after the tenant has vacated the unit. These inspections are performed to assess the condition of the unit, not to evaluate the HQS. Vacate inspections will be conducted by Housing Choice Voucher Program Specialists/ Inspectors.

There will be no move-out inspections of units with contracts effective on or after October 2, 1995.

The owner must notify HACoLA of the move-out and request an inspection within five business days of learning of the move-out, or contract termination, whichever is first, in order to submit a claim for damages.

If the contract was terminated due to owner breach, or the owner was in violation of the contract at the time that it was terminated, there will be no entitlement to claims and therefore no inspection.

The owner and tenant will be notified of the date and time of the inspection. If the owner is not present, the move-out inspection will not be rescheduled.

HACoLA will conduct a move-out inspection on the tenant's request.

In the event that HACoLA is unable to inspect within 10 business days, the owner will be permitted to use date-stamped photographs to substantiate the claim.

18.7 PROCESSING CLAIMS

Any amount owed by the tenant to the owner for unpaid rent or damages will first be deducted from the maximum security deposit that the owner could have collected under the program rules. If the maximum allowable security deposit is insufficient to reimburse the owner for the unpaid tenant rent or other amounts which the family owes under the lease, the owner may request reimbursement from HACoLA up to the limits for each program.

If the owner claims vacancy loss, the security deposit that s/he collected or could have collected will be deducted from the vacancy loss claim.

HACoLA reviews claims for unpaid rent, damages, or vacancy loss and makes a preliminary determination of amount payable. The family is informed that a claim is pending (notice sent to last known address). The notification will state the preliminarily determined amount, the type of claim, and describe the procedure for contesting the claim.

1. HACoLA will offer the family 10 calendar days to contest the claim. If the family disputes the claim, HACoLA will schedule an informal meeting/claim review with the owner and tenant in order to resolve the differences.
2. If the tenant fails to attend the meeting, HACoLA will proceed with its original determination; the meeting will not be rescheduled unless there are extenuating circumstances.
3. At the Claim Review, the amount and type of claim will be discussed with the family. If the family agrees with the amount and type of claim, the family may be offered a Repayment Agreement. If the family does not

agree to sign a Repayment Agreement, HACoLA will process the account for collection.

4. If the family demonstrates that the claim, or parts of it, is invalid, HACoLA will adjust the amount. HACoLA may offer the tenant an opportunity for an Informal Hearing regarding the claim if disputes cannot be resolved.

After a determination has been made, HACoLA will notify the family in writing of the decision. If it has been determined that the family owes money, HACoLA will pursue collection to repay either in a lump sum or through a payment agreement. The notice will warn the family that their assistance may be terminated and they may be denied future participation in the program if they do not reimburse the HA as required.

18.7.1 Other Requirements for Claims Processing

- ❑ HACoLA will require proof that the owner has complied with State and local laws applicable to security deposits before making payment on any claim.
- ❑ All notices to tenants during the processing of a claim must include proof of mailing or of personal delivery.
- ❑ Costs of filing eviction to remove the tenant or any other legal fees, shall not be reimbursed.
- ❑ No claims will be paid for a unit that is vacant as the result of the landlord voluntarily moving a family to another unit owned by the same landlord or as a result of a mutual rescission between the landlord and tenant family.

All unpaid rent, damage, and vacancy loss claim forms must be fully complete when they are submitted, and they must be submitted within 30 days of the date the owner learned of the move-out.

CHAPTER 19:
OWNER DISAPPROVAL AND RESTRICTION

19.1 INTRODUCTION
[24 CFR §982.306]

In order to ensure the viability of the Housing Choice Voucher Program, HACoLA continuously strives to adopt policies that will encourage new and existing owners to participate in the program and to provide owners with prompt and professional service in order to maintain an adequate supply of available housing throughout the entire jurisdiction. However, in cases of owner non-compliance, HACoLA must act accordingly in order to protect families and the program. The regulations herein contained define when HACoLA must disallow an owner participation in the program, and when HACoLA will exercise its discretion to disapprove or otherwise restrict the participation of owners in certain categories.

19.2 DISAPPROVAL OF OWNER

The owner does not have a right to participate in the program [24 CFR §982.306(e)]. For purposes of this section, "owner" includes a principal or other interested party.

HACoLA shall disapprove the owner for the following reasons:

- HUD or other agency directly related has informed HACoLA that the owner has been disbarred, suspended, or subject to a limited denial of participation under 24 CFR part 24 [24 CFR §982.306(a)].
- HUD has informed HACoLA that the federal government has instituted an administrative or judicial action against the owner for violation of the Fair Housing Act or other federal equal opportunity requirements and such action are pending [24 CFR §982.306(b)(1)].
- HUD has informed HACoLA that a court or administrative agency has determined that the owner has violated the Fair Housing Act or other Federal Equal Opportunity Requirements [24 CFR §982.306(b)(2)].

HACoLA may disapprove an owner for the following reason:

- The owner has violated obligations under a housing assistance payments contract under Section 8 of the 1937 Act (42 U.S.C. 1437f) [24 CFR §982.306(c)(1)].
- The owner has committed fraud, bribery or any other corrupt act in connection with any Federal housing program [24 CFR §982.306(c)(2)].
- The owner has engaged in any drug-related criminal activity or any violent criminal activity [24 CFR §982.306(c)(3)].
- The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs or with applicable housing standards for units leased with project-based housing choice voucher assistance or leased under any other federal housing program [24 CFR §982.306(c)(4)].

- The owner has a history or practice of renting units that fail to meet State or local housing codes [24 CFR §982.306(c)(6)].
- The owner has not paid State or local real estate taxes, fines or assessments [24 CFR §982.306(c)(7)].

19.3 OTHER REMEDIES FOR OWNER VIOLATIONS

19.3.1 Abatement [24 CFR §982.404(a)(3)]

For non-compliance with HQS, HACoLA may abate rental payments if the assisted unit remains out of compliance for more than 30 days.

In cases involving serious health and/or safety violations, HACoLA may begin abating rental payments if the violation is not cured within 24 hours.

19.3.2 Overpayments [24 CFR §792.101]

If the landlord has been overpaid because of fraud, misrepresentation or violation of the contract, HACoLA may terminate the contract and arrange for restitution to HACoLA and/or family as appropriate.

HACoLA will make every effort to recover any overpayments made as a result of landlord fraud or abuse. Possible remedies available to HACoLA include: recovering monies owed from payments otherwise due to the owner, setting up a repayment agreement, referring the debt to a collection agency, or pursuing the matter in a civil court. A determination on the course of action to be taken will be based on the nature of the violation and the amount of the money owed. Generally, if the owner is cooperative, is willing to pay back all monies owed, and all monies will be repaid within 12 months, HACoLA will offer the owner a chance to enter into a repayment agreement. However, in cases where the owner knowingly and willfully violated program rules, HACoLA may seek full repayment in one lump sum.

CHAPTER 20:
SPECIAL PROGRAMS

20.1 INTRODUCTION

HACoLA periodically has the opportunity to apply for targeted funding for special populations. HACoLA often enters into collaborative agreements with other agencies or County departments to qualify for and/or administer these funds.

Currently, HACoLA's Special Programs Unit administers the following targeted programs:

- Family Unification Program (Family UP);
- Welfare-to-Work Program (WtW);
- Homeless Set-Aside Program;
- Homeless with AIDS Program
- Shelter Plus Care Program (S+C);
- Housing Opportunities for Persons with AIDS Program (HOPWA); and
- The Family Self-Sufficiency Program (FSS).

This chapter provides details on the special programs currently administered by HACoLA. This section is divided into two main parts:

- Housing Assistance Programs, and
- Family Self-Sufficiency Program.

20.2 HOUSING ASSISTANCE PROGRAMS

20.2.1 Housing Choice Voucher Programs

- **Housing Choice Voucher Family Unification (Family UP) Program**: This program provides assistance to families who are in imminent danger of losing or who cannot regain custody of their minor children due to lack of adequate housing. This program is a collaborative effort between HACoLA and the Los Angeles Department of Children and Family Services (DCFS). Eligible families are identified by DCFS through their Family Preservation Unit and referred to HACoLA for rental assistance. HACoLA may also refer eligible families from the HACoLA waiting list to DCFS.
- **Housing Choice Voucher Welfare-to-Work Program (WtW) Program**: This program provides assistance to families who are eligible for CalWORKs benefits, are in good standing with the employment/job training program offered by the Los Angeles County Department of Public and Social Services (DPSS) and are in need of housing in order to obtain or retain employment. Eligible families are identified by DPSS and referred to HACoLA for rental assistance. HACoLA may also refer eligible families from the HACoLA waiting list to DPSS for assistance.

20.2.2 Voluntary Set-Aside Programs For Homeless Families

- **Housing Choice Voucher Homeless Set-Aside Program**: This program targets families throughout Los Angeles County. All eligible families are referred to HACoLA by pre-selected service providers.
- **Housing Choice Voucher Homeless with AIDS Program**: This program targets homeless persons who are infected and/or afflicted with AIDS. Pre-selected service providers refer eligible persons/families to HACoLA.
- **Housing Choice Voucher Long Term Family Self-Sufficiency Homeless Program**: This program targets homeless families who are eligible for CalWORKs and are employed or have an offer of employment (either subsidized or unsubsidized). Families assisted under this program will have access to a $1,500 Relocation grant to help meet the cost of moving expenses and have access to Housing Counseling Services. Relocation and Housing Counseling Services are funded by the Los Angeles County Department of Public and Social Services (DPSS). This program is currently inactive until funding from the DPSS is secured.

These programs are funded from HACoLA's regular turnover, i.e. vouchers that are vacated throughout the year because families are terminated from the program or voluntarily leave are used to provide assistance to special needs families.

For each set-aside program, HACoLA works with pre-selected supportive services providers who will certify that the family meets the specific criteria for the set-aside program and commits to providing on-going supportive services for a minimum of six months in order to ensure that the family is able to live independently.

All families admitted into a set-aside program must be referred by an approved supportive service provider and meet all regular admission requirements with the exception of the residency requirement. For the purpose of the set-aside programs, HACoLA will not require that a family qualify for a residential preference since most families are homeless and are unable to provide information about their last known permanent address. However, families must agree to reside in HACoLA's jurisdiction for the first year of assistance.

20.2.3 Non-Housing Choice Voucher Special Programs

- **Shelter Plus Care (S+C) Program**: This program is designed to link rental assistance to supportive services for homeless individuals with disabilities and/or their families. This program primarily provides assistance to those who have been diagnosed with mental illness, chronic substance abuse problems, or AIDS. Assistance is provided for a term of five years or for as long as there is a continuum of funding available for this program.
- **Housing Opportunities for Persons with AIDS (HOPWA)**: This program specifically targets individuals and families afflicted by HIV/AIDS. Assistance under this program is provided for one year. After the one-year term, all HOPWA participants in good standing are allowed to transition to the regular Housing Choice Voucher Program. This program is also administered by HACoLA in other cities in addition to the cities currently within HACoLA's jurisdiction.

20.3 HOUSING ASSISTANCE PROGRAM PROCEDURES

20.3.1 Referral Process/Waiting List

HACoLA does not maintain a waiting list for the Housing Choice Voucher Special Programs, Housing Choice Voucher Homeless Set-aside Programs, or Non-Housing Choice Voucher Special Programs. Eligible families are identified to apply for these programs by pre-selected service providers, other agencies or County departments are referred to HACoLA.

20.3.2 Eligibility

Applicants must meet HUD's eligibility requirements for that specific program to qualify for rental assistance. In order to determine final eligibility, HACoLA may verify all information submitted by applicants.

For more specific information on eligibility requirements, please refer to Chapter 2: Admission Eligibility Factors. For more specific information on the verification procedures, please refer to Chapter 7: Verification Procedures.

20.3.3 Verification Procedures

Since HUD requires that factors of eligibility must be verified, applicants and program participants are required to provide proof of their statements whenever required by HACoLA. Some Special Programs may require additional documents when verifying program eligibility. For example:

- **Homeless Condition Form**: Must be provided for all individuals/families referred through the Shelter Plus Care Program, Homeless Set-Aside Program, Homeless with AIDS program, and HOPWA program.
- **Verification of Disability and/or Diagnosis Form**: Must be provided for all individuals claiming a disability, especially a disability that is cited as a qualifying factor for a particular program (i.e. S+C, HOPWA).

For more specific information on the verification procedures, please refer to Chapter 7: Verification Procedures.

20.3.4 Denial of Participation

If a family previously participated in any special program and violated a family obligation and was terminated, the family may be denied future participation.

Families may be denied participation in the program if they owe HACoLA or another housing authority money in connection with the Housing Choice Voucher Program or Public Housing assistance.

Families referred by contracted Community-Based Organizations (CBO's), will be sent a denial letter and referred to the CBO if there are any further questions.

20.3.5 Criminal Background

Program applicants for all voluntary set-aside programs and Housing Choice Voucher Special Programs will require criminal background checks. Shelter Plus Care applicants will not be required to undergo the criminal background check.

HOPWA applicants will not be required to undergo the criminal background check until they convert to the Housing Choice Voucher Program.

For more specific information on the applicant screening standards used by HACoLA when reviewing criminal records, please refer to Chapter 2: Admission Eligibility Factors, Section 2.6 (Criminal Background Checks).

20.3.6 Briefing Sessions

Briefing sessions are conducted for all special programs. Families are issued accordingly:

- Housing Choice Voucher Special Programs and Homeless Set-aside Programs are issued a Housing Choice Voucher.
- Shelter Plus Care applicants are issued a participation agreement. This participation agreement allows for termination of assistance if any member of the family violates the terms set forth in the participation agreement.
- HOPWA applicants are issued certificates.

For more specific information on voucher issuance and briefings, please refer to Chapter 8: Voucher Issuance and Briefing.

20.3.7 Contracts/Tenant Payments

Housing Choice Voucher Special Programs and Homeless Set-Aside Programs are contracted based on the Payment Standards and participants may pay up to 40% of their adjusted monthly income.

Non-Housing Choice Voucher Special Programs are contracted based on the Fair Market Rents published by HUD and tenant rental portions are limited to 30% of the participant's adjusted monthly income.

For more specific information on determining total tenant payment, please refer to Chapter 6. For more specific information on the new contract process request for lease approval and contract execution, please refer to Chapter 9: New Contract Process RTA and Contract Execution.

20.3.8 Recertifications

HACoLA is required to process annual re-certifications. In cases where a family experiences a change in household composition and/or income between annual re-certifications, HACoLA will process an interim re-certification. The family is required to report all changes in household composition and/or income to HACoLA within 30 days of occurrence.

For more specific information regarding causes for processing annual/interim re-certifications and the requirements for completing an annual/interim re-certification, please refer to Chapter 12: Recertification.

20.3.9 Terminations

- **Proposed Terminations**: Contract Based Organizations and/or other government units or departments currently contracted by HACoLA to provide supportive services may request termination of housing assistance for a

program participant who is in violation of program requirements and/or conditions of occupancy.

- ❑ **Terminations**: Housing assistance may be terminated if a family violates specific program requirements and/or the family obligation. For more specific information on the family obligation, please refer to Chapter 15: Family Obligations.

20.3.10 Portability

All special programs have different requirements for portability. They are listed as follows:

- Housing Choice Voucher Special Programs and Housing Choice Voucher Set-aside Programs must live within HACoLA's jurisdiction for at least one year before becoming eligible to port out to another housing authority's jurisdiction.
- Shelter Plus Care Program participants have **no portability rights**. They must continue to live within HACoLA's jurisdiction for as long as they continue to participate in this program.
- HOPWA Program participants have no portability rights as long as they continue being assisted under this program. However, after one year of HOPWA assistance, eligible participants are converted to the regular Housing Choice Voucher program and become eligible to port out to another housing authority's jurisdiction.

For those eligible to port, please refer to Chapter 13 for more specific information on allowable moves/portability.

20.4 FAMILY SELF-SUFFICIENCY PROGRAM [24 CFR §984.101(a)]

Family Self-Sufficiency promotes the development of local strategies to enable families to achieve economic independence and self-sufficiency. The program is designed to provide supportive services for families who are residents within HACoLA's jurisdiction. Supportive services include but are not limited to childcare, education, transportation, counseling, job preparation, vocational training and home ownership workshops.

Upon becoming employed, FSS participants continue to pay rent in accordance with HACoLA's housing choice voucher procedures. Whenever the participants rent increases, HACoLA establishes an interest bearing Escrow Account in their name. If the family successfully completes the contract obligations within 5 years, the family can apply to graduate from the program and receive the accrued portion of their escrow account.

20.5 FSS APPLICATION PROCESS

An application is mailed to the applicant and is due back within 10 days from the date it was mailed. If the application is returned undeliverable, HACoLA will make one more attempt to contact the applicant by mail. If the second application is returned undeliverable, the file will be documented as such. Tenants will not be

penalized for not participating in the FSS Program since it is a voluntary program for housing choice voucher holders with the exception of the Welfare-To-Work (WTW) participants.

The FSS application process for WTW participants is handled in the same manner as stated in the preceding paragraph, however if the participant fails to return the application, HACoLA would propose termination on the grounds of non-compliance with program mandate.

Once an application is returned to the FSS office, eligibility is determined. If accepted, a Contract of Participation (CoP) is developed and an Individual Training and Services Plan (ITSP) is created. Following the CoP and ITSP being executed, participants are referred to an FSS case manager or to a contracted Community-Based Organization (CBO) to administer the case. If the application is not accepted, the tenant will be notified in writing within 5 days. This applies to housing choice voucher applications only. All Welfare-To-Work applications are accepted.

20.5.1 FSS Eligible Families [24 CFR §984.203]

FSS eligible families are housing choice voucher holders and/or residents of County Public Housing.

- "FSS family" or "participating family" means a family that receives assistance under Public Housing or the Housing Choice Voucher Program and elects to participate in the FSS Program and whose designated head of FSS family has signed the Contract of Participation.
- "Head of the FSS family" means the adult member of the FSS family who is the head of household for purposes of determining income eligibility and rent.

20.5.2 Denial of Participation [24 CFR §984.302]

If a family previously participated in the FSS Program but did not meet its obligations and was terminated, the family may be denied future participation.

Families may be denied participation in the program if they owe HACoLA or another housing authority money in connection with the Housing Choice Voucher Program or Public Housing assistance.

20.6 FSS CONTRACT OF PARTICIPATION (COP) [24 CFR §984.303]

Upon receipt of the application HACoLA will prepare a Contract of Participation within 5 to 10 days. The contract will contain the effective date as well as the expiration date. It will execute the resources and supportive service and outline the starting base for determining the escrow account. In addition, the contract will outline the guidelines for administering and disbursing the escrow funds [24 CFR §984.303(b)(1)].

Each family participating in FSS must execute a Contract of Participation with HACoLA. The effective date of the contract will be the first of the month after the contract is executed. The limited term is five years. The contract may be

extended in writing and at the family's request, for up to two year for good cause [24 CFR §984.303(c)].

HACoLA will only grant an extension in rare circumstances that are beyond the control of the family, and which prevent completion of the training and services plan [24 CFR §984.304(d)].

Termination of employment for nonperformance by the FSS head is not justification for a contract extension.

HACoLA may extend the CoP to allow families to meet the interim goal of being welfare-free at least 12 consecutive months prior to the expiration of the contract.

During an extension to the contract, the family continues to have FSS amounts credited to the escrow account.

HACoLA may set milestones for employment and other activities leading to self-sufficiency early in the five-year contract term in accordance with the family's abilities.

The family's obligations may terminate before the end of the five-year contract term, and the family's participation in FSS and entitlement to the escrow may be less than five years.

Three items of information must be entered into the contract to be valid:

- Gross Annual Income
- The amount of earned income in the gross annual income
- Family Rent (TTP or 30 percent of Monthly Adjusted Income for vouchers)

The CoP establishes an agreement between the family and HACoLA as to the responsibilities of each party. The contract is to be signed by the head of the FSS family, which is the head of household for purposes of determining eligibility. Copies of the documents will be furnished to the head of household.

The CoP may be modified in the following areas, if HACoLA and the family mutually agree [24 CFR §984.303(f)]:

- Individual Training and Services Plan
- The contract term (extension)
- Designation of the FSS head of the family in cases where the FSS head is deceased or becomes unassisted

A change in the designated FSS head must be included as an attachment to the Contract. It must contain the following:

- Name of new designated FSS head
- The signatures of the new FSS head and a HACoLA representative
- The date signed

20.6.1 Compliance With The Lease [24 CFR §984.303(b)(3)]

The Contract provides that the family must comply with the assisted lease. Therefore, noncompliance with County Housing Development lease, or the lease with the owner in the Housing Choice Voucher Program, is grounds for termination of the FSS Contract of Participation.

In the Housing Choice Voucher Program, if the violation of the lease is "serious or repeated," the housing authority may also terminate program assistance.

The following representative(s) is/are authorized to execute a contract on behalf of HACoLA: Special Programs Administrator, FSS Coordinator, and FSS Program Specialist.

20.7 INDIVIDUAL TRAINING AND SERVICE PLAN (ITSP) [24 CFR §984.303(b)(2)]

The contract must contain an ITSP for the FSS head of household. Other adult family members who wish to receive services must also have an individual training and services plan to participate in the FSS program. The resources and services to be provided must be contained in the plan. It must contain the milestones, interim goals and final goal for suitable employment.

20.7.1 Needs Assessment

HACoLA will perform a needs assessment with the family using various needs assessment tools. Upon completion of the assessment, FSS will be able to establish the milestones, and short- and long-term goals designated for the head of household on the ITSP and any other participating family members with an executed ITSP.

20.7.2 The Individual Training and Services Plan (ITSP) [24 CFR §984.303]

Each individual FSS contract must contain an ITSP for the FSS head of household and any participating family member. The items included on the ITSP will include:

- The resources and services to be provided by HACoLA and contracted supportive services provider;
- The individual milestones, interim goals and final goal for suitable employment;
- Completion dates for each individual interim goals will be included on or before the contract expiration date;
- A mandatory interim goal for families receiving welfare is that all family members must be free of welfare assistance for 12 consecutive months prior to the expiration of the contract (including extensions) [24 CFR §982.306(b)(2)];
- The requirement for the head of the FSS family to seek and maintain suitable employment throughout the term of the contract; and

- Each ITSP plan must be signed by the participant and a HACoLA representative.

Any changes to the ITSP must be included as a revision to the original plan. The revision may be based on the following reasons: factors keeping the client from effectively becoming suitably employed, lack of supportive services, and unforeseen circumstances/barriers. The revision must include:

- The item changed;
- Signature of the participant and a HACoLA representative; and
- The date signed.

20.8 ESCROW ACCOUNTS [24 CFR §984.305]

The general concept of the escrow account is that FSS families continue to pay rent in accordance with their incomes (even as their incomes increase due to employment income). As a rule, the amount of the increase in earned income is escrowed. Because there are other factors that affect the family rent, it will not necessarily be dollar for dollar. The amount escrowed for the family will depend on whether the family is considered a very low- or low-income family.

- **Disbursing the FSS Escrow Account**: The amount in an FSS account, in excess of any amount owed to HACoLA by the FSS family, is paid to the head or designated remaining family member of the FSS family [24 CFR §984.305(c)(1)]:
  - When the contract of participation has been completed; and
  - When, at contract completion, the head of the family certifies that family member receives Federal or state welfare assistance.
- **Interim Disbursement**: HACoLA may, at its sole option, disburse a portion of the funds from the family's escrow account during the contract period for contract-related expenses if the family has fulfilled certain interim goals and needs a portion of the FSS account funds for purposes consistent with contract such as [24 CFR §984.305(c)(2)]:
  - School tuition;
  - Business start-up expenses;
  - Car when public transportation is unavailable or inaccessible to the family; or
  - Job training expenses.

The family may use the final disbursement of escrow account funds without restriction.

HACoLA cannot restrict a family's use of FSS escrow account funds withdrawn by the family unless the funds are withdrawn to aid in the completion of an interim goal.

- If a family receives an advance payment from their escrow account prior to completing the Contract, the advance payment does not have to be

repaid to HACoLA if the family drops out of the FSS program, unless the payment was due to fraud or misinformation by the family.

If the family moves outside of HACoLA's jurisdiction under the Housing Choice Voucher Program portability procedures, HACoLA may transfer the balance of the family's FSS escrow account to another housing authority [24 CFR §984.306(e)].

20.8.1 Forfeiting the FSS Escrow Account [24 CFR §984.305(f)]]

Amounts in the FSS escrow account will be forfeited if:

- The Contract of Participation is terminated;
- The Contract of Participation is completed but the family is receiving welfare assistance when the contract expires, including extensions; or
- The head of the family dies and the remaining members of the family choose not to continue participating in the program, and the contract obligations have not been met.

If families do not pay their rent to the owner, the funds may be forfeited because:

- Compliance with the applicable housing choice voucher or Public Housing lease is a family obligation under the Contract, and
- Nonpayment of rent is grounds for terminating a family's FSS participation and forfeiture of the escrow.

In the housing choice voucher program, FSS account funds forfeited by the family will be treated as program receipts for payment of program expenses under HACoLA's Housing Choice Voucher Program budget. Escrow funds may be used by HACoLA for HUD-approved expenses; such expenses may include rental assistance payments.

In Public Housing, the forfeited account will be credited to the Housing Authority's operating reserves and counted as other income in the calculation of the PFS operating subsidy eligibility for the next budget year. The escrow funds may be used by the Housing Authority for HUD-approved expenses such as Public Housing maintenance costs.

20.9 CHANGE IN FAMILY COMPOSITION

If the head of the FSS family no longer resides with other family members in the assisted unit, the remaining family members of the family will have the right to designate another family member to receive the funds. HACoLA must be consulted and must approve this change.

If a family with two adults splits up, HACoLA will determine if the escrow should be paid. The family may be paid if the family member that continues to reside in a Housing Development and/or retains the rental assistance through the Housing Choice Voucher Program:

- Is already head of the FSS family, or

- Was not designated as head of the FSS family but now designate himself or herself to receive the escrow account.

20.10 FSS TERMINATION/CANCELLATION/PORTABILITY [24 CFR §984.303(h)]

HACoLA is responsible for determining whether the family has violated the FSS contract and whether the family's rental assistance should be terminated.

20.10.1 FSS Termination Due To Portability [24 CFR §984.306(f)]

Where the family is relocating and is not absorbed by the receiving housing authority under the portability regulations, and is participating in the receiving HACoLA's FSS Program, HACoLA must abide by the termination decision of the receiving housing authority.

If a relocating FSS family is unable to fulfill its obligation under the FSS contract, HACoLA or the receiving housing authority, whoever is party to the FSS Contract of Participation may:

- Terminate the family from the FSS Program and the family's FSS account will be forfeited, and
- Terminate the family's rental assistance since the family failed to meet its obligations under the FSS contract. This is applicable to Welfare-to-Work participants only.

If the family's FSS account is forfeited, the funds in the account will revert to the housing authority maintaining the FSS account for the family and will be treated as program receipts.

CHAPTER 21:
PRE-PAY/PRESERVATION PROGRAM
[24 CFR §886]

24.1 INTRODUCTION

The Section 8 Pre-Pay/Preservation Program is a transition program designed to preserve the level of affordable housing and avoid the potential displacement of low and moderate-income families when owners of eligible properties pre-pay their HUD-insured mortgage loan or voluntarily terminate their mortgage insured contract. Families determined eligible for this program are assisted with special Section 8 Vouchers. **The Preservation Program policies and procedures are the same as that of the Housing Choice Voucher except as otherwise noted.**

24.2 TERMS/PROVISIONS

There are two types of Housing Conversion Actions that the property owners can choose, Pre-pay or Opt-out:

1. Pre-pay date is the date the owner officially "pays off" their HUD-insured mortgage. The property is no longer considered a Project-Based or Affordable Development, and the owner is free to increase rents to market levels. As early as sixty-days after this "prepayment date", the residents are no longer protected by the subsidy or affordable rents.

   The residents on the Project-Based program under the Housing and Urban Development Section 8 Contract are eligible to receive an Enhance Housing Choice Voucher if the participant eligibility screening is approve including the Criminal background check regulation.

   The participants have the right to stay in the unit if they so desire, however, the families who choose to stay are required to contribute a minimum rent requirement for as long as they are eligible to receive this assistance and must remain in the unit for at least for one year.

   Families assisted with enhance housing choice voucher assistance have a special statutory minimum rent requirement (read above statement). The law requires that a family receiving enhance voucher assistance must pay for rent no less than the rent the family was paying on the date of the pre-pay date of the Section 8 housing contract or the expiration date of the expiring project-based contract in case of owner opt-outs.

   The enhance voucher minimum rent only applies if the family remains in the project. The enhance voucher minimum rent does not apply if the family moves.

   Families who choose to vacate, the enhance voucher becomes regular housing choice voucher and the eligibility requirements policy is the same as for screening regular admissions for the Housing Choice Voucher Program. Families are also eligible for portability and the minimum rent requirement is no longer applicable.

2. Opt-out is where owners elect to discontinue existing contract with HUD and no longer desire to participate in any subsidy program. In cases when owners pre-pay either their mortgage loan or opt-out of the Section 8 Housing Assistance, federal law requires that owners provide the tenants with a one year notification before the expiration of the Section 8 Contract. The owners are required to give proper notice of intent to pre-pay or opt-out to HUD, Notice of intent to pre-pay loan to California Housing Partnership Office, the Participant City, the local Housing Authority, and the Legal Aid Foundation. These notifications must be sent at least one year in advance, along with the notice of intent to increase the rent with a minimum of 60-day notice to the tenants of such a rent increase.

CHAPTER 22:
MODERATE REHABILITATION PROGRAM (MOD REHAB)
[24 CFR §882]

22.1 INTRODUCTION

The Moderate Rehabilitation (Mod Rehab) Program was designed in 1978 to be an expansion of the rental certificate program. The rental certificate program was initially amended to permit moderate levels of rehabilitation to upgrade and preserve the housing stick. The rental certificate program required a minimum expenditure of $1,500.00 in repairs to meet the program housing quality standards.

After the work was completed, owners entered into a 15-year Housing Assistance Contract with the local Housing Authority. Using this 15-year rental certificate contract, the Housing Authority helped the owner repay the loan by subsidizing the rents of low-income participants at a higher-than-fair market rate. The contract tied rental subsides to the building not the participant. Although funding is no longer available for new participants, the Assisted Housing Division continues to administer existing contracts under this program.

22.2 THE EXPIRED 15-YEAR CONTRACTS

To date, many of the 15-year contracts have now expired. HUD has authorized housing authorities to extend expiring Moderate Rehabilitation Contracts under certain conditions. These conditions are as follows:

- The Project must have five or more units. If a building has five or more units, but only one of the units is under Moderate Rehabilitation Program then the unit is cover under the contract. The building still qualifies for an extension because the requirement is tied to the project not the contract.
- The owner must be in good standing with the current contract. Examples of non-compliance: on-going non-compliance with the Housing Quality Standard Inspections.

22.3 REQUESTING AN EXTENSION

HACoLA is closely monitoring the expiration dates for all Moderate Rehabilitation contracts and will be mailing the owners a letter asking owners if they would like to request an extension. Owners need to reply immediately to this letter if they wish to extend another year. The extension of the contract is a one-year extension. HUD has allowed HACoLA to continue to extend the "extension" contract for another year. This has been the practice since 1996. However, there is no guarantee that the contracts will continue to be extended in the future.

If an owner does not wish to extend the Mod Rehab Contract for their building, they are under no obligation to extend the contract. Rules governing the Moderate Rehabilitation program require that the owners advise their tenants one-year notice in advance of the expiration of the contract and their intent to opt-out of the program. The families will receive enhanced vouchers and have the right to remain in your units as long as the units are used for rental housing.

If the family chooses to vacate the Mod Rehab unit, then the family will be given a Housing Choice Voucher.

If an owner does not provide a family with the required notice, the family is protected as if they were under an assisted tenancy until one year from the time the owner actually provides the notice. This means that if the owner elects not to renew the contract and the family chooses to remain in the unit as an unassisted tenant, the owner will be required to accept the family portion of the rent as full payment until he/she has complied with the notification requirement.

22.4 ANNUAL INCREASE FOR THE EXPIRED 15-YEAR CONTRACTS

HACoLA will mail the owner a letter regarding their upcoming expiration date and advise them of their annual increase that may be granted to them providing that they choose to extend their contract. The owner must respond immediately for an extension so that the Housing Authority can expedite the process to secure funding for the new coming year.

The methodology used to calculate the rent that an owner may be eligible to receive under the renewal contract is different. To determine the rent under the extension contract the Housing Authority must compare the following three rent analyses:

- Existing contract rents multiplied by the Operating Cost Adjustment Factors (OCAF);
- The Mod Rehab FMR (120% of the existing Fair Market Rents) minus the Utility allowance; and
- Comparable market rents

The rent under the extension contract is based on the lowest of the above three figures. HACoLA will complete this analysis for the building and provide the owner with a copy.

For the recertification process for the participant, see Chapter 12: Recertification. On family obligations, see Chapter 15: Family Obligations. These two rulings apply to the Section 8 Certificate Program and the Housing Choice Voucher Program.

22.5 NON-EXPIRED MOD REHAB CONTRACTS

For those Mod Rehab contracts that have not reached their 15-year contract, the annual increases may be granted providing:

- The owner submits a proper 60-day notice, prior to the anniversary date, of their rent increase amount to the Housing Authority.
- The new rent increase does not exceed the annual adjustment factor and comparables justify your increase.
- The annual inspection has passed for the unit.

For the recertification process for the participant, see Chapter 12: Recertification. On family obligations, see Chapter 15: Family Obligations. These rulings apply to the Section 8 Certificate Program and the Housing Choice Voucher Program.

22.6 REQUEST TO MOVE

Since the assistance is attached to the unit and not the participant, a participant wishing to relocate and continue their assistance must relocate to another Mod Rehab Unit. The participant must submit their 30-60 day notice to vacate to their owner and mail a copy to the Housing Authority. Once the office receives the vacate notice, the Housing Authority will confirm receipt of the notice to vacate by sending the participant a confirmation notice along with a set of income verification forms. The participant must submit their income verifications forms by the due date on the cover letter. Upon receipt of the completed income forms, the representative will contact the participant to schedule an appointment for their issuance. Listings for other vacant Mod Rehab Units may be available.

For those participants who placed themselves on the waiting list for a Housing Choice Voucher and have been contacted by the Applications and Eligibility Department for issuance, the participant must submit their proper 30-60 day notice to their owner and mail a copy to the Housing Authority.

If the participant vacates their unit without the proper 30-60 day written notice to their owner and the Housing Authority, they will be terminated from the program. Keep in mind that under the Mod Rehab program, the owner may file for vacancy loss and if any money is paid on behalf of the participant, they must reimburse the Housing Authority before we can consider any future assistance.

If the owner has submitted a written notice to the participant to vacate their premises, the participant needs to contact their representative immediately. The representative will advise and direct the participant of their responsibilities.

22.7 REFERRALS

When a Mod Rehab unit is ready for new lease inspection, the owner/manager will refer their next applicant off their waiting list to the Mod Rehab unit. Once the applicant calls the office, the applicant's name and family composition will be requested in order to prepare the income verification packet along with the Criminal Background Check (family members 18 years and older need to sign this form) for the Head of Household to pick-up at the office. The applicant will have 10 working days to return the completed income verification forms to the office to determine eligibility. If the applicant has not submitted all the necessary documents to determine eligibility, a final notice will be mailed out and given a 10 working day due date. If the final request is not returned by the due date, the owner must refer the next applicant on their waiting list.

In regards to the criminal background check, which is required for family members 18 years and older, for the eligibility process please refer to Chapter 2: Admission Eligibility Factors, Section 2.6 (Criminal Background Checks).

22.8 NEW LEASE PROCESS

Once the applicant has been determined eligible for the Mod Rehab program, the Housing Authority representative will contact the applicant and schedule them for a lease issuance. Following the issuance of the Lease, the representative will contact the owner/manager to schedule a new lease inspection. Upon passing of

the initial inspection (see Chapter 10: Housing Quality Standards and Inspections) the representative will contact the owner to confirm the effective date of the new lease and the amount of the security deposit that will be collected.

The representative will complete the New Lease Process by entering all the necessary tenant and owner information into the Memory Lane System and print the new lease. The new lease will then be mailed to the owner for signatures from the participant and owner. Upon receipt of the signed lease, then the representative will release the HAP payment to the owner.

22.9 CLAIMS, MOVE-OUT AND CLOSE-OUT INSPECTIONS

Please see Chapter 18: Claims, Move-Out and Close-Out Inspections for more information on this subject.

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ADMISSIONS AND CONTINUED OCCUPANCY POLICY FOR THE CONVENTIONAL PUBLIC HOUSING PROGRAM

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

APPROVED BY BOARD OF COMMISSIONERS:

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Chapter 1

STATEMENT OF POLICIES AND OBJECTIVES

INTRODUCTION

The Housing Authority of the County of Los Angeles (herein referred to as HA) is responsible for public and affordable housing stock located throughout Los Angeles County. Through our efforts to provide and maintain housing that is decent, safe, and sanitary, the HA strives for a high standard of property management. In addition, the HA believes that residents of public housing deserve a living environment that promotes individual achievement and empowers families.

The administration of the public housing program and the functions and responsibilities of the HA shall be in compliance with the Annual Contributions Contract (ACC), and this Admissions and Continued Occupancy Policy (herein referred as ACOP). The administration of the HA's housing program will also meet the requirements set forth by the U.S. Department of Housing and Urban Development (HUD). Such requirements include any Public Housing Regulations, Handbooks, and applicable Notices. All applicable Federal, State and local laws, including Fair Housing Laws and regulations also apply. Changes in applicable federal laws or regulations shall supersede provisions in conflict with this policy. Federal regulations shall include those found in Volume 24 Code of Federal Regulations (CFR), Parts V, VII and IX.

A. LOCAL OBJECTIVES

The ACOP demonstrates that the HA manages its program in a manner that reflects its commitment to improving the quality of housing available to the public, and its capacity to manage that housing in a manner that demonstrates its responsibility to the public trust. In addition, the ACOP is designed to achieve the following objectives:

To provide improved living conditions for very-low and low-income families while maintaining their rent payments at an affordable level.

To operate a public housing authority that provides decent, safe, and sanitary housing within a suitable living environment for residents and their families.

To provide opportunities for upward mobility for families who desire to achieve self-sufficiency.

B. PURPOSE OF THE POLICY

The purpose of the ACOP is to establish guidelines for the Housing Authority staff to follow in determining eligibility for admission and continued occupancy. These guidelines are governed by the requirements set forth by HUD with latitude for local policies and procedures. These policies and procedures for admissions and continued occupancy are binding upon applicants, residents, and the HA.

The HA Board of Commissioners must approve the original policy and any changes. Required portions of the ACOP will be provided to HUD.

C. FAIR HOUSING POLICY

It is the policy of the HA to comply fully with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The HA will comply with all laws relating to Civil Rights, including:

Title VI of the Civil Rights Act of 1964

Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)

Executive Order 11063

Section 504 of the Rehabilitation Act of 1973

The Age Discrimination Act of 1975

Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)

Any applicable State laws or local ordinances and any legislation protecting individual rights of residents, applicants or staff that may subsequently be enacted.

The HA shall not discriminate on the basis of race, color, sex, religion, familial status, disability, national origin, marital status, in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any development or developments under the HA's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.

Posters and housing information are displayed in locations throughout the HA's office in such a manner as to be easily readable from a wheelchair.

The HA's facilities are accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TDD telephone service provider.

The HA shall not, on account of race, color, sex, religion, familial status, disability, national origin, marital status:

Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;

Provide housing that is different from that provided to others;

Subject a person to segregation or disparate treatment;

Restrict a person's access to any benefit enjoyed by others in connection with the housing program;

Treat a person differently in determining eligibility or other requirements for admission; or

Deny a person access to the same level of services.

The HA shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets).

Service and Accommodations Policy

The HA's policies and practices will be designed to provide assurances that all persons with disabilities will be provided reasonable accommodation so that they may fully access and utilize the housing program and related services. The availability of specific accommodations will be made known by including notices on HA forms and letters to all families, and all requests will be verified so that the HA can properly accommodate the need presented by the disability.

This policy is applicable to all situations described in the ACOP when a family initiates contact with the HA, when the HA initiates contact with a family including when a family applies, and when the HA schedules or reschedules appointments of any kind.

Federal Americans with Disabilities Act of 1990

With respect to an individual, the term "disability," as defined by the 1990 Act means:

A physical or mental impairment that substantially limits one or more of the major life activities of an individual;

A record of such impairment; or

Being regarded as having such impairment.

Undue Hardship

Requests for reasonable accommodation from persons with disabilities will be granted upon verification that they meet the need presented by the disability and they do not create an "undue financial and administrative burden" for the HA, meaning an action requiring "significant difficulty or expense."

In determining whether accommodation would create an undue hardship, the following guidelines will apply:

The nature and cost of the accommodation needed;

The overall financial resources of the facility or facilities involved in the provision of the reasonable accommodation; and

The number of persons employed at such facility, the number of families likely to need such accommodation, the effect on expenses and resources, or the likely impact on the operation of the facility as a result of the accommodation.

Posting of Required Information

The HA will maintain a bulletin board in a conspicuous area of the management offices which will contain:

Current schedule of routine maintenance charges

A Fair Housing Poster

An Equal Opportunity in Employment poster

Current Resident Notices

Required public notices

Utility Allowance Survey Results

Verification of a Request for Accommodation

All requests for accommodation or modification of a unit will be verified with a reliable, knowledgeable, professional such as, a medical doctor, social worker, or caseworker.

Requests for reasonable accommodation from persons with disabilities will be granted upon verification that they meet the need presented by the disability.

Reasonable Accommodation

Reasonable accommodation will be made for persons with a disability requiring an advocate or accessible offices. A designee will be allowed to provide some information, but only with the permission of the person with the disability.

All HA mailings will be made available in an accessible format upon request, as a reasonable accommodation.

D. FAMILY OUTREACH

The HA will publicize and disseminate information to make known the availability of housing units and housing-related services for very low-income families on a regular basis.

The HA will communicate the status of housing availability to other service providers in the community. The PHA will advise them of housing eligibility factors and guidelines in order that they can make proper referrals for those who seek housing.

E. PRIVACY STATEMENT

Applicants and participants, including all adults in their households, are required to sign the form HUD-9886, "Authorization for Release of Information and Privacy Act Notice." This document incorporates the Federal Privacy Act Statement and describes the conditions under which HUD will release family information.

The HA's policy regarding release of information is in accordance with State and local laws which may restrict the release of family information.

Any and all information, which would lead one to determine the nature and/or severity of a person's disability, must be kept in a separate folder and marked "confidential." The personal information in this folder must not be released except on an "as needed" basis in cases where an accommodation is under consideration.

Chapter 2

ELIGIBILITY AND SUITABILITY FOR ADMISSION TO PUBLIC HOUSING

[24 CFR Part 960, Subpart B]

INTRODUCTION

This chapter describes the eligibility and suitability criteria for admission to the public housing program. The policy of the HA is to apply these criteria to evaluate the qualifications of families who apply. The HA will review all information provided by the family carefully and without regard to factors other than those defined in this chapter. Families will be provided the opportunity to explain their circumstances, to furnish additional information, if needed, and to receive an explanation of the basis for any decision made by the HA pertaining to their eligibility and suitability.

PART I: ELIGIBILITY

A. QUALIFICATION FOR ADMISSION

In order to be deemed eligible for admission to public housing, an applicant must meet the following criteria:

Meets the definition of a family as defined by HUD and the HA

Heads a household where at least one member of the household is either a citizen or eligible non-citizen. (24 CFR Part 5, Subpart E)

Has an annual income at the time of admission that does not exceed the low-income limits for occupancy established by HUD and posted separately at the HA

Provides a Social Security number for all family members, age six or older, or will provide written certification that they legally cannot obtain Social Security numbers at this time and will notify the HA upon receipt of a Social Security number

Meets the Suitability Criteria as set forth in this chapter

Has no outstanding debts to any housing authority

The HA shall permanently deny admission to public housing units to persons convicted of manufacturing or producing methamphetamine on the premises of assisted housing.

The HA shall deny admission to sex offenders who are subject to a lifetime registration requirement under a State sex offenders registration program.

Timing for the Verification of Qualifying Factors

The HA shall not verify eligibility factors until the HA "batches" applicant files from the waiting list after determining that a sufficient number of vacancies warrant a pool of eligible applicants.

B. FAMILY COMPOSITION

Definition of Family

Elderly, disabled, and displaced families are defined by HUD in CFR 5.403.

Other families are defined by the HA as follows:

> A family, other than an elderly, disabled, or displaced family, is defined by the HA as two or more persons who intend to share residency in the public housing unit, and whose income and resources are available to meet the family's needs.

The term "family" also includes, but is not limited to:

> A family with or without children;
>
> An elderly family;
>
> A disabled family;
>
> A displaced family;
>
> The remaining member of a resident family;
>
> A single person who is not elderly, displaced, or a person with disabilities, or the remaining member of a resident family;
>
> Two or more elderly or disabled persons living together, or one or more elderly or disabled persons living with one or more live-in aides;
>
> Two or more near-elderly persons living together, or one or more near-elderly persons living with one or more live-in aides.

The temporary absence of a child from the home due to placement in foster care shall not be considered in determining family composition and family size.

Head of Household

The head of household is the adult member of the household who is designated by the family as head, is wholly or partly responsible for paying the rent, and has the legal capacity to enter into a lease under State/local law.

Spouse of Head

"Spouse" means the husband or wife of the head.

For proper application of the Noncitizens Rule, the definition of "spouse" is the marriage partner who, in order to dissolve the relationship, would have to be divorced. It includes the partner in a common-law marriage. The term "spouse" does not apply to boyfriends, girlfriends, significant others, or co-heads.

Co-Head

An individual in the household who is equally responsible for the lease with the Head of Household. A household may have either a spouse or co-head, but not both. A co-head never qualifies as a dependent.

Live-In Attendants

A family may include a live-in aide provided that such live-in aide:

Is determined by the HA to be essential to the care and well being of an elderly person, a near-elderly person, or a person with disabilities,

Is not obligated for the support of the person(s), and

Would not be living in the unit except to provide care for the person(s).

A live-in aide is not considered to be an assisted family member and has no rights or benefits under the program.

Income of the live-in aide will not be counted for purposes of determining eligibility or level of benefits.

Live-in aides are not subject to Non-Citizen Rule requirements.

Live-in aides may not be considered as a remaining member of the resident family.

Relatives are not automatically excluded from being live-in aides, but they must meet all of the elements in the live-in aide definition described above.

Family members of a live-in attendant may also reside in the unit, providing that doing so does not increase the subsidy by the cost of an additional bedroom and that the presence of the family member(s) does not overcrowd the unit.

A live-in aide may only reside in the unit with the approval of the HA. Written verification will be required from a reliable, knowledgeable professional, such as a doctor, social worker, or caseworker. The verification provider must certify that a live-in aide is needed for the care of the family member who is elderly, near-elderly (50–61) or disabled.

Verification of the need for a live-in aide must include the hours the care will be provided.

The HA has the right to disapprove a request for a live-in aide based on the "Other Eligibility Criteria" described in this chapter.

The family is responsible for the actions of the live-in aide. The live-in aide must comply with obligations of the family to maintain the unit and premises in a decent, safe and sanitary manner and not to disturb the peaceful enjoyment of the premises.

C. MANDATORY SOCIAL SECURITY NUMBERS [24 CFR 5.216]

Families are required to provide verification of Social Security Numbers for all family members age six and older prior to admission, or written certification that they legally cannot obtain Social Security numbers at this time and will notify the HA upon receipt of a Social Security number. This requirement also applies to persons joining the family after admission to the program.

Failure to furnish verification of Social Security Numbers is grounds for denial of admission or termination of tenancy.

If a member legally cannot obtain a Social Security Number, he/she must sign a certification stating that he/she does not have one. The certification shall:

State the individual's name, state that the individual has not been issued a Social Security Number;

State that the individual will disclose the Social Security Number to the HA, if he/she obtains one at a later date;

Be signed and dated.

D. CITIZENSHIP/ELIGIBLE IMMIGRATION STATUS

In order to receive assistance, a family member must be a U.S. citizen, a citizen of the Freely Associated States of the Marshall Islands, the Federated States of Micronesia, and Palau, or an eligible immigrant. Individuals who are neither may elect not to contend their status. Eligible immigrants are persons who are in one of the six immigrant categories as specified by HUD.

For the Citizenship/Eligible Immigration requirement, the status of each member of the family is considered individually before the family's status is defined.

Mixed Families: A family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed." Such applicant families will be given notice that their assistance will be pro-rated and that they may request a hearing if they contest this determination.

Non-eligible members: Applicant families that include only non-eligible members will be ineligible for assistance. Such families will be denied admission and offered an opportunity for a hearing.

Non-citizen students: As defined by HUD in the non-citizen regulations, non-citizen students are not eligible for assistance.

The HA will establish and verify eligibility no later than the date of the family's first annual reexamination.

E. DENIAL OF ADMISSION FOR PREVIOUS DEBTS TO THIS OR ANY OTHER HA

Previous outstanding debts incurred by all adult members of an applicant household to this HA or any housing authority resulting from a previous tenancy in the public housing or Section 8 program must be paid in full prior to admission.

The HA reserves the right, in the case of hardship, to approve a Payment Agreement if the debt owed to the HA occurred due to significant medical bills or utility costs due from the applicant at time the debt was recorded. Full documentation of the hardship will be required. In no case will the debt be forgiven.

F. INCOME LIMITS

Income eligibility for the public housing program is based on the total anticipated income from all sources received by any family member 18 years of age or older. Income limits are determined by HUD and subject to periodic change. The HA shall use income guidelines provided by HUD to determine program eligibility for the public housing program. These income guidelines will be posted at all times at the HA's site management offices.

PART II: SCREENING FOR SUITABILITY [24 CFR 960.204, 960.205]

A. SUITABILITY CRITERIA

All applicants will be processed in accordance with HUD's regulations (24 CFR Part 960) and sound management practices. Applicants will be required to demonstrate ability to comply with essential provisions of the lease as summarized below.

All applicants must demonstrate through an assessment of current and past behavior the ability:

To pay rent and other charges as required by the lease in a timely manner;

To care for and avoid damaging the unit and common areas;

To use facilities, appliances and equipment in a reasonable way;

To create no health or safety hazards, and to report maintenance needs in a timely manner;

Not to interfere with the rights and peaceful enjoyment of others and to avoid damaging the property of others;

Not to engage in criminal activity or alcohol abuse that threatens the health, safety or right to peaceful enjoyment of other residents or staff and not to engage in drug-related criminal activity on or off the HA premises;

Not to have ever been convicted of manufacturing or producing methamphetamine, also known as "speed," on the premises of assisted housing;

Not to be subject to lifetime sex offender registration requirement;

To comply with necessary and reasonable rules and program requirements of HUD and the HA; and

To comply with local health and safety codes.

In developing its admission policies, the aim of the HA is to attain a resident body composed of families with a broad range of incomes and to avoid concentrations of the most economically deprived families and families with serious social problems. Therefore, it is the policy of the HA to deny admission to applicants whose habits and practices may reasonably be expected to have a detrimental effect on the operations of the development or neighborhood, or on the quality of life for its residents.

The HA will conduct a detailed interview of all applicants designed to evaluate the qualifications of applicants to meet the essential requirements of tenancy. Answers may be subject to third party verification.

An applicant's misrepresentation of any information related to eligibility, award of preference for admission, housing history, allowances, family composition, criminal history, or rent may result in denial of admission.

Applicants must be able to demonstrate the ability and willingness to comply with the terms of the lease. Should the applicant require assistance in order to comply with the terms of the lease, the applicant must notify the HA that the assistance will be available at the time of admission. (24 CFR 8.2 Definition: Qualified Individual with Handicaps) The availability of assistance is subject to verification by the HA.

The HA's minimum age for admission as head of household is 18, so that the HA will avoid entering into leases that would not be valid or enforceable under applicable law.*

As a part of the final suitability determination, the HA will screen each applicant household to assess their suitability as renters.

The HA will complete a credit check or rental history check on all applicants.

The HA may complete a home visit at the current residence of all applicants who:

Have had landlords refuse to sign their Resident Reference Form;

Stated information on their application that is inconsistent with information on the credit and unlawful detainer report;

Do not have an established residence at the time of their suitability review (e.g., state they live "here and there with friends");

Have landlords raise suitability issues on the Resident Reference Forms;

Have a criminal history that raises suitability concerns;

Claim to have zero income (to establish how they are meeting their needs);

Were interviewed by HA staff who has found the applicant's statement or behavior to raise concerns regarding suitability.

* The HA shall make an exception for emancipated minors upon completion of verifying their legal status as such.

The HA's examination of relevant information pertaining to past and current habits or practices will include, but is not limited to, an assessment of:

The applicant's past performance in meeting financial obligations, especially rent;

Eviction or records of disturbance of neighbors sufficient to warrant a police call, destruction of property, or living or housekeeping habits at present or prior residences, which may adversely affect the health, safety, or welfare of other residents or neighbors;

Any history of criminal activity on the part of any applicant family member, involving criminal acts, including drug-related criminal activity;

Any history or evidence of repeated acts of violence on the part of an individual, or a pattern of conduct constituting a danger to peaceful occupancy by neighbors;

Any history of initiating threats or behaving in a manner that indicates intent to assault employees or other residents;

Any history of alcohol or substance abuse that would threaten the health, welfare, or right to peaceful enjoyment of the premises by other residents.

The ability and willingness of an applicant to comply with the essential lease requirements will be verified and documented by the HA. The information to be considered in the screening process shall be reasonably related to assessing the conduct of the applicant and other family members listed on the application in present and prior housing.

The history of applicant conduct and behavior must demonstrate that the applicant family can reasonably be expected not to:

Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises by adversely affecting their health, safety, or welfare [24CFR 960.205(b)];

Adversely affect the physical environment or financial stability of the development [24CFR 960.205(b)];

Violate the terms and conditions of the lease [24CFR 8.3];

Require services from HA staff that would alter the fundamental nature of the HA's program [24 CFR 8.3].

B. SCREENING FOR DRUG-RELATED AND/OR CRIMINAL ACTIVITY

It is the intention of the Housing Authority to administer a policy that maintains decent, safe, and sanitary public housing. All screening procedures shall be administered fairly and in such a way as to not discriminate on the basis of race, color, nationality, religion, sex, familial status, disability or against other legally protected groups as well as not in violation of the right to privacy.

The HA will obtain criminal summary history information from State and/or local law enforcement agencies, and the FBI on all applicants over the age of eighteen for the purpose of determining resident suitability.

All applicants to the public housing program will be screened for drug-related, violent- and other criminal activity during the suitability review process. The HA defines criminal activity in the following manner:

> Drug-Related Criminal Activity: the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance (as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802)).
>
> Violent Criminal Activity: any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against a person or property.
>
> Other Criminal Activity: any criminal activity including, but not limited to, violent criminal activity which would adversely affect the health, safety, or right to peaceful enjoyment of the public housing premises by other residents or employees of the HA.

Denial of Admission for Drug-Related Criminal Activity:

The HA will deny admission to those applicants convicted of manufacturing or producing methamphetamine on the premises of Federally assisted housing, in accordance with HUD regulations.

Any applicant evicted from federally assisted housing by reason of drug-related criminal activity within the previous three-year period shall be denied admission, unless the evicted resident successfully completed a rehabilitation program approved by the HA and is willing to continue with counseling and support activities.

The HA will deny admission to applicants where it is determined that there is a pattern of illegal use of a controlled substance or abuse of alcohol by the applicant. The HA will consider the illegal use of a controlled substance or abuse of alcohol a "pattern" where there are three or more incidents during the previous twelve months.

In determining whether to deny admission to public housing based on a pattern of illegal use of a controlled substance or abuse of alcohol by an applicant, and/or prior eviction from federally assisted housing by reason of drug-related criminal activity, the HA may consider the following mitigating factors:

Has successfully completed a supervised drug or alcohol rehabilitation program (as applicable) and is willing to continue with counseling and support activities and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable);

Has otherwise been rehabilitated successfully and is willing to continue with counseling and support activities and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable); or

Is participating in a supervised drug or alcohol rehabilitation program (as applicable) and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable).

Notwithstanding Sections a, b, and c, the HA reserves the right to deny admission to applicants who have engaged in any drug-related criminal activity within a previous three-year period. In such a determination, the HA will take into account the above-listed mitigating factors.

Denial of Admission for Violent Criminal Activity

In accordance with Section 578 (a) of the Quality Housing and Work Responsibility Act of 1998, the HA will deny admission to public housing for any applicant who is subject to a lifetime registration requirement under the State sex offender registration program.

In accordance Section 576 (C) of the Quality Housing and Work Responsibility Act of 1998, the HA will deny admission to public housing for any applicant who has engaged in violent criminal activity within the last three years.

Other Criminal Activity

The HA will consider "other criminal activity" engaged in by an applicant in determination of suitability for public housing.

Right to Informal Hearing

Applicants denied admission to public housing based on drug-related, violent or other criminal activity may dispute the information revealed in the criminal summary history information or the determination made by the HA and request an informal hearing in accordance with the HA's grievance policy.

C. OTHER SUITABILITY FACTORS

Rent-Paying Habits

The HA will examine any HA records from a prior tenancy, and will request written references from the applicant's current landlord and may request written references from current and former landlords for up to the past three years.

Based upon these verifications, the HA will determine if the applicant was chronically late with rent payments, has been evicted for nonpayment of rent, or had other legal action initiated against him/her for debts owed. Any of these circumstances could be grounds for an ineligibility determination, depending on the amount of control the applicant had over the situation.

Screening Applicants Who Claim Mitigating Circumstances

Mitigating circumstances are facts relating to the applicant's record of unsuitable history or behavior, which, when verified, would indicate both: (1) what the reason for the unsuitable history and/or behavior is; and (2) that the reason for the unsuitable history and behavior is no longer in effect or is under control, and the applicant's prospect for lease compliance is an acceptable one, justifying admission.

If unfavorable information is received about an applicant, consideration shall be given to the time, nature, and extent of the applicant's conduct and to factors that might indicate a reasonable probability of favorable future conduct. In order to be factored into the HA's screening assessment of the applicant, mitigating circumstances must be verifiable.

If the mitigating circumstances claimed by the applicant relate to a change in disability, medical condition or course of treatment, the HA shall have the right to refer such information to persons who are qualified and knowledgeable to evaluate the evidence and to verify the mitigating circumstance. The HA shall also have the right to request further information reasonably needed to verify the mitigating circumstance, even if such information is of a medically confidential nature. Such inquiries will be limited to the information necessary to verify the mitigating circumstances or, in the case of a person with disabilities, to verify a reasonable accommodation.

Examples of mitigating circumstances:

Evidence of successful rehabilitation;

Evidence of the applicant family's participation in and completion of social service or other appropriate counseling service approved by the HA;

Evidence of successful and sustained modification of previous disqualifying behavior.

Consideration of mitigating circumstances does not guarantee that the applicant will qualify for admission. The HA will consider such circumstances in light of:

The applicant's ability to substantiate through verification the claim of mitigating circumstances and his/her prospects for improved future behavior; and the applicant's overall performance with respect to all the screening requirements.

D. QUALIFIED AND UNQUALIFIED APPLICANTS

Information which has been verified by the HA will be analyzed and a determination will be made with respect to:

The eligibility of the applicant as a family;

The eligibility of the applicant with respect to income limits for admission; and

The eligibility of the applicant with respect to citizenship or eligible immigration status.

Assistance to a family may not be delayed, denied or terminated on the basis of the family's ineligible immigration status unless and until the family completes all the verification and appeals processes to which they are entitled under both INS and HA procedures, except for a pending HA hearing.

Applicants who are determined to be unqualified for admission will be promptly notified with a Notice of Denial of Admission stating the reason for the denial. The HA shall provide applicants an opportunity for an informal hearing (see chapter titled "Complaints, Grievances, and Appeals").

The HA will make every effort to accurately estimate an approximate date of occupancy. However, the date given by the HA does not mean that applicants should expect to be housed by that date. The availability of a suitable unit to offer a family is contingent upon factors not directly controlled by the HA, such as turnover rates, and market demands as they affect bedroom sizes and development location.

E. DOCUMENTATION OF FINDINGS

An authorized representative of the HA shall document any pertinent information received relative to the following:

Criminal Activity—includes the activities listed in the definition of criminal activity in this chapter.

Pattern of Violent Behavior—includes evidence of repeated acts of violence on the part of an individual, or a pattern of conduct constituting a danger to peaceful occupancy of neighbors.

Pattern of Drug Use—includes a determination by the HA that the applicant has exhibited a pattern of illegal use of a controlled substance which might interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

Drug-Related Criminal Activity—includes a determination by the HA that the applicant has been involved in the illegal manufacture, sale, distribution, use or possession of a controlled substance.

Pattern of Alcohol Abuse—includes a determination by the HA that the applicant's pattern of alcohol abuse might interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.

Initiating Threats—or behaving in a manner indicating an intent to assault employees or other residents.

Abandonment of a Public Housing Unit without advising HA officials so that staff may secure the unit and protect its property from vandalism.

Non-Payment of Rightful Obligations—including rent and/or utilities and other charges owed to the HA or any other HA.

Falsifying an Application for Leasing—providing false information about family income and size, using an alias on the application for housing, or making any other material false statement or omission intended to mislead.

Record of Serious Disturbances of Neighbors, Destruction of Property or Other Disruptive or Dangerous Behavior—consists of patterns of behavior that endanger the life, safety, or welfare of other persons by physical violence, gross negligence or irresponsibility; that damage the equipment or premises in which the applicant resides; or that are seriously disturbing to neighbors or disrupt sound family and community life, indicating the applicant's inability to adapt to living in a multi-family setting. Includes judicial termination of tenancy in previous housing on the grounds of nuisance or objectionable conduct, or frequent loud parties that have resulted in serious disturbances of neighbors.

Grossly Unsanitary or Hazardous Housekeeping—includes the creation of a fire hazard through acts such as hoarding rags, papers, or other materials; severe damages to premises and equipment, if it is established that the family is responsible for the condition; seriously affecting neighbors by causing infestation, foul odors, depositing garbage in halls; or serious neglect of the premises. This category does not include families whose housekeeping is found to be superficially unclean or due to lack of orderliness, where such conditions do not create a problem for neighbors.

Destruction of Property from previous rentals.

Whether Applicant or Resident Is Capable of Maintaining the Responsibilities of Tenancy—In the case of applicants for admission, the person's present living arrangements and a statement obtained from applicant's physician, social worker, or other health professional will be among factors considered in making this determination. The availability of a live-in attendant will be considered in making this determination.

In the event of the receipt of unfavorable information with respect to an applicant, consideration shall be given to the time, nature, and extent of the applicant's conduct and to factors that might indicate a reasonable probability of favorable future conduct or financial prospects.

F. PROHIBITED CRITERIA FOR DENIAL OF ADMISSION

The HA shall not reject an applicant on the basis that such applicant:

Has no income;

Is not employed;

Does not participate in a job-training program;

Will not apply for various welfare or benefit programs;

Has a child (or children);

Has children born out of wedlock;

Is on welfare;

Is a student.

G. APPEALS

If information is revealed that would cause the HA to deny admission to the household and the person disputes the information, s/he shall be given an opportunity to appeal the denial according to the HA's hearing procedures outlined in the chapter regarding grievances and appeals.

Chapter 3

APPLICATIONS AND MANAGEMENT OF THE WAITING LIST

PART I: APPLICATIONS

INTRODUCTION

The policy of the HA is to ensure that all families who express an interest in housing assistance are given an equal opportunity to apply and are treated in a fair and consistent manner. This Chapter describes the policies and procedures for completing an initial application for assistance, placement and denial of placement on the waiting list, and HA admissions preferences. The HA utilizes information provided during the application process to complete an accurate and timely determination of program eligibility and suitability.

A. HOW TO APPLY

Applicants interested in any of the HA's programs must call the application phone line to place their name on the waiting list and complete a written application form. Applications will be made available in an accessible format upon request from a person with a disability.

The application process consists of the following:

1. The first is the "initial" application for admission. This first HA process is to determine the family's basic eligibility for placement on the waiting list. The applicant calls the application list phone line and provides information on family name and composition, address, estimated annual income and number of bedrooms they would like to apply for at the time of the initial application.

2. The second HA process is the "final determination of eligibility for admission" (referred as the full application). The full application takes place when the family is contacted by the HA and completes the application packet. At this time the HA ensures that verification of all HUD and HA eligibility factors is complete in order to determine the family's eligibility for an offer of a suitable unit.

B. "INITIAL" APPLICATION PROCEDURES

The purpose of the initial application is to permit the HA to preliminarily assess family eligibility or ineligibility and to determine placement on the waiting list.

During the phone interview, the applicant will be asked questions designed to obtain the following information:

Names of head of household and spouse

Names of adult family members and age of all family members

Number of family members (used to estimate bedroom size needed)

Current street address and phone numbers

Mailing address (If PO Box or other permanent address)

Annual income

Source(s) of income received by household members

Information regarding request for reasonable accommodation or for accessible unit

Applicants are required to inform the HA in writing of changes in family composition, income, and address. Applicants are also required to respond to requests from the HA to update information on their application, or to determine their continued interest in assistance.

C. NOTIFICATION OF APPLICANT STATUS

If after a review of the information gathered during the phone interview, the family is determined to be "preliminarily eligible" they will be notified in writing.

If the family is determined to be ineligible based on the information provided in the phone interview, the HA will notify the family in writing (in an accessible format upon request as a reasonable accommodation), state the reason(s), and inform them of their right to an informal hearing. Persons with disabilities may request to have an advocate attend the informal hearing as an accommodation. See Chapter on "Complaints, Grievances and Appeals."

D. COMPLETION OF A FULL APPLICATION

The HA shall verify preferences at the time the HA conducts the eligibility review.

Preferences are based on applicant's current status and shall be verified during the eligibility review, regardless of the length of time an applicant may have been on the waiting list. The preference must exist at the time the HA initiates verification of applicant information.

After the HA verifies preference the HA will notify applicants to attend an interview to review information contained in the application for housing assistance.

Requirement to Attend Interview

The HA utilizes the interview session to discuss the family's circumstances in greater detail, to clarify information which has been provided by the family, and to ensure such information is complete. Families are also provided with information about the application and verification process, as well as other HA services or programs that may be available.

All adult family members must attend the interview and sign the housing application. Exceptions may be made for adult students attending school out of state or for members for whom attendance would be a hardship.

It is the applicant's responsibility to reschedule the interview if s/he misses the appointment. If the applicant does not reschedule or misses three scheduled meeting(s), the HA will reject the application.

Reasonable accommodation will be made for persons with a disability that requires an advocate or accessible offices. A designee will be allowed to provide some information, but only with permission of the person with a disability.

If an application is denied due to failure to attend the full application interview, the applicant will be notified in writing and offered an opportunity to request an informal hearing. (See Chapter on Complaints, Grievances and Appeals.)

At the time of the interview, all adult members will be required to sign Form HUD-9886, "Release of Information," the declarations and consents related to citizenship/immigration status and any other documents required by the HA. Applicants will be required to sign specific verification forms for information that is not covered by the HUD-9886. Failure to do so will be cause for denial of the application for failure to provide necessary certifications and release as required by the HA.

Information provided by the applicant will be verified, including information related to family composition, income, allowances and deductions, assets, eligible immigration status, full time student status and other factors related to preferences, eligibility and rent calculation.

If the HA determines at or after the interview that additional information or document(s) are needed, the HA will request the document(s) or information in writing. The family will be given ten calendar days to supply the information.

If the information is not supplied in this time period, the HA will provide the family a notification of denial for assistance. (See Chapter on Complaints, Grievances and Appeals.)

E. PROCESSING APPLICATIONS

The following items will be verified to determine qualification for admission to the HA's housing program:

Preference verification

Family composition and type (elderly/non elderly)

Annual Income

Assets and Asset Income

Deductions from Annual Income

Social Security Numbers of all family members

Information used in applicant screening

Citizenship or eligible immigration status

Criminal History Report

F. FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY

After the verification process is completed, the HA will make a final determination of eligibility based upon information provided by the family, the verification conducted by the HA, and the determination of resident suitability (see Chapter on Eligibility for Admission).

As the rules and regulations governing the housing program are subject to change by HUD and/or families may have experienced a change in circumstance(s) during the review process that may affect an applicant's eligibility, it is necessary to make final eligibility determination.

The household is not actually eligible for a unit offer until this final determination has been made, even though they may have been preliminarily determined eligible and may have been listed on the waiting list.

PART II: RESIDENT SELECTION AND ASSIGNMENT PLAN

[24 CFR 960.204]

(Includes Preferences and Management of the Waiting List)

INTRODUCTION

It is the HA's policy that each applicant shall be assigned an appropriate place on a jurisdiction-wide waiting list or on the waiting list for the development(s) in which the applicant wishes to reside (site based waiting list). Applicants will be listed in sequence based upon date and time the application is received, the size and type of unit they require, the site in which they wish to reside and factors of preference or priority. In filling an actual or expected vacancy, the HA will offer the dwelling unit to an applicant in the appropriate sequence and the HA will offer the unit until it is accepted. This Chapter describes the HA's policies with regard to the number of unit offers that will be made to applicants selected from the waiting list.

HA's Objectives

HA policies will be followed consistently and will affirmatively further HUD's fair housing goals.

It is the HA's objective to ensure that families are placed in the proper order on the waiting list so that the offer of a unit is not delayed to any family unnecessarily or made to any family prematurely. This chapter explains the policies for the management of the waiting list.

By maintaining an accurate waiting list, the HA will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available to fill unit vacancies in a timely manner. Based on the HA's turnover and the availability of appropriate sized units, groups of families will be selected from the waiting list to form a final eligibility "pool." Selection from the pool will be based on completion of verification.

A. MANAGEMENT OF THE WAITING LIST

The HA will administer its waiting list as required by 24 CFR Part 5, Subparts E and F, Part 945 and 960.201 through 960.215. The waiting list will be maintained in accordance with the following guidelines:

The application will be a permanent file.

All applicants in the pool will be maintained in order of date and time of application receipt.

All applicants must meet applicable income eligibility requirements as established by HUD.

Opening and Closing of the Waiting Lists

The HA, at its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part.

The decision to close the waiting list will be based on the number of applications available for a particular size and type of unit, and the ability of the HA to house an applicant in an appropriate unit within a reasonable period of time.

When the HA opens the waiting list, the HA will advertise through public notice in the following newspaper publications, media entities, and social service agencies including but not limited to:

Penny Saver newspapers

Social Services & local government offices

Los Angeles area newspapers

Radio Public Service Announcements

InfoNotes, the HA resident newsletter

The public notice will contain:

The dates, times, and the locations where families may apply.

Any system of site-based waiting list offered by the HA.

The programs for which applications will be taken.

Brief description of the program.

Limitations, if any, on whom may apply.

The notices will be made in an accessible format if requested. They will provide potential applicants with information that includes the HA address and telephone number, how to submit an application, information on eligibility requirements.

Upon request from a person with a disability, additional time will be given as an accommodation for submission of an application after the closing deadline. This accommodation is to allow persons with disabilities the opportunity to submit an application in cases when a social service organization provides inaccurate or untimely information about the closing date.

When Application Taking Is Suspended

The waiting list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.

During the period when the waiting list is closed, the HA will not maintain a list of individuals who wish to be notified when the waiting list is open.

Suspension of application taking is announced in the same way as opening the waiting list.

The open period shall be long enough to achieve a waiting list adequate to cover projected turnover over the next 24 months. The HA will give at least ten days' notice prior to closing the list.

The HA may update the waiting list annually by removing the names of those families who are no longer interested, no longer qualify for housing, or cannot be reached by mail or telephone. At the time of initial intake, the HA will advise families of their responsibility to notify the HA when mailing address or telephone numbers change.

Limits on Who May Apply

When the waiting list is open:

> Any family asking to be placed on the waiting list for public housing rental assistance will be given the opportunity to submit an application.

When the application is submitted to the HA:

> It establishes the family's date and time of application for placement order on the waiting list.

Multiple Families in Same Household

When families apply that consist of two families living together, (such as a mother and father, and a daughter with her own husband or children), if they apply as a family unit, they will be treated as a family unit.

B. SITE-BASED WAITING LISTS

The HA offers a system of site-based waiting lists at the following developments:

Carmelitos (seniors)
Colonia de las Rosas (Nueva Maravilla senior building)
Whittier Manor
Foothill Villa
Marina Manor I & II
Carmelita
Francisquito Villa
Palm Apartments
Herbert Avenue
South Bay Gardens
Orchard Arms
Ocean Park
Westknoll Apartments
Triggs Street
Harbor Hills

Applicants may choose on which site-based waiting list they wish to be placed, regardless of the application site.

Every reasonable action will be taken by the HA to assure that applicants can make informed choices regarding the development(s) in which they wish to reside. The HA will disclose information to applicants regarding the location of available sites, occupancy number and size of accessible units. The HA will also include basic information relative to amenities such as day care, security, transportation, training programs, and an estimate of the period of time the applicant will likely have to wait to be admitted to units of different types.

Monitoring Site-Based Waiting Lists

The system of site-based waiting lists will be carefully monitored to assure that civil rights and fair housing are affirmatively furthered.

The HA will monitor its system of site-based waiting lists at least every three years to assure that racial steering does not occur. If the HA's analysis of its site-based waiting list indicates that a pattern of racial steering is or may be occurring, the HA will take corrective action.

The HA will at least every three years use independent testers or other means satisfactory to HUD to assure that the site-based waiting list is not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist.

C. WAITING LIST PREFERENCES

A preference is not an automatic guarantee of admission to the program. Preferences are used to establish the order of placement on the waiting list. Every applicant must meet the HA's Selection Criteria as defined in this policy.

The HA's preference system will work in combination with requirements to match the characteristics of the family to the type of unit available, including units with targeted populations, and further deconcentration of poverty in public housing. When such matching is required or permitted by current law, the HA will give preference to qualified families.

Families who reach the top of the waiting list will be contacted by the HA to verify their preference and, if verified, the HA will complete a full application for occupancy. Applicants may not retain

their place on the waiting list if they refuse to complete the application process.

Among applicants with equal preference status, the waiting list will be organized according to date and time of application.

Local Preferences

Local preferences will be used to select among applicants on the waiting list. A public notice with opportunity for public comment will be held before the HA adopts or changes any local preference.

The notice will be distributed following the same guidelines as those used for opening or closing the waiting list.

General Occupancy Developments

The HA has established the following local admissions preferences for general occupancy developments:

First Priority: Homeless

Homeless families must be referred to the HA by a homeless service provider currently under contract with the HA. The family must consist of two (2) or more persons with one (1) member being under the age of 18 or be a single elderly and/or disabled person:

This preference is limited to 25% of the number of vacant general occupancy units available on July 1 of each fiscal year. Furthermore, the HA will consider victims of domestic violence and emancipated youth aging out of Foster Care as part of the definition of homeless families. Victims of domestic violence and emancipated youth aging out of Foster Care will receive the same admissions preference as homeless families. In order to qualify for the domestic violence preference, the applicant must be referred to the HA by a homeless service provider currently under contract with the HA. In order to qualify for the emancipated youth aging out of Foster Care preference, the applicant must be referred to the HA by the Department of Children and Family Services (DCFS).

Second Priority: Families who live and/or work in unincorporated Los Angeles County whom are Veterans or surviving spouses of Veterans.

Third Priority: All other families who live and/or work in unincorporated Los Angeles County.

Fourth Priority: Families who do not live or work in unincorporated Los Angeles County whom are Veterans or surviving spouses of Veterans.

Fifth Priority: All other families that do not live or work in unincorporated Los Angeles County.

Treatment of Single Applicants

All families with children, elderly families, and disabled families will have an admission preference over "Other Singles."

Mixed Population Developments

The HA has established the following local admissions preferences for mixed population developments:

First Priority: Families that live and/or work in unincorporated Los Angeles County, are Veterans or surviving spouses of Veterans, AND who are Elderly Families (head, spouse or sole member is 62 years of age or older) OR Disabled Families (head, spouse or sole member meets the HUD/Social Security definition of disability).

Second Priority: Families who live and/or work in unincorporated Los Angeles County AND who are Elderly Families OR Disabled Families.

Third Priority: Families who do not live and/or work in unincorporated Los Angeles County AND who are Veterans or spouses of Veterans, AND Elderly Families OR Disabled Families.

Fourth Priority: Families who do not live and/or work in unincorporated Los Angeles County and who are Elderly Families OR Disabled Families.

D. FACTORS OTHER THAN PREFERENCES THAT AFFECT SELECTION OF APPLICANTS

Before applying its preference system, the HA will first match the characteristics of the available unit to the applicants available on the waiting lists. Factors such as unit size, accessible features, deconcentration or income mixing, income targeting, or units in housing designated for the elderly and/or disabled limit the admission of families to those characteristics that match the characteristics and features of the vacant unit available.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application.

E. INCOME TARGETING

The HA will monitor its admissions to ensure that at least 40% of families admitted to public housing in each fiscal year shall have incomes that do not exceed 30% of area median income of the HA's jurisdiction.

The HA shall, at its discretion, at least annually, exercise the "fungibility" provision of QHWRA by admitting less than 40% of "extremely low income families" to public housing in a fiscal year, to the

extent that the HA has provided more than 75% of newly available Section 8 Housing Choice Vouchers to "extremely low income families." This fungibility provision discretion by the HA is also reflected in the HA's Section 8 Administrative Plan.

The fungibility credits will be used to drop the annual requirement below 40% of admissions to public housing for extremely low income families by the lowest of the following amounts:

The number of units equal to 10% of the number of newly available vouchers in the fiscal year; or

The number of public housing units that 1) are in public housing developments located in census tracts having a poverty rate of 30% or more, and 2) are made available for occupancy by and actually occupied in that year by, families other than extremely low-income families.

The Fungibility Floor: Regardless of the above two amounts, in a fiscal year, at least 30% of the HA's admissions to public housing will be for extremely low-income families. The fungibility floor is the number of units that cause the HA's overall requirement for housing extremely low-income families to drop to 30% of its newly available units.

F. UNITS DESIGNATED FOR THE ELDERLY

The HA may elect at some future time to submit an Allocation Plan as required by the 1992 Housing Act to designate specific units or sites for elderly applicants only. In accordance with the 1992 Housing Act, elderly families with a head, spouse or sole member at least 62 years of age would receive a preference for admission to such units or buildings covered by a HUD-approved Allocation Plan, except for the units which are accessible, which may be offered to persons with disabilities.

G. UNITS DESIGNATED FOR THE DISABLED

The HA may elect at some future time to submit an Allocation Plan as required by the 1992 Housing Act to designate specific units or sites for disabled applicants only. In accordance with the 1992 Housing Act, disabled families with a head, spouse or sole member who qualifies as a person with disabilities as defined in 24 CFR 945.105 will receive a preference for admission to units that are covered by a HUD-approved Allocation Plan.

H. MIXED POPULATION UNITS

A mixed population development is a public housing development, or portion of a development that was reserved for elderly families and disabled families at its inception (and has retained that character).

In accordance with the 1992 Housing Act, elderly families whose head spouse or sole member is at least 62 years of age, and disabled families whose head, co-head or spouse or sole member is a person with disabilities, will receive equal preference to such units.

No limit will be established on the number of elderly or disabled families that may occupy a mixed population property. All other HA preferences will be applied.

I. GENERAL OCCUPANCY UNITS

General occupancy units are designed to house all populations of eligible families. In accordance with the HA's occupancy standards, eligible families not needing units designed with special features or units designed for special populations will be admitted to the HA's general occupancy units.

The HA will use its local preference system as stated in this chapter for admission of eligible families to its general occupancy units.

J. DECONCENTRATION OF POVERTY AND INCOME MIXING

The HA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income residents into lower income developments and lower income residents into higher income developments.

A resident's gross annual income is used to determine income limits at admission and for income-mixing purposes.

Deconcentration and Income-Mixing Goals

The HA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families," will be to admit higher income families to lower income developments, and lower income families to higher income developments.

Deconcentration will apply to transfer families as well as applicant families.

Development Designation Methodology

Annually, the HA will determine on an annual basis the average income of all families residing in general occupancy developments.

The HA will then determine the average income of all families residing in each general occupancy development.

The HA will then determine whether each general occupancy development falls above, within, or below the Established Income Range (EIR).

> The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the HA-wide average income for general occupancy developments.

The HA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in PHA Agency Plan.

> The HA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals:
>
> 1. Goals of deconcentration of poverty and income mixing (bringing higher income residents into lower income developments and vice versa); and
>
> 2. Local goals and strategies contained in the PHA Annual Plan.

Deconcentration Policy

If, at annual review, there are found to be development(s) with average income above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the HA shall adhere to the following policy for deconcentration of poverty and income mixing in applicable developments.

Skipping a family on the waiting list to reach another family in an effort to further the goals of the HA's deconcentration policy:

If a unit becomes available at a development below the EIR, the first eligible family on the waiting list with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the next family regardless of income.

If a unit becomes available at a development above the EIR, the first eligible family on the waiting list with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the next family regardless of income.

Skipping of families for deconcentration purposes will be applied uniformly to all families.

A family has the sole discretion whether to accept an offer of a unit made under the HA's deconcentration policy. The HA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under this deconcentration policy. However, the HA shall uniformly limit the number of offers received by applicants, described in this Chapter.

The HA provides a waiting list preference to homeless families referred by the agencies listed in this Chapter. Only the homeless preference can override deconcentration and income mixing policies.

If the average incomes of all general occupancy developments are within the Established Income Range, the HA will be considered to be in compliance with the deconcentration agreement.

Nothing in the deconcentration policy relieves the HA of the obligation to meet the income targeting requirements.

HA Incentives for Higher Income Families

The HA may offer certain incentives to families with incomes above the EIR willing to move into a development with average income below the EIR.

K. PROMOTION OF INTEGRATION

Beyond the basic requirement of nondiscrimination, HA shall affirmatively further fair housing to reduce racial and national origin concentrations.

The HA shall not require any specific income or racial quotas for any development or developments.

The HA shall not assign persons to a particular section of a community or to a development or building based on race, color, religion, sex, disability, familial status or national origin for purposes of segregating populations.

L. VERIFICATION OF PREFERENCE QUALIFICATION

A family's placement on the waiting list is based upon whether the family qualifies for an admissions preference. When a family is selected from the waiting list during the final determination of eligibility, the HA shall verify the preference.

If the preference verification indicates that the family does not qualify for an admissions preference, the family will be returned to the waiting list and ranked without regard for a local preference and given an opportunity for a review.

Change in Circumstances

Changes in applicant's circumstances while on the waiting list may affect the family's entitlement to a preference. Applicants are required to notify the HA in writing when their circumstances change. When an applicant claims an additional preference, s/he will be placed on the waiting list in the proper order of their newly-claimed preference.

M. PREFERENCE DENIAL

If the HA denies a preference, the HA will notify the applicant in writing of the reasons why the preference was denied and offer the applicant an opportunity for an informal meeting. The applicant will have ten calendar days to request the meeting in writing. If the preference denial is upheld as a result of the meeting, or the applicant does not request a meeting, the applicant will be placed on the waiting list without benefit of the preference. Applicants may exercise other rights if they believe they have been discriminated against by the HA.

N. REMOVAL FROM WAITING LIST AND PURGING

The waiting list may be purged at least once a year by a mailing to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for current information and confirmation of continued interest in the program.

If an applicant fails to respond within ten calendar days s/he will be removed from the waiting list. If a letter is returned by the Post Office with a forwarding address, it will be re-mailed to the address indicated.

If an applicant is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless a person with a disability requests a reasonable accommodation for being unable to reply with the proscribed period.

Notices will be made available in accessible format upon the request of a person with a disability. An extension to reply to the purge notification will be considered as an accommodation if requested by a person with a disability.

Applicants are required to contact the HA in writing to confirm their continued interest in the program.

O. OFFER OF ACCESSIBLE UNITS

The HA has units designed for persons with mobility, sight and hearing impairments, referred to as accessible units.

No non-mobility impaired families will be offered these units until all eligible mobility-impaired applicants have been considered.

Before offering a vacant accessible unit to a non-disabled applicant, the HA will offer such units:

> First, to a current occupant of another unit of the same development, or other public housing developments under the HA's control, who has a disability that requires the special features of the vacant unit.
>
> Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

When offering an accessible/adaptable unit to a non-disabled applicant, the HA will require the applicant to sign a certified statement agreeing that the applicant will relocate within 30 days to the first available vacant unit of appropriate size, at the same or comparable housing development site, should the modified unit be required for an eligible disabled family. This requirement will be a provision of the lease agreement.

P. PLAN FOR UNIT OFFERS

The HA plan for selection of applicants and assignment of dwelling units will assure equal opportunity and non-discrimination on grounds of race, color, sex, religion, or national origin. The HA plan for selection is based on how many locations within its jurisdiction have available units of suitable size and type in the appropriate type of development. This plan is also based on the distribution of vacancies.

The applicant will be offered a unit in the location with the highest number of vacancies. If the offer is rejected, the applicant will be offered a suitable unit in the location with the second highest number of vacancies. If that unit is rejected, a final offer will be made in the location with the third highest number of vacancies.

If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.

The HA will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection, including the reason for the rejection.

Q. CHANGES PRIOR TO UNIT OFFER

Changes that occur during the period between removal from the waiting list and an offer of a suitable unit may affect the family's eligibility or Total Resident Payment. The family will be notified in writing of changes in their eligibility or level of benefits and offered their right to an informal hearing when applicable. (See chapter on Complaints, Grievances, and Appeals.)

R. APPLICANT STATUS AFTER FINAL UNIT OFFER

When an applicant rejects the final unit offer the HA will remove the applicants name from the waiting list.

Removal from the waiting list means the applicant must reapply.

S. TIME LIMIT FOR ACCEPTANCE OF UNIT

Applicants must accept a unit offer within three calendar days of the date the offer is made. Offers made over the telephone will be confirmed in writing by the HA. If the HA is unable to contact an applicant by telephone, the HA will write to the applicant to inform him/her of the unit offer.

Applicants Unable to Take Occupancy

If an applicant is willing to accept the unit offered, but is unable to take occupancy at the time of the offer for "good cause," the applicant will not be removed from the waiting list.

Examples of "good cause" reasons for the refusal to take occupancy of a housing unit include, but are not limited to:

Unit is not of the proper size and type, and the applicant would be able to reside there only temporarily;

Unit contains lead-based paint, and accepting the offer could result in subjecting the applicant's children under seven (7) years of age to lead-based paint poisoning;

An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing; [24 CFR 945.303(d)];

A qualified, knowledgeable, health professional verifies the temporary hospitalization or recovery from illness of the principal household member, other household members, or a live-in aide necessary to care for the principal household member;

The unit is inappropriate for the applicant's disabilities.

Chapter 4

DWELLING UNIT OCCUPANCY STANDARDS

INTRODUCTION

This Chapter states the HA Occupancy Standards used to determine the appropriate type development and unit size for families, based on the following guidelines.

A. DETERMINING UNIT SIZE

GUIDELINES FOR DETERMINING BEDROOM SIZE

Bedroom Size	Persons in Household: Minimum #	Persons in Household: Maximum #
0 Bedroom	1	1
1 Bedroom	1	2
2 Bedrooms	2	4
3 Bedrooms	3	6
4 Bedrooms	4	8
5 Bedrooms	5	10

All guidelines in this section relate to the number of bedrooms in the unit. Dwelling units will be so assigned that:

Generally the HA will assign one bedroom to two people within the following guidelines:

A minimum of one person per bedroom.

Adults of different generations, persons of the opposite sex (other than spouses and significant others), and unrelated adults will not be required to share a bedroom.

Foster children will be included in determining unit size.

Live-in attendants will generally be provided a separate bedroom. No additional bedrooms are provided for the attendant's family.

Space may be provided for a child who is away at school but who lives with the family during school recesses.

The living room may be used as a bedroom at the request of the family and the approval of the HA.

The HA may offer a family a unit that is larger than required by HA's occupancy standards.

All members of the family residing in the unit must be approved by the HA. The family must obtain approval of any additional family member before the person occupies the unit except for additions by birth, adoption, or court-awarded custody, in which case the family must inform the HA within ten calendar days.

B. EXCEPTIONS TO OCCUPANCY STANDARDS

Person with Disability

The HA will grant an exception upon request as a reasonable accommodation for persons with disabilities if the need is appropriately verified [* and meets requirements in the "Service and Accommodations Policy" section of Chapter 1].

Accessible units will be offered to non-mobility impaired applicants only with the understanding that such applicants must accept a transfer to a non-accessible unit at a later date if a person with a mobility impairment requiring the unit applies for housing and is determined eligible.

Other Circumstances

Circumstances may dictate a larger size than the occupancy standards permit when:

Persons cannot share a bedroom because of a need for medical equipment due to its size and/or function. Verification from a doctor must accompany requests for a larger bedroom to accommodate medical equipment.

Requests based on health related reasons must be verified by a doctor.

The HA will grant exceptions from the guidelines in cases where it is the family's request or the HA determines the exceptions are justified by the relationship, age, sex, health or disability of family members, or other individual circumstances, and there is a vacant unit available. If an applicant requests to be listed on a smaller or larger bedroom size waiting list, the following guidelines will apply.

Applicants may request to be placed on the waiting list for a unit size smaller than designated by the occupancy guidelines, (as long as the unit is not overcrowded according to local codes). The family must agree not to request a transfer until they have been admitted and have occupied the unit for 18 months.

The family may request to be placed on a larger bedroom size waiting list than indicated by the HA's occupancy guidelines. The request must explain the need or justification for a larger bedroom size, and must be verified by the HA before the family is placed on the larger bedroom size list.

In all cases, where the family requests an exception to the general occupancy standards, the HA will evaluate the relationship and ages of all family members and the overall size of the unit.

C. OCCUPANCY STANDARDS ARE APPLICABLE TO TRANSFERS

When a change in the circumstances of a resident family requires another unit size, if the unit is not available at the time it is requested, the family will be placed on the Transfer List.

The unit considerations in this section should be used as a guide to determine whether and when the bedroom size should be changed. If an unusual situation occurs, which is not currently covered in this policy, the case should be taken to the manager who will make determination after review of the situation, the individual circumstances, and the verification provided.

D. OCCUPANCY BY POLICE OFFICERS

In order to provide an increased sense of security for public housing residents the HA may allow public housing units to be occupied by police officers.

Police officers will not be required to be income eligible to qualify for admission to the HA's public housing program.

Chapter 5

DETERMINATION OF TOTAL TENANT PAYMENT AND FAMILY CHOICE IN RENTS

[24 CFR 5.609, 5.611, 5.613, 5.615]

PART I: DETERMINATION OF TOTAL TENANT PAYMENT (TTP)

INTRODUCTION

The accurate calculation of Annual Income and Adjusted Income ensures that families are not paying more or less money for rent than their obligation under the regulations.

This chapter defines the allowable deductions from gross Annual Income and how the presence or absence of household members may affect the Total Tenant Payment (TTP). Income and TTP are calculated in accordance with 24 CFR Part 5, Subpart F and further instructions set forth in HUD Notices, Memoranda and Addenda. However, the QHWRA now gives HAs broader flexibility to define terms and to develop standards in order to assure consistent application of the various factors that relate to the determination of TTP.

A. MINIMUM RENT

The minimum rent for the HA is $50. The minimum rent refers to a minimum total tenant payment and not a minimum tenant rent.

The Total Tenant Payment is the greater of:

30% of the adjusted monthly income

10% of the monthly gross income

The minimum rent as established by the HA

HA Procedures for Notification to Families of Hardship Exceptions

The HA will notify those participant families subject to a minimum rent of their right to request a minimum rent hardship exception under the law.

The HA will notify all families at the annual recertification appointment of their right to request a minimum rent hardship exception.

The HA notification will advise the family that hardship exception determinations are subject to HA

grievance procedures.

The HA will review all resident requests for exception from the minimum rent due to financial hardships.

All requests for minimum rent exception are required to be in writing.

Requests for minimum rent exception must state the family circumstances that qualify the family for an exception.

Exceptions to Minimum Rent

The HA will immediately grant the minimum rent exception to all families who request it.

The minimum rent will be suspended until the HA determines whether the hardship is:

Covered by statute

Temporary or long-term

If the HA determines that the minimum rent is not covered by statute, the HA will impose a minimum rent including payment for minimum rent from the time of suspension.

HUD Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall into one of the following criteria:

The family has lost eligibility (for reasons other than failure to comply with program requirements and/or committing program fraud) or is awaiting an eligibility determination for Federal, State, or local assistance.

The family would be evicted as a result of the imposition of the minimum rent requirement.

The income of the family has decreased because of changed circumstances, including:

Loss of employment as defined whereby an individual is out of work due to no fault of their own;

Death of the Resident or other member of the Resident's household;

Other circumstances as determined by the HA or HUD

Temporary Hardship

If the HA determines that the hardship is temporary, a minimum rent will be imposed, including back payment from time of suspension, but the family will not be evicted for nonpayment of rent during the 90 day period commencing on the date of the family's request for exemption.

The HA defines temporary as less than 90 days.

Repayment Agreements for Temporary Hardship

The HA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period.

If the family owes the HA money for rent arrears incurred during the minimum rent period, the HA will require that the family pay an initial lump sum (in an amount determined by the HA) with the remaining balance to be paid equal payments over a period of time not to exceed 12 months under $2400 or 24 months for any amount in excess of $2400.

Minimum rent arrears that are less than $50 will be required to be paid in full the first month following the end of the minimum rent period.

The HA's policies regarding repayment agreements are further discussed in the chapter entitled "Family Debts to the HA."

B. INCOME AND ALLOWANCES

The HA shall define income and allowances as the following:

"Income": The types of money that are to be used as income for the purposes of calculating the TTP are defined by HUD in federal regulations. In accordance with this definition, income from all sources of each member of the household is documented. (See Income Inclusions and Income Exclusions in the Glossary of Terms of this policy.)

"Annual income" is defined as the gross amount of income anticipated to be received by the family during the 12 months after certification or recertification. "Gross income" is the amount of income prior to any HUD allowable expenses or deductions, and does not include income that has been excluded by HUD. Annual income is used to determine whether or not applicants are within the applicable income limits. (24 CFR 5.607)

"Adjusted income" is defined as the annual income minus any HUD allowable deductions.

Allowable Deductions

HUD has five allowable deductions from Annual Income:

1. Dependent allowance: $480 each for family members (other than the head or spouse), who are minors, and for family members who are 18 and older who are full-time students or who are disabled.

2. "Elderly" allowance: $400 per household for families whose head or spouse is 62 or over or disabled.

3. Allowable medical expenses for all family members are deducted for elderly and disabled families.

4. Childcare expenses for children under 13 are deducted when child-care is necessary to allow an adult member to work or attend school (including vocational training). This amount cannot exceed the income a family receives from working. It also cannot exceed the market rate for a day care provider in the area.

5. Expenses for attendant care or auxiliary apparatus for persons with disabilities if needed to enable the individual or an adult family member to work.

C. DISALLOWANCE OF EARNED INCOME FROM RENT DETERMINATIONS

The rent for qualified families may not be increased as a result of the increased income due to such employment during the 12-month period beginning on the date on which the employment begins.

A family qualified for the earned income exclusion is a family that occupies a dwelling unit in a public housing development, is paying income-based rent; and

1. Whose income increases as a result of employment of a member of the family who was previously unemployed for one or more years previous to employment;

   The HUD definition of "previously unemployed" includes a person who has earned in the previous 12 months no more than the equivalent earnings for working 10 hours per week for 50 weeks at the minimum wage. Minimum wage is the prevailing minimum wage in the State or locality.

2. Whose earned income increases as a result of increased earnings by a family member during participation in any family self-sufficiency or other job training program; or

   The HUD definition of economic self-sufficiency program is: any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families. Such programs may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

   Amounts to be excluded are any earned income increases of a family member during the self-sufficiency or job training program and not increases that occur after participation, unless the training provides assistance, training or mentoring after employment. The amount of TANF received in the six-month period includes monthly income and such benefits and services as one-time payments, wage subsidies and transportation assistance.

3. Who is or was, within six months, assisted under any State program for TANF and whose earned income increases, if the amount received under TANF was at least $500 for the six-month period.

The amount that is subject to the disallowance is the amount of incremental increase in income. The incremental increase in income is calculated by comparing the amount of the family member's income before the beginning of qualifying employment to the amount of such income after the beginning of employment.

Initial Twelve-Month Exclusion:

During the cumulative 12-month period beginning on the date a member of a qualified family is first employed or the family first experiences an increase in annual income attributable to employment, the HA will exclude from annual income any increase in income of the family member as a result of employment over the prior income of that family member.

Second Twelve-Month Exclusion:

Upon the expiration of the 12-month period referred to above, the rent payable by a family may be increased due to the continued employment of the family member above, except that during the 12-month period beginning upon such expiration the amount of the increase may not be greater than 50 percent of the amount of the total rent increase that would be applicable except for this exclusion.

Maximum Four-Year Disallowance:

The earned income disallowance is limited to a lifetime 48-month period for each family member. For each family member, the disallowance only applies for a maximum of 12 months total exclusion of incremental increase, and a maximum of 12-month phase in exclusion during the 48-month period starting from the date of the initial exclusion.

If the period of increased income does not last for 12 consecutive months, the disallowance period may be resumed at any time within the 48-month period, and continued until the disallowance has been applied for a total of 12 months of each disallowance (the initial 12-month total exclusion and the second 12-month Housing phase in exclusion).

No earned income disallowance will be applied after the 48-month period following the initial date the exclusion was applied.

Tracking the Earned Income Exclusion

The earned income exclusion will be reported on the HUD 50058 form. Documentation will be included in the family's file to show the reason for the reduced increase in rent.

Such documentation will include:

Date the increase in earned income was reported by the family

Name of the family member whose earned income increased

Reason (new employment, participation in job training program, within 6 months after receiving TANF) for the increase in earned income

Amount of the increase in earned income (amount to be excluded)

Date the increase in income is first excluded from annual income

Date(s) earned income ended and resumed during the initial cumulative 12-month period of

exclusion (if any)

Date the family member has received a total of 12 months of the initial exclusion

Date the 12-month Housing phase in period began

Date(s) earned income ended and resumed during the second cumulative 12-month period phase in exclusion

Date the family member has received a total of 12 months of the phase in exclusion

Ending date of the maximum 48-month (four year) disallowance period (48 months from the date of the initial earned income disallowance

The HA will maintain a tracking system to ensure correct application of the earned income disallowance.

Family's Responsibility to Report Changes

Changes in Family Composition

The HA's policy is not to raise rent between annual recertifications, except in the case of a change in family composition. Residents must report all changes in the household composition.

Changes in Income

The HA's policy is not to raise rent between annual recertifications, except in the case of a change in family composition. However, if the family has an increase in earned income and wishes to benefit from the earned income exclusion, the family must report the increase in income within 10 calendar days of the date of the increase. If the HA determines that the family is a qualified family, the 12-month exclusion will begin on the first day of the month after the family reports the increase in income. At annual recertification, the remainder of the 12-month full exclusion will be applied. After the 12-month full exclusion ends, the 12-month phase-in exclusion will begin. The family will be required to report any change in income or family composition during this period (while full or housing phase in exclusion is applied).

Inapplicability to Admission

The earned income disallowance is only applied to determine the annual income of families residing in public housing, and is not used in determining the annual income of applicants for purposes of eligibility or income targeting for admission.

D. TRAINING PROGRAMS FUNDED BY HUD

All training income from a HUD sponsored or funded training program, whether incremental or not, is excluded from the resident's annual income while the resident is in training. Income from a Resident Services training program, which is funded by HUD, is excluded.

Upon employment with the HA, the full amount of employment income received by the person is counted. There is no 18-month exclusion of income for wages funded under the 1937 Housing Act Programs, which includes public housing and Section 8.

E. AVERAGING INCOME

Income from the previous year may be analyzed to determine the amount to anticipate when third party or check-stub verification is not available.

When Annual Income cannot be anticipated for a full twelve months, the HA will average known sources of income that vary to compute an annual income.

If there are bonuses or overtime, which the employer cannot anticipate for the next twelve months, bonuses and overtime received the previous year, will be used.

If by averaging, an estimate can be made for those families whose income fluctuates from month to month, this estimate will be used so that the housing payment will not change from month to month.

The method used depends on the regularity, source and type of income.

F. INCOME OF PERSON PERMANENTLY CONFINED TO NURSING HOME

If a family member is permanently confined to a hospital or nursing home and there is a family member left in the household, the HA will calculate the Total Tenant Payment by excluding the income of the person permanently confined to the nursing home and not giving the family deductions for medical expenses of the confined family member.

G. REGULAR CONTRIBUTIONS AND GIFTS [24 CFR 5.609(a)(7)]

Regular contributions and gifts received from persons outside the household are counted as income for calculation of the Total Tenant Payment.

Any contribution or gift received on a regular basis regardless of frequency will be considered a "regular" contribution or gift. This includes rent and utility payments made on behalf of the family and other cash or non-cash contributions provided on a regular basis. This information will be requested from the family and will be averaged over a twelve-month period and included in the calculation of Total Tenant Payment. It does not include casual contributions or sporadic gifts. (See chapter on "Verification Procedures," for further definition.)

H. ALIMONY AND CHILD SUPPORT [24 CFR 5.609(a)(7)]

Regular alimony and child support payments are counted as income for calculation of Total Tenant Payment.

If the amount of child support or alimony received is less than the amount awarded by the court, the HA must use the amount awarded by the court unless the family can verify that they are not receiving

the full amount.

The HA will accept as verification that the family is receiving an amount less than the award if:

The HA receives verification from the agency responsible for enforcement or collection.

It is the family's responsibility to supply a copy of the divorce decree.

I. LUMP-SUM RECEIPTS [24 CFR 5.609(b)(5), (c)]

Lump-sum additions to Family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses, are not included in income but may be included in assets.

Lump-sum payments caused by delays in processing periodic payments (unemployment or welfare assistance) are counted as income. Lump sum payments from Social Security or SSI are excluded from income, but any amount remaining will be considered an asset. Deferred periodic payments which have accumulated due to a dispute will be treated the same as periodic payments which are deferred due to delays in processing.

In order to determine amount of retroactive resident rent that the family owes as a result of the lump sum receipt the HA will always calculate retroactively to date of receipt.

Retroactive Calculation Methodology

The HA will go back to the date the lump-sum payment was received, or to the date of admission, whichever is closer.

The HA will determine the amount of income for each certification period, including the lump sum, and recalculate the resident rent for each certification period to determine the amount due the HA.

At the HA's option, the HA may enter into a Repayment Agreement with the family. The HA will only enter into a Repayment Agreement with the family if they are in good standing (no unpaid rent or other charges, no disturbance complaints). The family will be required to pay fifty percent (50%) of the retroactive amount due at the time of calculation and the balance of the amount over a six-month period.

The amount owed by the family is a collectible debt even if the family becomes unassisted.

Attorney Fees

The family's attorney fees may be deducted from lump-sum payments when computing annual income if the attorney's efforts have recovered a lump-sum compensation, and the recovery paid to the family does not include an additional amount in full satisfaction of the attorney fees.

J. CONTRIBUTIONS TO RETIREMENT FUNDS—ASSETS

Contributions to company retirement/pension funds are handled as follows:

While an individual is employed, count as assets only amounts the family can withdraw without retiring or terminating employment.

After retirement or termination of employment, count any amount the employee elects to receive as a lump sum.

K. ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE

The HA must count assets disposed of for less than fair market value during the two years preceding certification or recertification. The HA will count the difference between the market value and the actual payment received in calculating total assets.

Assets disposed of as a result of foreclosure or bankruptcy are not considered to be assets disposed of for less than fair market value. Assets disposed of as a result of a divorce or separation are not considered to be assets disposed of for less than fair market value.

L. CHILD CARE EXPENSES

Unreimbursable child care expenses for children under 13 may be deducted from annual income if they enable an adult to work, attend school full time, or attend full-time vocational training.

In the case of a child attending private school, only before or after-hours care can be counted as child-care expenses.

Child-care expenses cannot be allowed as a deduction if there is an adult household member capable of caring for the child who can provide the child-care. Examples of those adult members who would be considered *unable* to care for the child include:

The abuser in a documented child abuse situation, or

A person with disabilities or older person unable to take care of a small child, as verified by a reliable knowledgeable source.

Child-care expenses must be reasonable. Reasonable is determined by what the average child care rates are in the HA's jurisdiction.

Allowability of deductions for child-care expenses is based on the following guidelines:

Child care to work: The maximum child care expense allowed must be less than the amount earned by the person enabled to work. The "person enabled to work" will be the adult member of the household who earns the least amount of income from working.

Child care for school: The number of hours claimed for childcare may not exceed the number

of hours the family member is attending school (including one hour travel time to and from school).

Amount of Expense: Each site management office will survey the local care providers in the surrounding community to determine what is reasonable. The site management office will use the collected data as a guideline. If the hourly rate materially exceeds the guideline, the HA may calculate the allowance using the guideline.

M. MEDICAL EXPENSES [24 CFR 5.603]

When it is unclear in the HUD rules as to whether or not to allow an item as a medical expense, IRS Publication 502 will be used as a guide.

Over- the- counter medication must be doctor-prescribed in order to be considered a medical expense and will be counted toward medical expenses for families who qualify if the family furnishes legible receipts with identification of the type of purchase.

Acupressure, acupuncture, physical therapy including exercise and chiropractic services may be considered allowable medical expenses if these services are recommended as a specific treatment by the family's primary physician.

The cost of transportation to and from medical appointments and treatments will be an allowable medical expense and will be calculated at the current IRS rate.

N. PRORATION OF ASSISTANCE FOR "MIXED" FAMILIES [24 CFR 5.520]

Applicability

Proration of assistance must be offered to any "mixed" applicant or participant family. A "mixed" family is one that includes at least one U.S. citizen or eligible immigrant and any number of ineligible members.

"Mixed" families that were participants on June 19, 1995, and that do not qualify for continued assistance must be offered prorated assistance. (See chapter titled "Recertifications.") Applicant mixed families are entitled to prorated assistance. Families that become mixed after June 19, 1995, by addition of an ineligible member are entitled to prorated assistance.

Prorated Assistance Calculation

Prorated assistance will be calculated by subtracting the Total Tenant Payment from the applicable Maximum Rent for the unit the family occupies to determine the Family Maximum Subsidy. The family's TTP will be calculated by:

Dividing the Family Maximum Subsidy by the number of persons in the family to determine Member Maximum Subsidy.

Multiplying the Member Maximum Subsidy by the number of eligible family members to determine Eligible Subsidy.

Subtracting the amount of Eligible Subsidy from the applicable Maximum Rent for the unit the family occupies to get the family's Revised Total Tenant Payment.

O. INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS

The HA will not reduce the public housing rent for families whose welfare assistance is reduced specifically because of:

Fraud; or

Failure to participate in an economic self-sufficiency program; or

Noncompliance with a work activities requirement.

However, the HA will reduce the rent if the welfare assistance reduction is a result of:

The expiration of a lifetime time limit on receiving benefits; or

A situation where the family has complied with welfare program requirements but cannot or has not obtained employment, such as:

The family has complied with welfare program requirements, but the durational time limit, such as a cap on the length of time a family can receive benefits, causes the family to lose their welfare benefits.

Verification Before Denying a Request to Reduce Rent

A family's request for rent reduction shall be denied upon the HA obtaining written verification from the welfare agency stating that the family's benefits have been reduced for fraud or noncompliance.

Cooperation Agreements

The HA has taken a proactive approach to culminating an effective working relationship between the HA and the local welfare agency for the purpose of targeting economic self sufficiency programs throughout the community that are available to public housing residents.

P. UTILITY ALLOWANCE AND UTILITY REIMBURSEMENT PAYMENTS

If the cost of utilities (excluding telephone) is not included in the Resident Rent, a utility allowance will be deducted from the total tenant payment. The Utility allowance is intended to help defray the cost of utilities not included in the rent. The allowances are based on the monthly cost of reasonable consumption utilities in an energy conservative household, *not* on a family's actual consumption.

When the Utility Allowance exceeds the family's Total Tenant Payment, the HA will provide a

Utility Reimbursement Payment for the family each month. The check will be made out directly to the utility company after the family has been notified.

Resident-Paid Utilities

The following requirements apply to residents living in developments with resident-paid utilities or applicants being admitted to such developments:

Paying the utility bill is the resident's obligation under the lease. Failure to pay utilities is grounds for eviction.

Q. EXCESS UTILITY PAYMENTS

Residents in units where the HA pays the utilities may be charged for excess utilities if additional appliances or equipment are used in the unit. This charge shall be applied as specified in the lease. [24CFR 966.4(b)(2)]

PART II: FAMILY CHOICE IN RENTS

A. FAMILY RENT CHOICE

The HA shall provide information to enable each family residing in a public housing unit to elect annually whether the rent paid by such family shall be 1) determined based on family income; or 2) the flat rent. The HA may not at any time fail to provide both such rent options for any public housing unit owned, assisted or operated by the HA.

B. FLAT RENTS

The HA has established, for each dwelling unit in public housing, a flat rental amount for the dwelling unit, which:

Is based on the rental value of the unit, as determined by the HA; and

Is designed so that the rent structures do not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts.

The HA shall review the income of families paying flat rent not less than once every three years.

C. INCOME-BASED RENTS

The monthly Total Tenant Payment amount for a family shall be an amount, as verified by the HA, that does not exceed the greatest of the following amounts:

30 percent of the family's monthly adjusted income;

10 percent of the family's monthly gross income; or

The HA's Minimum TTP of $50.

D. SWITCHING RENT DETERMINATION METHODS BECAUSE OF HARDSHIP CIRCUMSTANCES

In the case of a family that has elected to pay the HA's flat rent, the HA shall, no later than the first of the month following the month the family reported the hardship, provide for the family to pay rent in the amount determined under income-based rent, during the period for which such choice was made for the following hardship circumstances:

Situations in which the income of the family has decreased because of changed circumstances, loss of or reduction of employment through no fault of the individual, death in the family, and reduction in or loss of income or other assistance;

An increase, because of changed circumstances, in the family's expenses for medical costs, child care, transportation, education, or similar items; and

Such other situations as may be determined by the HA.

All hardship situations must be verified. If a family has switched from flat rent to income-based rent because of hardship, the family shall remain on income-based rent until the next scheduled annual recertification, at which time the Housing Authority shall allow the family to elect whether to pay flat rent or income-based rent.

E. HA'S FLAT RENT METHODOLOGY

The HA has set a flat rent for each public housing unit, based on the reasonable market value of the unit. The HA's methodology is also described in the HA Agency Plan.

Each public housing development obtains three rent comparables for each bedroom size from unsubsidized units in the surrounding area. The rent comparable information includes factors such as age of the building, location, physical condition, amenities and design. Once three rent comparables are obtained, an average of the three rents is calculated to obtain the flat rent. Rent comparables shall be calculated not less than once each year.

The rent comparable analysis is kept at each site, including documentation as to how the flat rent was determined.

F. ANNUAL RECERTIFICATION

During the annual recertification process, the family will be provided a form from the HA, on which the family will indicate whether they choose flat rent or income-based rent. The HA form will state what the flat rent would be, and an estimate, based on current information, what the family's income-based rent would be. This form will be retained in the resident's file.

Chapter 6

VERIFICATION PROCEDURES

[24 CFR Part 5, Subpart B; 24 CFR 960.259]

INTRODUCTION

This chapter explains the HA's procedures and standards for verification of preferences, income, assets, allowable deductions, family status, and when there are changes in family members. The HA's verification procedures are designed to meet HUD's requirements that the factors of eligibility and Total Tenant Payment be verified and that the HA maintain program integrity. Applicants and program residents must furnish proof of their statements whenever required by the HA, and the information they provide must be true and complete. The HA will ensure that proper authorization for release of information is always obtained from the family before making verification inquiries.

A. METHODS OF VERIFICATION AND TIME ALLOWED

The HA will verify information provided by applicants and residents utilizing the following verification methods:

1. Third-Party Written Verification: The HA's first choice is a written third party verification to substantiate claims made by an applicant or resident.
2. Third-Party Oral Verification: The HA may also use telephone verifications.
3. Review of Documents: The HA will review documents, when relevant, to substantiate the claim of an applicant or resident.
4. Notarized Statement: A notarized statement will be accepted when no other form of verification is available.

If the HA cannot obtain Third-Party verification, HA staff will document why third party verification could not be obtained and the verification method utilized to substantiate the information provided by the applicant (such as reviewing documents that families provide to the HA.)

The HA will not delay the processing of an application beyond two weeks in cases where third party verification is not received by the HA in a timely manner.

For applicants, verifications may not be more than 120 days old at the time of a unit offer. For residents, they are valid for 120 days from date of receipt.

Third-Party Written Verification

Third-party verification is used to verify information provided by the family. Third-party written verification forms will be sent and returned via first class mail. Families will be required to sign an

authorization form in order for requested information to be released to the HA.

Verifications received electronically directly from the source are considered third party written verifications.

The HA may accept verifications delivered by the family as third party documents, as deemed necessary to complete the application or recertification process in a timely manner.

Third-Party Oral Verification

Oral third-party verification will be used when written third-party verification is delayed or not possible. When third-party oral verification is used, staff will complete a HA verification form. If oral third party verification is not available, the HA will compare the information to any documents provided by the applicant. If provided by telephone, the HA must originate the call.

Review of Documents

In the event that third-party written or oral verification is unavailable, or the information has not been verified by the third party within two weeks, the HA will utilize documents provided by the family as the primary source if the documents provide complete information.

All such documents, excluding government checks, will be photocopied and retained in the applicant file. In cases where documents are viewed which cannot be photocopied, staff viewing the document(s) will complete a Certification of Document Viewed or Person Contacted form.

The HA will accept the following documents from the family:

Printed wage stubs

Computer print-outs from the employer

Signed letters (provided that the information is notarized or confirmed by phone)

Other documents noted in this chapter as acceptable verification

The HA will accept faxed and/or photocopied documents.

If third-party verification is received after documents have been accepted as provisional verification, and there is a discrepancy, the HA will utilize the third party verification.

Personal Declaration

When verification cannot be made by third-party verification or review of documents, information included in the Personal Declaration may be used. A verification form will be completed and documented by HA staff.

B. RELEASE OF INFORMATION

Applicants and residents are required to sign specific authorization forms when information is needed that is not covered by the HUD Form 9886, Authorization for Release of Information.

Each family member requested to consent to the release of information will be provided with a copy of the appropriate forms for their review and signature. Family refusal to cooperate with the HUD prescribed verification procedure will result in denial of admission or termination of tenancy in accordance with the family's obligation to provide information requested by the HA.

C. COMPUTER MATCHING

For some time, HUD has conducted a computer matching initiative to independently verify resident income. HUD can access income information and compare it to information submitted by HAs on the 50058 form. HUD can disclose Social Security information to HAs, but is precluded by law from disclosing Federal tax return data to HAs. If HUD receives information from Federal tax return data indicating a discrepancy in the income reported by the family, HUD will notify the family of the discrepancy. The family is required to disclose this information to the HA (24 CFR 5.240). HUD's letter to the family will also notify the family that HUD has notified the HA in writing that the family has been advised to contact the HA. HUD will send the HA a list of families who have received "income discrepancy" letters.

When the HA receives notice from HUD that a family has been sent an "income discrepancy" letter, the HA will send a written notice to the family, advising the family to contact the HA within 10 days to disclose the contents of the family's notice from HUD.

When the family furnishes the copy of the HUD notice to the HA, the HA will verify the information contained in the notice using the verification procedures contained in this chapter of the Admissions and Continued Occupancy Policy. Based on the verified information, the total tenant payment and resident rent will be adjusted and the HA will take other actions, as appropriate. (*Also see chapters on Recertifications, Lease Terminations, Complaints, Grievances and Appeals, and Family Debts to the HA.)*

Once the site management office has completed this procedure and determined the outcome (e.g., retroactive payment is due or HUD information cannot be verified), the Property Supervisor will send a copy of the disposition document (repayment agreement, letter to family) to the Administrative Unit Manager.

D. ITEMS TO BE VERIFIED

1. All income not specifically excluded by the regulations.

   Zero-income applicants and residents will be required to complete a family expense form at each certification or recertification interview.

2. Full-time student status including high school students who are 18 or over.

3. Current assets including assets disposed of for less than fair market value in preceding two years.

4. Child-care expense where it allows an adult family member to be employed or to further his/her education.

5. Total medical expenses of all family members in households whose head or spouse is elderly or disabled.

6. Disability assistance expenses to include only those costs associated with attendant care or auxiliary apparatus that allow an adult family member to be employed.

7. Legal identity.

8. U.S. citizenship/eligible immigrant status.

9. Social Security Numbers for all family members 6 years of age or older or certification that a family member does not have a Social Security Number.

10. Preference status, based upon HA preferences.

11. Family/marital status when needed for head of household or spouse definition.

12. Disability for determination of preferences, allowances or deductions.

E. VERIFICATION OF INCOME

This section defines the methods the HA will use to verify various types of income. Whenever "in this order" is used in this chapter, the HA will request and utilize verifications, if available, in the order specified.

Employment Income

Verification forms request the employer to specify the:

Dates of employment

Amount and frequency of pay

Date of the last pay increase

Likelihood of change of employment status and effective date of any known salary increase during the next 12 months

Year-to-date earnings

Estimated income from overtime, tips, bonus pay expected during next 12 months

Acceptable methods of verification include, in this order:

1. Employment verification form completed by the employer.
2. Check stubs or earning statements, which indicate the employee's gross pay, frequency of pay or year to date earnings.
3. W-2 forms plus income tax return forms.
4. Income tax returns signed by the family may be used for verifying self-employment income, or income from tips and other gratuities.

Applicants and program residents may be requested to sign an authorization for release of information from the Internal Revenue Service for further verification of income.

In cases where there are questions about the validity of information provided by the family, the HA will require the most recent federal income tax statements.

Social Security, Pensions, Supplementary Security Income (SSI), Disability Income

Acceptable methods of verification include, in this order:

1. Benefit verification form completed by agency providing the benefits.
2. Computer report electronically obtained or in hard copy.
3. Award or benefit notification letters prepared by the providing agency.
4. Bank statements for direct deposits.

Unemployment Compensation

Acceptable methods of verification include, in this order:

1. Computer report electronically obtained or in hard copy, stating payment dates and amounts.

2. Verification form completed by the unemployment compensation agency.

3. Payment stubs.

Welfare Payments or General Assistance

Acceptable methods of verification include, in this order:

1. HA verification form completed by payment provider.

2. Written statement from payment provider indicating the amount of grant/payment, start date of payments, and anticipated changes in payment in the next 12 months.

3. Computer-generated Notice of Action.

Alimony or Child Support Payments

Acceptable methods of verification include, in this order:

1. Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.

2. A notarized letter from the persons paying the support.

3. Family's self-certification of amount received and of the likelihood of support payments being received in the future, or that support payments are not being received.

4. If payments are irregular, the family must provide appropriate court or welfare agency documents supporting the family's claim that the amount they are actually receiving is less child support/alimony than was ordered.

Net Income from a Business

In order to verify the net income from a business, the HA will view IRS and financial documents from prior years and use this information to anticipate the income for the next 12 months.

Acceptable methods of verification, in this order, include:

1. IRS Form 1040, including:

   Schedule C (Small Business)

   Schedule E (Rental Property Income)

   Schedule F (Farm Income)

   If accelerated depreciation was used on the tax return or financial statement, an accountant's calculation of depreciation expense, computed using straight-line depreciation rules.

2. Audited or unaudited financial statement(s) of the business.

3. Documents such as cash-books, bank statements, and receipts will be used as a guide for the prior six months (or lesser period if not in business for six months) to project income for the next 12 months. The family will be advised to maintain these documents in the future if they are not available.

Child Care Business

If an applicant/resident is operating a licensed day care business, income will be verified as with any other business.

If the applicant/resident is operating a "cash and carry" operation (licensed or not), the HA will require the applicant/resident to complete a form for each customer giving: name of person(s) whose child(ren) is/are being cared for, phone number, number of hours child is being cared for, method of payment (check/cash), amount paid, and signature of person.

If the family has filed a tax return, the family will be required to provide it.

Recurring Gifts

The family must furnish a Notarized Statement, which contains the following information:

The person who provides the gifts

The value of the gifts

The estimated frequency of the gifts

Zero-Income Status

Families claiming to have no income will be required to execute verification forms to determine that forms of income such as unemployment benefits, TANF, SSI, etc. are not being received by the household.

Families must also provide a written statement as to how they meet living expenses, such as utilities, food, clothing, and other incidentals, when they claim a zero income.

Full-Time Student Status

Only the first $480 of the earned income of full time students 18 years of age or older, other than head or spouse, will be counted towards family income.

Financial aid, scholarships and grants received by full time students is not counted towards family income.

Verification of full time student status includes:

Written verification from the registrar's office or other school official.

School records indicating enrollment for sufficient number of credits to be considered a full-time student by the educational institution.

F. INCOME FROM ASSETS

Acceptable methods of verification include, in this order:

Savings Account Interest Income and Dividends

Will be verified by:

1. Account statements, passbooks, certificates of deposit, or HA verification forms completed by the financial institution.

2. Broker's statements showing value of stocks or bonds and the earnings credited the family. Earnings can be obtained from current newspaper quotations or oral broker's verification.

3. IRS Form 1099 from the financial institution, provided that the HA must adjust the information to project earnings expected for the next 12 months.

Interest Income from Mortgages or Similar Arrangements

1. A letter from an accountant, attorney, real estate broker, the buyer, or a financial institution stating interest due for next 12 months. (A copy of the check paid by the buyer to the family is not sufficient unless a breakdown of interest and principal is shown.)

2. Amortization schedule showing interest for the 12 months following the effective date of the certification or recertification.

Net Rental Income from Property Owned by Family

1. IRS Form 1040 with Schedule E (Rental Income).

2. Copies of latest rent receipts, leases, or other documentation of rent amounts.

3. Documentation of allowable operating expenses of the property: tax statements, insurance invoices, bills for reasonable maintenance and utilities, and bank statements or amortization schedules showing monthly interest expense.

4. Lessee's written statement verifying rent payments to the family and family's Notarized Statement as to net income realized.

G. VERIFICATION OF ASSETS

Family Assets

The HA will require the necessary information to determine the current cash value, (the net amount the family would receive if the asset were converted to cash).

Verification forms, letters, or documents from a financial institution or broker.

Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

Quotes from a stock broker or realty agent as to net amount family would receive if they liquidated securities or real estate.

Real estate tax statements if the approximate current market value can be deduced from assessment.

Financial statements for business assets.

Copies of closing documents showing the selling price and the distribution of the sales proceeds.

Appraisals of personal property held as an investment.

Family's Notarized Statement describing assets or cash held at the family's home or in safe deposit boxes.

Assets Disposed of for Less than Fair Market Value (FMV)

For all Certifications and Recertifications, the Family will certify as to whether any member has disposed of assets for less than fair market value during the two years preceding the effective date of the certification or recertification.

If the family certifies that they have disposed of assets for less than fair market value, verification [or certification] is required that shows: (a) all assets disposed of for less than FMV, (b) the date they were disposed of, (c) the amount the family received, and (d) the market value of the assets at the time of disposition. Third party verification will be obtained wherever possible.

H. VERIFICATION OF ALLOWABLE DEDUCTIONS FROM INCOME

Child Care Expenses

Written verification from the person who receives the payments is required. If the child care provider is an individual, s/he must provide a statement of the amount they are charging the family for their services.

Verifications must specify the child care provider's name, address, telephone number, Social Security Number, the names of the children cared for, the number of hours the child care occurs, the rate of pay, and the typical yearly amount paid, including school and vacation periods.

Family's certification as to whether any of those payments have been or will be paid or reimbursed by outside sources.

Typical verification for child-care expenses included but is not limited to: income tax records, money orders to the child care provider, cancelled checks.

Medical and Disabled Assistance Expenses

Families who claim medical expenses or expenses to assist a person(s) with disability will be required to submit a certification as to whether or not any expense payments have been, or will be, reimbursed by an outside source. All expense claims will be verified by one or more of the methods listed below:

Written verification by a doctor, hospital or clinic personnel, dentist, pharmacist, of (a) the anticipated medical costs to be incurred by the family and regular payments due on medical bills; and (b) extent to which those expenses will be reimbursed by insurance or a government agency.

Written confirmation by the insurance company or employer of health insurance premiums to be paid by the family.

Written confirmation from the Social Security Administration's of Medicare premiums to be paid by the family over the next 12 months. A computer printout will be accepted.

For attendant care:

A reliable, knowledgeable professional's certification that the assistance of an attendant is necessary as a medical expense and a projection of the number of hours the care is needed for calculation purposes.

Attendant's written confirmation of hours of care provided and amount and frequency of payments received from the family or agency (or copies of canceled checks the family used to make those payments) or stubs from the agency providing the services.

Receipts, canceled checks, or pay stubs that verify medical costs and insurance expenses likely to be incurred in the next 12 months.

Copies of payment agreements or most recent invoice that verify payments made on outstanding medical bills that will continue over all or part of the next 12 months.

Receipts or other record of medical expenses incurred during the past 12 months that can be used to anticipate future medical expenses. HA may use this approach for "general medical expenses" such as non-prescription drugs and regular visits to doctors or dentists, but not for one-time, nonrecurring expenses from the previous year.

The HA will use mileage at the IRS's rate, or cab, bus fare, or other public transportation cost for verification of the cost of transportation directly related to medical treatment.

Assistance to Persons with Disabilities

In All Cases:

Written certification from a reliable, knowledgeable professional that the person with disabilities requires the services of an attendant and/or the use of auxiliary apparatus to permit him/her to be employed or to function sufficiently independently to enable another family member to be employed.

Family's certification as to whether they receive reimbursement for any of the expenses of disability assistance and the amount of any reimbursement received.

Attendant Care:

Attendant's written certification of amount received from the family, frequency of receipt, and hours of care provided.

Certification of family and attendant and/or copies of canceled checks family used to make payments.

Auxiliary Apparatus:

Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus.

In the case where the person with disabilities is employed, a statement from the employer that the auxiliary apparatus is necessary for employment.

NOTE: Disability expenses are allowable deductions only if the expenses enable a member of the household age 18 and over (including the disabled member) to go to work.

I. VERIFYING NON-FINANCIAL FACTORS

Verification of Legal Identity

In order to prevent program abuse, the HA will require applicants to furnish verification of legal identity for all family members.

The documents listed below will be considered acceptable verification of legal identity for adults. If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required.

Certificate of birth, naturalization papers

Current, valid driver's license

U.S. military discharge (DD 214)

U.S. passport

Documents considered acceptable for the verification of legal identity for minors may be one or more of the following:

Certificate of birth

Adoption papers

Custody agreement

Verification of Marital Status

Verification of divorce status will be a certified copy of the divorce decree, signed by a Court Officer.

Verification of a separation may be a copy of court-ordered maintenance or other records.

Verification of marriage status is a marriage certificate.

Familial Relationships

Certification will normally be considered sufficient verification of family relationships. In cases where reasonable doubt exists, the family may be asked to provide verification.

The following verifications will be required if certification is insufficient:

Verification of relationship:

Official identification showing name

Birth certificates

Verification of guardianship:

Court-ordered assignment

Affidavit of parent

Verification from social services agency

School records

Evidence of an established family relationship:

Joint bank accounts or other shared financial transactions

Leases or other evidence of prior cohabitation (utility bills)

Credit reports showing relationship

Verification of Permanent Absence of Adult Member

If an adult member who was formerly a member of the household is reported permanently absent by the family, the HA will consider any of the following as verification:

Husband or wife institutes divorce action.

Husband or wife institutes legal separation.

Order of protection/restraining order obtained by one family member against another.

Proof of another home address, such as utility bills, canceled checks for rent, drivers license, or lease or rental agreement, if available.

Statements from other agencies such as social services that the adult family member is no longer living at that location.

If the adult family member is incarcerated, a document from the Court or prison should be obtained stating how long they will be incarcerated.

Verification of Change in Family Composition

The HA may verify changes in family composition (either reported or unreported) through letters, telephone calls, leases, utility records, inspections, landlords, neighbors, credit data, school or DMV records, and other sources.

Verification of Disability

Verification of disability must be receipt of SSI or SSA disability payments under Section 223 of the Social Security Act or 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(7) or verified by appropriate diagnostician such as physician, psychiatrist, psychologist, therapist, rehabilitation specialist, or licensed social worker, using the HUD language as the verification format.

Verification of Citizenship/Eligible Immigrant Status

To be eligible for assistance, individuals must be U.S. citizens or eligible immigrants. Individuals who are neither may elect not to contend their status. Eligible immigrants must fall into one of the categories specified by the regulations and must have their status verified by Immigration and Naturalization Service (INS). Each family member must declare his or her status once. Assistance cannot be delayed, denied, or terminated while verification of status is pending except that assistance to applicants may be delayed while the HA hearing is pending.

Citizens or Nationals of the United States are required to sign a declaration under penalty of perjury.

Eligible Immigrants who were residents and 62 or over on June 19, 1995, are required to sign a declaration of eligible immigration status and provide proof of age.

Non-citizens with eligible immigration status must sign a declaration of status and verification consent form and provide their original immigration documents which are copied front and back and returned to the family. The HA verifies the status through the INS SAVE system. If this primary verification fails to verify status, the HA must request within ten days that the INS conduct a manual search.

Family members who do not claim to be citizens or eligible immigrants must be listed on a statement of non-contending family members signed by the head of household or spouse.

Non-citizen students on student visas are ineligible members even though they are in the country lawfully. They must provide their student visa but their status will not be verified and they do not sign a declaration but are listed on the statement of non-contending members.

Failure to Provide. If an applicant or resident family member fails to sign required declarations and consent forms or provide documents, as required, they must be listed as an ineligible member. If the entire family fails to provide and sign as required, the family may be denied or terminated for failure to provide required information.

Time of Verification. For applicants, verification of U.S. citizenship/eligible immigrant status occurs at the same time as verification of other factors of eligibility for final eligibility determination. For resident families, it is done at the first regular recertification after June 19, 1995. For family members added after other members have been verified, the verification occurs prior to the new member moving in. Once verification has been completed for any covered program, it need not be repeated.

Extensions of Time to Provide Documents. The HA will grant an extension of 30 days for families to submit evidence of eligible immigrant status.

Acceptable Documents of Eligible Immigration. The regulations stipulate that only the following documents are acceptable unless changes are published in the Federal Register.

Resident Alien Card (I-551)

Alien Registration Receipt Card (I-151)

Arrival-Departure Record (I-94)

Temporary Resident Card (I-688)

Employment Authorization Card (I-688B)

Receipt issued by the INS for issuance of replacement of any of the above documents that shows individual's entitlement has been verified

A birth certificate is not acceptable verification of status. All documents in connection with U.S. citizenship/eligible immigrant status must be kept five years.

Verification of Social Security Numbers

Social security numbers must be provided as a condition of eligibility for all family members six and over, unless the family member cannot legally obtain a Social Security number. Verification of Social Security numbers will be done through a Social Security Card issued by the Social Security Administration.

If a family member cannot produce a Social Security Card, only the documents listed below showing his/her Social Security Number may be used for verification. The family is also required to certify in writing that the document(s) submitted in lieu of the Social Security Card information provided is/are complete and accurate:

A valid driver's license

Identification card issued by a Federal, State or local agency

Identification card issued by a medical insurance company or provider (including Medicare and Medicaid)

Earnings statements or payroll stubs

Bank statements

IRS Form 1099

Verification of benefits or SSN from Social Security Administration

New family members ages six and older will be required to produce their Social Security Card or provide the substitute documentation described above together with their certification that the substitute information provided is complete and accurate. This information is to be provided at the time the change in family composition is reported to the HA.

If an applicant or resident is able to disclose the Social Security Number but cannot meet the documentation requirements, the applicant or resident must sign a certification to that effect provided by the HA. The applicant/resident or family member will have an additional 60 days to provide proof of the Social Security Number. If they fail to provide this documentation, the family member must be removed from the household or the family's tenancy will be terminated.

In the case of an individual at least 62 years of age, the HA may grant an extension for an additional 60 days to a total of 120 days. If, at the end of this time, the elderly individual has not provided documentation, the family member must be removed from the household or the family's tenancy will be terminated.

If the family member states they cannot legally obtain a Social Security number, the family member will be required to sign a certification to this effect.

Matricula Consular

The Housing Authority will require that all non-contending family members who are Mexican citizens submit a copy of the Consulate General of Mexico's Matricula Consular identification card for identification purposes only.

J. VERIFICATION OF SUITABILITY FOR ADMISSION

Sources to be used to determine suitability include but are not limited to:

Criminal History Reports

Prior landlord references

Physicians, social workers, and other health professionals

HA of the County of Los Angeles and Other HAs (to whom the family may owe debt)

(See Chapter 2 on eligibility.)

Ability to Meet Financial Obligations Under the Lease

All applicants may be subject to the following procedures to ensure their ability to meet financial obligations under the lease:

All applicants may be interviewed and asked questions about the basic elements of tenancy.

The HA will access a Credit Report on all applicants prior to selection.

The HA may independently verify the rent-paying history of all applicants directly from previous landlord(s).

Drug-Related or Violent Criminal Activity

The HA will complete a criminal background check of all adult members of the household.

Housekeeping

The HA will obtain references from prior landlords to determine acceptable housekeeping standards.

The HA may conduct a home visit prior to admission.

K. VERIFICATION OF WAITING LIST PREFERENCES [24 CFR 5.410, 5.415, 5.430]

Local Preferences

1. Homeless families: This preference requires written certification by an agency with whom the HA has a cooperation agreement.

2. Residency preference: For families who live, work or have been hired to work in the jurisdiction of the HA. Families who are unable to work due to age or disability automatically qualify for this preference.

   In order to verify that an applicant is a resident, the HA will require any of the following documents: rent receipts, leases, utility bills, employer or agency records, school records, drivers licenses, voters registration records, credit reports, statement from household with whom the family is residing.

3. Veterans preference: This preference is available to current members of the U.S. Armed Forces, veterans, or surviving spouses of veterans.

The HA will require U.S. government documents that indicate that the applicant qualifies under the above definition.

Chapter 7

TRANSFER POLICY

INTRODUCTION

It is the policy of the HA to permit a resident to transfer within or between housing developments when it is to the family's advantage to do so; when it is necessary to comply with occupancy standards; or when it will help accomplish the affirmative housing goals of the HA.

For purposes of the transfer policy, the "sending development" refers to the unit from which the family is moving and the "receiving development" refers to the unit to which the family is transferring.

The HA will always consider transfer requests as a reasonable accommodation for a person with a disability.

The transfer policy will be carried out in a manner that does not violate fair housing.

A. TRANSFERS AT THE REQUEST OF THE HA

The HA may require that a family transfer to another unit at the same housing development or to another housing development site when their present housing unit is no longer suitable as determined by the HA. These transfers may be made at the discretion of the HA for the following reasons:

1. Family Composition

A family will be required to transfer to another unit if its composition no longer conforms to HUD occupancy standards (i.e. the unit is too large or too small for the family size). The HA will offer the family the first available vacancy of appropriate size at the same housing development site. However, if circumstances such as severe overcrowding exist, the HA will offer the family appropriate housing at another housing development. Should a large enough unit not be available (i.e. five bedrooms or more), the HA may offer a Section 8 Housing Choice Voucher to the family to relieve severe overcrowding.

2. Transfer Due to Accessible Unit Requirement

When a non-disabled family has been housed in a unit with adaptations for a person with disabilities, the HA may require the family to transfer to another unit if the accessible unit is needed for an eligible disabled family. Before placing a non-disabled family in a modified unit, the HA must first offer the unit to disabled residents requiring a transfer to an accessible unit. Next, the HA will offer the modified unit to an eligible disabled applicant.

If no eligible applicant with disabilities is available when the unit becomes vacant and is ready for lease-up, a non-disabled family may lease the modified unit. When a non-disabled family leases a modified unit, a certified statement will be signed by the family agreeing that the family will relocate to the first available vacant unit of appropriate size, at the same or comparable housing development site should the modified unit be required for an eligible disabled family.

3. Special Circumstances

The HA may require transfers under special circumstances due to modernization and/or remodeling of a unit. In such cases, a family may be required to temporarily transfer to another unit at the same housing development or to another housing development site or to temporarily relocate to a location agreed upon by the family and the HA.

4. Transfers Due to Uninhabitable Conditions

The HA will require that a family transfer to another unit if their unit is determined to be uninhabitable. Families residing in units where severe threats to health or safety exist will be transferred as soon as possible. These circumstances may include the following: excessive fire damage, contaminated water supply, electrical outages which are expected to be of long duration, flooding, or lack of plumbing. The scheduling of such transfers will be determined according to the nature and severity of the circumstances, which have made the unit uninhabitable.

If a unit becomes uninhabitable due to conditions caused by the resident, any member of the resident household, or the resident's guests will be addressed through the lease violation process and the resident shall not have the rights set forth above, or if the cause for the conditions in determined after the transfer, the HA may still terminate tenancy.

B. TRANSFERS AT THE REQUEST OF THE RESIDENT

A resident shall have resided at their housing development site for a minimum of 24 months before being eligible to transfer. Each resident may not request more than one transfer every four years. (Exceptions to this standard will be made for medical or other emergency situations.)

Furthermore, the HA will consider in approving transfer requests, other than those for health and safety reasons, whether the resident is in good standing with the HA. Good standing means the resident has demonstrated prompt rent paying habits; the resident has demonstrated and maintained adequate housekeeping standards; the resident has a good overall record since living in public housing.

New applicants shall have priority over transfers except under the following conditions: Threat of Violence, Underhoused/Overhoused Families, Certified Medical Condition and other Administrative reasons as determined by the Housing Authority.

Transfers Due to Threat of Violence

The HA will review and consider on a case-by-case basis requests for transfers due to a reasonable fear of direct violence against the resident. Such requests may include a fear of retaliation for witnessing an incident, or providing testimony or evidence in an eviction or criminal proceeding, or fear of being the victim of a hate crime. The HA will seek input from local law enforcement regarding all requests for transfers due to threats of violence. Transfers due to threat of violence shall have priority over any other transfer requests.

Transfer Request Procedure

Residents requesting to transfer to another unit or development are required to submit a Resident Request to Transfer Form to the site management office. The form will include the reason for the transfer and must include documentation verifying the reason for the transfer request.

Within ten calendar days, the Property Supervisor at the sending housing development site will review the request for transfer and determine if additional documentation is needed to support the request. He/she will determine if the resident is in good standing with the HA, has resided at the housing development for a minimum of 24 months and has not transferred from another site within the last four years. Once the resident has been determined to be "in good standing" the sending development will forward the resident's file to the Eligibility and Suitability Unit.

The Eligibility and Suitability Unit Supervisor will review and forward the resident's request to a Division Manager for final approval or denial within ten calendar days. If the request is approved, the HA will notify the resident that their name has been placed on the transfer list for the location and/or bedroom size desired. If the request is denied, the family will be sent a letter stating the reason for denial, and offering the family an opportunity for an informal conference.

Security Deposits

The HA will charge the families for any damages to the previous unit that exceed that unit's security deposit. If there is a balance left on the original security deposit, it will be applied to the new unit security deposit and the family must pay the balance due on the new unit security deposit at move in date. Any charges due prior to move out will be collected by the sending development; move out charges will be posted to the new unit and will be collected by the receiving development.

The balance of a security deposit paid on the old unit will be transferred from the sending development to the receiving development minus any damage or cleaning charges applicable to the old unit. The resident will be required to pay the balance due on the security deposit on the new unit at the time of move in so that the security deposit paid is in accordance with HA policy.

The resident will be billed for any additional charges that exceed the security deposit at the sending development, which occur as a result of the resident moving out of the unit. The sending development is responsible for collecting any maintenance charges due the HA.

C. RESIDENTS' RESPONSIBILITY

Residents are responsible for all moving costs related to their transfer, except in cases where the transfer is at the request of the HA. In the case of transfers due to threat of violence, the HA will determine on a case-by-case basis whether the resident shall be responsible for moving costs. Upon approval of the transfer, residents must complete their move within three calendar days.

The resident will be charged rent on both units until the keys from the old unit are turned in to the HA.

D. RECERTIFICATION

The date of annual recertification will change upon the completion of the transfer. A resident may have more than one annual recertification during the first year following their transfer in accordance with the HA policy to conduct annual recertification on a site basis.

Chapter 8

LEASE AGREEMENT

[24 CFR 966.4]

INTRODUCTION

All units must be occupied pursuant to a dwelling Lease Agreement that complies with HUD's regulations [24 CFR Part 966]. This chapter describes the HA's policies pertaining to lease execution, terms of Lease Agreement, security deposits, rent payments, inspection of units, and additions to the lease.

A. LEASE ORIENTATION

Upon execution of the lease, the HA will conduct a lease orientation for all adult members of the household. The family must attend an orientation before taking occupancy of the unit.

Families will be provided with the following information during the lease orientation:

A copy of the Lease Agreement

A copy of the HA's lease and grievance procedure

A copy of the House Rules

A copy of the full application and signed release forms

A copy of Parking Policy

Information on the Privacy Act

Lead Based Paint Information

Fair Housing Booklet

A copy of the HA's Pet Policy

A schedule of HA maintenance charges

Topics to be discussed will include, but are not limited to:

Applicable deposits and other charges

Provisions of the Lease

Orientation to the community

Unit maintenance and work orders

B. TERM OF LEASE AGREEMENT

The initial term of the lease will be for 12 months. The lease will renew for a 12-month term unless good cause exists not to renew the lease.

C. EXECUTION OF LEASE

The lease shall be executed by the head of household, spouse, and all other adult members of the household, and by an authorized representative of the HA, prior to admission.

The head of household is the person who assumes legal and financial responsibility for the household and is listed on the application as head.

An appointment will be scheduled for the parties to execute the lease. One executed copy of the lease will be given to the resident, and the HA will retain one in the resident's file. The lease is incorporated into this policy by reference. The lease document will reflect current HA policies as well as applicable Federal, State and Local law.

The following provisions govern lease execution and amendments:

A lease is executed at the time of admission for all new residents.

A new lease is executed at the time of the transfer of a resident from one HA unit to another with a change in recertification date.

If, for any reason, any signer of the lease ceases to be a member of the household, the lease will be amended by drawing a line through the party's name and both parties will be required to initial and date the change.

The names and date of birth of all household members are listed on the lease at initial occupancy and on the Application for Continued Occupancy each subsequent year. Only those persons listed on the most recent certification shall be permitted to occupy a dwelling unit.

Changes to resident rents are made upon the preparation and execution of a "Notice of Rent Adjustment" by the HA, which becomes an attachment to the lease. Documentation will be included in the resident file to support proper notice.

Households that include a live-in attendant are required to execute a lease addendum authorizing the arrangement and describing the status of the attendant.

D. MODIFICATIONS TO THE LEASE

The HA may modify its form of lease from time to time, giving residents 30 days for an opportunity to comment on proposed changes and advance notice of the implementation of any changes.

Schedules of special charges and rules and regulations are subject to modification or revision. Residents will be provided at least thirty days written notice of the reason(s) for any proposed

modifications or revisions, and they will be given an opportunity to present written comments. Comments will be taken into consideration before any proposed modifications or revisions become effective.

A copy of such notice shall be posted in the central office, and at site management offices.

Any modifications of the lease must be accomplished by a written addendum to the lease and signed by both parties.

A resident's refusal to execute HA approved lease modifications, or those modifications required by HUD, is a material breach of the Lease Agreement and grounds for termination of tenancy.

E. ADDITIONS TO THE LEASE

Requests for the addition of a new member to the household must first be approved by the HA, prior to the actual move-in by the proposed new member.

Following receipt of a family's request to add a new member, the HA will conduct a pre-admission suitability review for those proposed household members over the age of 18. Only those members approved by the HA will be added to the lease. Furthermore, the HA will consider whether the resident's request to add a member(s) will exceed the occupancy limit for the unit as a factor determining whether to approve the request.

Factors which may determine a pre-admissions suitability review include, but are not limited to:

In cases where the resident plans to marry and add his or her spouse to the lease;

In cases where resident desires to add a new family member to the lease, and/or employ a live-in aide.

In addition, the HA may exercise its discretion to screen prospective household members under the age of 18 provided a parent or legal guardian signs consent to allow the HA to access the juvenile records of the child. Sources to be checked may include any of the following:

School Records (attendance/behavior)

Juvenile Probation/Court Records

Police Records

Children born to a family member are not subject to screening for purposes of determining household additions.

Residents who fail to notify the HA of additions to the household, or who permit persons to join the household without undergoing screening are considered to have unauthorized occupants by the HA, and are in violation of the lease and subject to termination of tenancy [24 CFR 966.4(f)(3)].

F. LEASING UNITS WITH ACCESSIBLE OR ADAPTABLE FEATURES [24 CFR 8.27(a)(1)(2) and (b)]

Before offering a vacant accessible unit to a non-disabled applicant, the HA shall offer such units:

First, to a current occupant of another unit of the same development, or other public housing developments under the HA's control, who has a disability that requires the special features of the vacant unit.

Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

Third, to an eligible qualified applicant on the waiting list who does not require the special features of the vacant unit.

The HA may require such applicant to agree to move to an available non-accessible unit within 30 days when either a current resident or an applicant needs the features of the unit and there is another unit available for the applicant. This requirement will be a provision of the lease agreement.

G. UTILITY SERVICES

Residents are responsible for direct payment of utilities. Residents must abide by any and all regulations of the specific utility company, including regulations pertaining to advance payments of deposits. Failure to maintain utility services during tenancy is a lease violation and grounds for termination of tenancy.

If there is a utility reimbursement payment, the HA may pay the utility reimbursement payment directly to the utility provider and will notify family of the action.

H. SECURITY DEPOSITS

New residents must pay a security deposit to the HA at the time of admission.

General Occupancy Developments:

The Security Deposit is the greater of the applicant's TTP or $125 for general occupancy developments.

The HA will hold the security deposit for the period the resident occupies the unit.

The HA will refund to the resident the amount of the security deposit, less any amount needed to pay the cost of:

Unpaid Rent;

Damages listed on the Move-Out Inspection Report that exceed normal wear and tear;

Other charges under the Lease.

The HA will refund the Security Deposit less any amounts owed, as required by California State Law, within 21 days, following move out and resident's notification of new address.

The HA will provide the resident or designee identified above with a written list of any charges against the security deposit. If the resident disagrees with the amount charged to the security deposit, the HA will provide a meeting to discuss the charges.

The resident must leave the dwelling unit in a clean and undamaged (beyond normal wear and tear) condition and must furnish a forwarding address to the HA. All keys to the unit must be returned to the Management upon vacating the unit.

The HA will not use the security deposit for payment of rent or other charges while the resident is living in the unit.

If the resident transfers to another unit, the HA will refund the security deposit, less damages, and collect a new deposit, using the current information regarding Total Tenant Payment. If applicable, the resident will be informed of the new deposit amount. However, the new deposit will not be collected until the old deposit (if any) is refunded.

I. RENT PAYMENTS

The tenant rent is due and payable at the HA-designated location on the first day of every month. If the first day falls on a weekend or holiday, the rent is due and payable on the first business day thereafter.

If the HA does not receive payment by the fifth day of the month, a notice to pay rent or quit will be served on the resident. Residents shall make all payments by check or money order payable to THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES (HACoLA). The HA shall collect a fee in the amount charged the Housing Authority by the bank anytime a check is not honored for payment. Residents who submit no more than two (2) checks that are not honored for payment will be required to make rent payments by money order only.

J. FEES AND NONPAYMENT PENALTIES

If the resident fails to make payment by 5 p.m. on the fifth day of the month, a late fee as set forth in the lease will be charged.

K. SCHEDULES OF MAINTENANCE CHARGES

A schedule of charges for maintenance services and repairs which is incorporated into the lease by reference shall be publicly posted in a conspicuous manner in the management office.

L. INSPECTIONS OF PUBLIC HOUSING UNITS

Move-In Inspections

The HA and the family will inspect the premises prior to occupancy of the unit in order to determine the condition of the unit and equipment in the unit. A copy of the initial inspection, signed by the HA and the resident, will be kept in the resident file.

Annual Inspections

The HA will inspect all units annually using HUD's Uniform Physical Condition Standards as a guideline.

Residents who "fail" the inspection due to housekeeping or resident-caused damages will be given 10 calendar days to correct noted items. The HA will schedule a follow-up inspection to verify that the resident corrected the deficiencies.

Residents will be issued a copy of the inspection report with required corrections.

All inspections will include a check of all smoke alarms to ensure proper working order.

Inspection report will indicate whether required corrections are to be charged to the resident or covered by the HA.

Damages beyond "normal wear and tear" will be billed to the resident.

Quality Control Inspections

The HA will conduct periodic quality control inspections to determine the condition of the unit and to identify problems or issues in which the HA can be of service to the family and to assure that repairs were completed at an acceptable level of craftsmanship and within an acceptable time frame.

The HA will conduct quality control inspections on 10% of all units.

Special Inspections

The HA may conduct a special inspection for housekeeping, unit condition, or suspected lease violation every 30 days for one year.

HUD representatives or local government officials may review HA operations periodically and as a part of their monitoring may inspect a sampling of the HA's inventory.

Move-Out Inspections

The purpose of these inspections is to determine necessary maintenance and whether there are damages that exceed normal wear and tear. The HA will determine if there are resident caused damages to the unit. Resident caused damages may affect part or all of the family's security deposit.

In accordance with Section 1950.5(f) of the California Civil Code, the HA will abide by the following Move-Out Inspection procedures when the resident submits a 30-day Notice of Intent to Vacate or the HA issues a 30-day Notice to Vacate to the resident.

These procedures do not apply to residents who receive a Three-Day Notice to Quit, or a 14-Day Notice to Pay Rent or Quit, or a 30-Day Notice to Cure or Quit.

The HA shall notify the resident in writing of their option to request an initial Move-Out inspection and their right to be present at the inspection.

At the time the resident submits a 30-Day Notice of Intent to Vacate or the HA issues a 30-Day Notice to Quit, the residents will be informed that the request for the initial inspection must be in writing and delivered to the Management office during normal business hours within two (2) days of the date of the 30-Day Notice of Intent to Vacate/Notice to Quit. Should the resident fail to request an initial inspection, the HA will be discharged of its duty.

After the resident submits a request for an initial inspection, the HA and the resident will schedule said inspection at a mutually agreed upon date and time. The inspection should be scheduled no earlier than two weeks before the termination of the Lease Agreement.

The HA will give the resident 48 hour prior written notice of the mutually agreed upon date and time. However, the HA and the resident may forego the 48 hour written notice by executing a written waiver. The HA will then proceed with the inspection whether the resident is present or not in the unit.

Upon the completion of the inspection, the HA will give the resident an itemized statement specifying the items that are in need of repair and/or cleaning which will be the basis for deductions from the security deposit. This itemized statement will be handed to the resident at the conclusion of the inspection or placed inside the unit (should the tenant not be present).

The resident will have the opportunity during the period from the completion of the initial inspection until termination of the Lease Agreement to remedy the deficiencies.

Following the final inspection, the HA may deduct from the security deposit items not cured, items which occurred after the initial inspection, or items not identified during the initial inspection due to the presence of the resident's possessions.

Emergency Inspections

The HA may initiate an emergency inspection report to generate a work order if they believe that an emergency exists in the unit. In addition, the HA may conduct an emergency inspection without a work order and generate a work order after the inspection has been conducted (see Entry of Premises Notice in this chapter.) Repairs are to be completed within 24 hours from the time the work order is issued.

Emergency Repairs to Be Completed in Less than 24 Hours

The following items are to be considered emergency in nature and require immediate (less than 24 hour) response:

Lock-out (with proper identification of resident)

Broken lock that affects unit security

Broken window glass that affects unit security, is a cutting hazard, or occurs within inclement weather (to be secured or abated)

Escaping gas

Plumbing leaks that have the capacity to create flooding or cause damage to the unit

Natural gas leaks or smell of fumes

Backed-up sewage

Electrical hazard or electrical failure

Roof leaks (depending on circumstances)

Smoke detector malfunction/destruction

Elevator operation

HVAC malfunction (depending on unit and circumstances, e.g., weather)

Defective stairs, handrails, guardrails/support apparatus

Residents who disengage smoke detectors for convenience purposes may be cited as being in violation of their lease agreement with the HA.

Entry of Premises Notices

The HA will give 24 hour advance written notice prior to entering the unit for non-emergency inspections or repairs. Non-emergency entries to the unit will be made during reasonable hours of the day. For emergency inspections or repairs, no advance notice is required for the HA to enter the unit.

An adult family member must be present in the unit during the inspection or repair if there are children present in the unit.

If no person is at home, the HA will enter the unit and conduct the inspection or repairs.

If no one is in the unit, the HA will leave a written notice to the resident explaining the reason the unit was entered and the date and time.

Where the HA is conducting regular annual examinations of its housing units, the family will receive at least thirty days advance notice of the inspection to allow the family to prepare and be able to pass the inspection.

The HA reserves the right to enter a unit, subject to the applicable notice, under the following conditions:

Inspections and maintenance

To make improvements and repairs

To show the premises for leasing

In cases of emergency

Non-Inspection Emergency Entry

The HA staff will allow access to the unit to proper authorities when issues of health or safety of the resident are concerned.

Family Responsibility to Allow Inspection

It is a violation of the Lease Agreement for the resident to refuse to allow entry to the unit for the reasons set forth in this ACOP.

Housekeeping Citations

Residents who "fail" an inspection due to housekeeping will be issued a Housekeeping Citation, and a reinspection will be conducted within 10 calendar days by HA staff. Should the resident "fail" the reinspection, the HA will conduct a unit inspection every thirty (30) days for a twelve (12) month period.

Should the family fail to comply with the reinspection, it can be a material breach of the lease and grounds for termination of tenancy.

More than one citation issued to a family who has purposely and for convenience disengaged the unit's smoke detector will be considered a violation of the lease.

Resident Damages

Repeated failed inspections or damages to the unit beyond normal wear and tear may constitute serious or repeated lease violations.

"Beyond normal wear and tear" is defined as items that could be charged against the resident's security deposit under state law.

M. VISITOR POLICY

Residents shall obtain HA management written approval for the presence of any person not identified in the lease as a member of the resident's household who occupies the unit for over ten consecutive days or a total of 14 days within a twelve month period.

Absence of evidence of any other address will be considered verification that the visitor is an unauthorized household member.

The HA will consider:

Statements from neighbors and/or HA staff

Vehicle license plate verification

Post Office records

Driver's license verification

Law enforcement reports

Credit reports

Use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary shall be construed as permanent residence.

The burden of proof that the individual is a visitor rests on the family. In the absence of such proof, the individual will be considered an unauthorized member of the family and the HA may terminate the family's lease since prior approval was not requested for the addition.

In a joint custody arrangement, if the minor is in the household less than 90 days per year, the minor will be considered to be an eligible visitor and not a family member. If both parents reside in Public Housing, only one parent shall be able to claim the child for deductions and for determination for the occupancy standards.

N. HOME OCCUPATIONS

The HA in its sole discretion, may authorize a unit to be used as a place for conducting a home occupation; provided that the unit is used primarily as a place of residence and the following conditions are met to assure that the use of the unit is consistent with residential use and will not disturb the peaceful enjoyment of the premises by other residents.

Criteria for Home Occupations

1. No construction, structural alteration or addition to the unit shall be permitted;

2. Not more than one room in a unit shall be primarily used in connection with the home occupation;

3. No special equipment or facilities other than furnishings, small tools, and hand-carried or light office machines shall be installed or utilized;

4. No persons other than residents of the HA shall work on the premises in connection with the home occupation;

5. There shall be no excessive vehicular traffic to or from the unit by customers, salesmen, repairmen, service vehicles, deliverymen, messengers or others beyond the amount of such traffic generally incidental to residential uses;

6. No sound created by the operation of the home occupation shall raise the noise to a level which disturbs the neighbors or the housing complex;

7. No hazardous or offensive materials shall be stored or utilized;

8. No sign shall be displayed which in any way indicates the presence of a nonresidential activity;

9. There shall be no evidence of nonresidential activity visible from any point beyond the immediate premises where the home occupation is located;

10. Storage of goods and materials not associated with residential uses shall be limited and shall not create a safety or health impact such as, but not limited to, fire safety or blockage of passage ways;

11. Sale of firearms shall be prohibited.

12. The Property Supervisor shall have final approval of all Home Occupation activities.

Criteria for Childcare Home Occupations

For those residents electing to provide childcare in their unit, the following additional requirements must be followed:

1. Criminal background check for all family members 18 years of age and older;

2. Executed Space Use Agreement (SUA) which will include the following:

   a. Copy of Liability Insurance policy. Resident must be insured in an amount not less than $1 million dollars and must name the Housing Authority as an additional insured;
   b. Executed Home Occupation Agreement;
   c. Copy of State of California Child-Care License

4. Pass a Unit Inspection;

5. Complete a safety training to be conducted by site Maintenance staff;

6. Notify the site Community Policing Program (CPP) that resident is conducting childcare in the unit;

7. Resident, as Licensee, shall comply with all applicable Federal, State, and local laws regarding the provision of childcare in the unit;

8. The Property Supervisor shall approve the Home Occupation before Licensee may undertake such home occupation at the Premises.

Chapter 9

PET POLICY—ELDERLY/DISABLED DEVELOPMENTS

[24 CFR 5.309]

INTRODUCTION

The purpose of this policy is to establish the HA's policy and procedures for ownership of common household pets in elderly and disabled developments and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

This policy changes provisions previously applicable to elderly/disabled developments. Only residents who had pets prior on or before the effective date of the revised Pet Policy are allowed to keep pets providing they have adhered to the terms of the Pet Agreement – Addendum to Lease Agreement.

Animals That Assist Persons with Disabilities

Pet rules will not be applied to animals that assist persons with disabilities. To be excluded from the pet policy, the resident/pet owner must certify that:

There is a person with disabilities in the household; and

The animal has been trained to assist with the specified disability.

A. HA APPROVAL OF PETS

All pets must be approved in advance by the HA.

Pets must meet the HA's pet standards and the tenant and the PHA must enter into a Pet Agreement.

B. PET STANDARDS

Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Residents are not permitted to have more than two (2) common household pets.

1. Dogs

Maximum number: 1

Maximum adult weight: 30 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

Any litter resulting from the pet must be removed immediately from the unit.

2. Cats

Maximum number: 2

Must be a household cat

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

Any litter resulting from the pet must be removed from the unit immediately.

3. Birds

Maximum number: 3

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: (10 gallons)

Must be maintained on an approved stand

5. Rodents (rabbit , guinea pig, hamster, or gerbil ONLY)

Maximum number: 1

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

The following are NOT "common household pets":

Domesticated dogs that exceed thirty pounds (Animals certified to assist the disabled are exempt from the weight limitation.)

Vicious or intimidating pets (Dog breeds including pit bull, rottweiler, chow, boxer or Doberman are considered vicious or intimidating breeds and are not allowed.)

Wild, feral, or any other animals that are not amenable to routine human handling

Any poisonous animals of any kind

Fish in aquariums exceeding ten gallons in capacity

Non-human primates

Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit

Pot-bellied pigs

Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children

Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children

Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them

Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans

Snakes or other kinds of reptiles

C. REGISTRATION OF PETS

Pets must be registered with the HA ten (10) days before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual recertification.

Each pet owner must provide a color photograph of their pet(s) and display a "Pet Here" sticker, provided by the HA, which will be displayed on the front door of the unit at all times.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal To Register Pets

If the HA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The HA will refuse to register a pet if:

The pet is not a "common household pet" as defined in this policy;

Keeping the pet would violate any House Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The HA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

D. PET AGREEMENT

Residents who have been approved to have a pet must adhere to the following rules:

1. Agree that the resident is responsible and liable for all damages caused by their pet(s).

2. No animals may be tethered or chained inside the dwelling unit.

3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.

4. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of $50. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.

5. Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.

6. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.

7. All complaints of cruelty and all dog bites will be referred to animal control of applicable policy agency for investigation and enforcement.

8. Deceased pets shall be properly disposed by Los Angeles County Animal Control Services where applicable and shall not be disposed on Housing Authority property.

9. The right of management to enter dwelling unit upon receipt of notice from the HA.

10. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating a nuisance.

11. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the HA accepts no responsibility for pets so removed.

12. Failure to abide by any animal-related requirement or restriction constitutes a violation of the "Resident Obligations" in the resident's Lease Agreement.

E. DESIGNATION OF PET/NO-PET AREAS

The following areas are designated no-pet areas: HA playgrounds, management offices, community centers, and recreation center areas.

F. FEES AND DEPOSITS FOR PETS

The resident/pet owner shall be required to pay a refundable deposit of $75.00 per unit for the purpose of defraying all reasonable costs directly attributable to the presence of a pet (or pets). The deposit fee shall not apply to birds and fish.

The HA will refund the Pet Deposit to the resident, less any damage caused by the pet(s) to the dwelling unit, upon removal of the pet or the owner from the unit.

The HA will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the HA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the HA as a result of damages directly attributable to the presence of the pet(s) in the dwelling unit will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;

Common areas of the development if applicable.

G. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Single bedroom dwelling units are limited to no more than two pets of any kind.

H. ADDITIONAL REQUIREMENTS

Pet owners must take precautions to eliminate pet odors.

Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Residents shall not feed stray animals; doing so, or keeping stray or unregistered animals will be considered having a pet without permission.

I. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of $50 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

J. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet(s).

In the event the resident relocates to non-HA owned property (such as a privately-owned apartment complex or hotel) at the request of the HA to complete emergency repairs to the resident's unit and/or complete modernization and/rehabilitation activities, the resident shall have the responsibility for the board and care of their pet(s) during the duration of the resident's relocation to non-HA-owned property.

K. RESPONSIBLE PARTIES

The resident will provide the following information when registering their pet(s): Name, address and telephone number of the veterinarian who will be providing regular care for the pet(s); name of the adult household member who will be primarily responsible for animal care; name and contact information for a household member who will return home in the event an animal experiences distress or causes a disturbance w hen left alone; contact information for a non household member w ho will respond to emergency situations regarding the pet(s) in question.

L. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements that a resident/pet owner has violated the Pet Rule Policy, the HA will serve a 30-Day Notice to Cure or Quit.

M. NOTICE FOR PET REMOVAL

If the resident/pet owner and the HA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the HA, the HA may serve notice to remove the pet. The Notice shall contain:

A brief statement of the factual basis for the HA's determination of the Pet Rule that has been violated; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

N. TERMINATION OF TENANCY

The HA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

O. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets that are poorly cared for or have been left unattended for over 24 hours.

If the responsible party is unwilling or unable to care for the pet, or if the HA after reasonable efforts cannot contact the responsible party, the HA may contact the appropriate State or local agency and request the removal of the pet.

P. EMERGENCIES

The HA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the HA to place the pet in a shelter facility, the cost will be the responsibility of the resident/pet owner.

Chapter 10

PET POLICY—GENERAL OCCUPANCY SITES

[24 CFR 960.701]

INTRODUCTION

The purpose of this policy is to establish the HA's policy and procedures for ownership of common household pets in general occupancy developments and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

Animals That Assist Persons with Disabilities

Pet rules will not be applied to animals that assist persons with disabilities. To be excluded from the pet policy, the resident/pet owner must certify that:

There is a person with disabilities in the household; and

The animal has been trained to assist with the specified disability.

A. PET STANDARDS

Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Residents are not permitted to have more than one common household pet, excluding fish and birds.

1. Dogs

Maximum number: 1

Maximum adult weight: 30 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

Any litter resulting from the pet must be removed immediately from the unit

2. Cats

Maximum number: 1

Must be a household cat

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

Any litter resulting from the pet must be removed from the unit immediately

3. Birds

Maximum number: 3

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: 10 gallons

Must be maintained on an approved stand

5. Rodents (rabbit, guinea pig, hamster, or gerbil ONLY)

Maximum number: 1

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

The following are NOT "common household pets":

Domesticated dogs that exceed thirty pounds (Animals certified to assist the disabled are exempt from the weight limitation.)

Vicious or intimidating pets (Dog breeds including pit bull, rottweiler, chow, boxer or Doberman are considered vicious or intimidating breeds and are not allowed.)

Wild, feral, or any other animals that are not amenable to routine human handling

Any poisonous animals of any kind

Fish in aquariums exceeding ten gallons in capacity

Non-human primates

Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit

Pot-bellied pigs

Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children

Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children

Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them

Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans

Snakes or other kinds of reptiles

B. REGISTRATION OF PETS

Pets must be registered with the HA ten (10) days before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual recertification.

Each pet owner must provide two color photographs of their pet(s) and display a "Pet Here" sticker, provided by the HA, which will be displayed on the front door of the unit at all times.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal To Register Pets

If the HA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The HA will refuse to register a pet if:

The pet is not a "common household pet" as defined in this policy;

Keeping the pet would violate any House Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The HA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

C. PET AGREEMENT

Residents who have been approved to have a pet must adhere to the following rules:

1. Agree that the resident is responsible and liable for all damages caused by their pet(s).

2. No animals may be tethered or chained inside the dwelling unit.

3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.

4. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of $50. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.

5. Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.

6. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.

7. All complaints of cruelty and all dog bites will be referred to animal control of applicable policy agency for investigation and enforcement.

8. Deceased pets shall be properly disposed by Los Angeles County Animal Control Services where applicable and shall not be disposed on Housing Authority property.

9. The right of management to enter dwelling unit upon receipt of notice from the HA.

10. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating a nuisance.

11. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the HA accepts no responsibility for pets so removed.

12. That failure to abide by any animal-related requirement or restriction constitutes a violation of the "Resident Obligations" in the resident's Lease Agreement.

D. DESIGNATION OF PET/NO-PET AREAS

The following areas are designated no-pet areas: HA playgrounds, management offices, community centers, and recreation center areas.

E. FEES AND DEPOSITS FOR PETS

The resident/pet owner shall be required to pay a refundable deposit of $200.00 per unit for the purpose of defraying all reasonable costs directly attributable to the presence of a pet. The deposit fee shall not apply to birds and fish.

The HA will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

The HA will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the HA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the HA as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;

Common areas of the development if applicable.

F. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Single bedroom dwelling units are limited to no more than one pet of any kind.

G. ADDITIONAL REQUIREMENTS

Pet owners must take precautions to eliminate pet odors.

Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Residents shall not feed stray animals; doing so, or keeping stray or unregistered animals will be considered having a pet without permission.

H. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of $50 per occurrence will be assessed against the resident for violations of the pet policy.

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I. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

In the event the resident relocates to non-HA owned property (such as privately-owned apartment complex or hotel) at the request of the HA to complete emergency repairs to the resident's unit and/or to complete modernization and/or rehabilitation activities, the resident shall have the responsibility for the board and care of their pet during the duration of the resident's relocation to non-HA owned property.

J. RESPONSIBLE PARTIES

The resident will provide the following information when registering their pet: Name, address and telephone number of the veterinarian who will be providing regular care for the pet; name of the adult household member who will be primarily responsible for animal care; name and contact information for a household member who will return home in the event an animal experiences distress or causes a disturbance w hen left alone; contact information for a non household member w ho will respond to emergency situations regarding the pet in question.

K. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements that a resident/pet owner has violated the Pet Rule Policy, the HA will serve a 30-Day Notice to Cure or Quit.

L. NOTICE FOR PET REMOVAL

If the resident/pet owner and the HA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the HA, the HA may serve notice to remove the pet. The Notice shall contain:

A brief statement of the factual basis for the HA's determination of the Pet Rule that has been violated; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

M. TERMINATION OF TENANCY

The HA may initiate procedure for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

N. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets who are poorly cared for or have been left unattended for over 24 hours.

If the responsible party is unwilling or unable to care for the pet, or if the HA after reasonable efforts cannot contact the responsible party, the HA may contact the appropriate State or local agency and request the removal of the pet.

O. EMERGENCIES

The HA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the HA to place the pet in a shelter facility, the cost will be the responsibility of the resident/pet owner.

Chapter 11

STANDARDS FOR CONTINUED OCCUPANCY AND RECERTIFICATIONS

[24 CFR 5.613, 24 CFR 5.61524; 24 CFR Part 960, Subpart C]

INTRODUCTION

This chapter defines the HA's policy for conducting annual recertifications. It also explains the interim reporting requirements for families, and the standards for continued occupancy.

A. ELIGIBILITY FOR CONTINUED OCCUPANCY

Residents who meet the following criteria will be eligible for continued occupancy:

Qualify as a family as defined in this policy;

Are in full compliance with the obligations and responsibilities described in the lease agreement;

For family members ages six years and older, have submitted their Social Security numbers (or have certifications on file that they do not have a Social Security number);

For family members who have submitted required citizenship/eligible immigration status/noncontending documents.

B. ANNUAL RECERTIFICATION

In order to be recertified, families are required to provide current and accurate information on income, assets, allowances and deductions, and family composition. Families are required to report and certify this information by completing a Personal Declaration with the HA.

Families who choose flat rent are to be recertified every three years. For families who move in on the first of the month, the annual recertifications will be completed within 12 months of the anniversary of the move-in date. (Example: If family moves in August 1, the annual recertification will be conducted to be effective on August 1, the following year.)

For families who move in during the month, the annual recertifications will be completed no later than the first of the month in which the family moved in, the following year. (Example: If family moves in August 15, the effective date of the next annual recertification is August 1.)

When families move to another dwelling unit an annual recertification will be conducted and the

anniversary date will be changed, but under no circumstances shall the annual recertification take place later than twelve months.

Recertification Notice to the Family

All families will be notified of their obligation to recertify by first class mail. The notification shall be sent at least 120 days in advance of the anniversary date. If requested as an accommodation by a person with a disability, the HA will provide the notice in an accessible format. The HA will also mail the notice to a third party, if requested as reasonable accommodation for a person with disabilities. These accommodations will be granted upon verification that they meet the need presented by the disability.

During recertification, the HA staff shall explain family choice of income-based or flat rent, with an estimate of what the income-based rent would be and a statement of what the flat rent is.

The family will indicate whether the family chooses income-based or flat rent by checking the appropriate box on the document, and signing the document. The document will be retained in the resident's file.

Methodology

If the family chooses income-based rent, or if the family has paid the flat rent for three (3) years, the HA will schedule the specific date and time of appointments in the written notification to the family.

Persons with Disabilities

Persons with disabilities, who are unable to come to the HA's office will be granted an accommodation of conducting the interview at the person's home/by mail/hospital, upon verification that the accommodation requested meets the need presented by the disability.

Collection of Information

The family is required to complete the Personal Declaration form.

Requirements to Attend

All adult family members will be required to attend the recertification interview and sign the Personal Declaration for continued occupancy.

If the head of household is unable to attend the interview the appointment will be rescheduled.

Failure to Respond to Notification to Recertify

The written notification will explain which family members are required to attend the recertification interview. The family may call to request another appointment date up to five calendar days prior to the interview.

If the family does not appear for the recertification interview, and has not rescheduled or made prior arrangements with the HA, the HA will reschedule a second appointment.

Exceptions to these policies may be made by the Property Supervisor if the family is able to document an emergency situation that prevented them from canceling or attending the appointment.

Documents Required from the Family

In the notification letter to the family, the HA will include instructions for the family to bring the following:

Documentation of income for all family members

Documentation of liquid and non-liquid assets

Documentation to substantiate any deductions or allowances

Personal Declaration Form completed and signed by all adult family members

Verification of Information

All information which affects the family's continued eligibility for the program, and the family's Total Tenant Payment (TTP) will be verified in accordance with the verification procedures and guidelines described in this Policy. Verifications used for recertification must be less than 120 days old. All verifications will be placed in the file, which has been established for the family.

When the information has been verified, it will be analyzed to determine:

The continued eligibility of the resident as a *family* or as the *remaining member* of a family;

The unit size required by the family;

The amount of rent the family should pay.

Changes in the Tenant Rent

If there is any change in rent, including change in family's choice in rent, the lease will be amended, or a new lease will be executed, and a Notice of Rent Adjustment will be issued [24 CFR 966.4(c)].

Tenant Rent Increases

If tenant rent increases, a thirty-day notice will be mailed to the family prior to the anniversary date.

If less than thirty days are remaining before the anniversary date, the tenant rent increase will be effective on the first of the second month following the thirty-day notice.

If there has been a misrepresentation or a material omission by the family, or if the family causes a delay in the recertification processing, there will be a retroactive increase in rent to the anniversary date.

Tenant Rent Decreases

If tenant rent decreases, it will be effective on the anniversary date.

If the family causes a delay so that the processing of the recertification is not complete by the anniversary date, rent change will be effective on the first day of the month following completion of the recertification processing by the HA.

C. REPORTING INTERIM CHANGES

Families must report all changes in household composition to the HA between annual recertifications. This includes additions due to birth, adoption and court-awarded custody. The family must obtain HA approval prior to all other additions to the household.

The U.S. citizenship/eligible immigrant status of additional family members must be declared and verified prior to the approval by the HA of the family member being added to the lease.

D. INTERIM RECERTIFICATION POLICY

Increases in Income to Be Reported

Families that select to pay flat rent are not required to report increases in income or assets.

If families elect to pay income-based rent, the family must report any of the following factors which could result in an increase in rent:

- Receipt of a deferred payment in a lump sum which represents the delayed start of a periodic payment such as unemployment or social security benefits.
- Change in family (which could either provide additional income to the household or reduce the deductions and allowances for which the family qualifies.
- A change of source of income, such as moving from welfare benefits to employment income.

Any other changes reported by residents electing to pay income-based rent, other than those list above, will not be processed between regularly scheduled annual recertifications.

Increases in Income and Rent Adjustments

The HA will not process rent adjustments resulting from any increase in income until the next regularly scheduled recertification, other than when a new member joins the household.

Decreases in Income and Rent Adjustments

Residents may report a decrease in income and other changes, such as an increase in allowances or deductions, which would reduce the amount of the total tenant payment.

The HA will initiate third-party verification of the decrease in income no later than five (5) days after the resident reports the change to the HA. Upon completion of the third-party verification, the HA will process a rent adjustment to be effective the first day of the month following the month in which the HA completes the verification.

E. INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS

The HA will not reduce the public housing rent for families whose welfare assistance is reduced due to a "specified welfare benefit reduction," which is a reduction in welfare benefits due to:

Fraud by a family member in connection with the welfare program; or

Noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

A "specified welfare benefit reduction" does not include a reduction of welfare benefits due to:

The expiration of a lifetime time limit on receiving benefits; or

A situation where the family has complied with welfare program requirements but cannot or has not obtained employment, such as:

The family has complied with welfare program requirements, but the durational time limit, such as a cap on the length of time a family can receive benefits, causes the family to lose their welfare benefits.

Noncompliance with other welfare agency requirements.

Definition of "Covered Family"

A household that receives benefits for welfare or public assistance from a State or public agency program which requires, as a condition of eligibility to receive assistance, the participation of a family member in an economic self-sufficiency program.

Definition of "Imputed Welfare Income"

The amount of annual income, not actually received by a family, as a result of a specified welfare benefit reduction, that is included in the family's income for purposes of determining rent.

The amount of imputed welfare income is determined by the HA, based on written information supplied to the HA by the welfare agency, including:

The amount of the benefit reduction

The term of the benefit reduction

The reason for the reduction

Subsequent changes in the term or amount of benefit reduction

Imputed welfare income will be included at annual and interim recertifications during the term of reduction of welfare benefits.

The amount of imputed welfare income will be offset by the amount of additional income a family receives that begins after the sanction was imposed. When additional income is at least equal to the imputed welfare income, the imputed income will be reduced to zero.

If the family was not an assisted resident of public housing when the welfare sanction began, imputed welfare income will not be included in annual income.

Verification Before Denying a Request to Reduce Rent

The HA will obtain written verification from the welfare agency stating that the family's benefits have been reduced for fraud or noncompliance before denying the family's request for rent reduction.

The HA will rely on the welfare agency's written notice to the HA regarding welfare sanctions.

Cooperation Agreements

The HA has an unwritten cooperation agreement in place with the local welfare agency which assists the HA in obtaining the necessary information regarding welfare sanctions.

The HA has taken a proactive approach to culminating an effective working relationship between the HA and the local welfare agency for the purpose of targeting economic self- sufficiency programs throughout the community that are available to public housing residents.

The HA and the local welfare agency have mutually agreed to notify each other of any economic self-sufficiency and/or other appropriate programs or services that would benefit public housing residents.

Family Dispute of Amount of Imputed Welfare Income

If the family disputes the amount of imputed income and the HA denies the family's request to modify the amount, the HA will provide the resident with a notice of denial, which will include:

An explanation for the HA's determination of the amount of imputed welfare income

A statement that the resident may request a grievance hearing

If the resident requests a grievance hearing, the resident is not required to pay an escrow deposit pursuant to 966.55(e) for the portion of tenant rent attributable to the imputed welfare income.

F. OTHER INTERIM REPORTING ISSUES

An interim recertification will be scheduled for families with zero income every 90 days.

Any changes reported by residents other than those listed in this section will not be processed between regularly scheduled annual recertifications.

HA Errors

If the HA makes a calculation error at admission to the program or at an annual recertification, an interim recertification will be conducted to correct the error. If the family had been undercharged as a result of the calculation error, the family will not be charged retroactively. If the family had been overcharged as a result of the calculation error, the family will receive a rent credit retroactively.

G. TIMELY REPORTING OF CHANGES IN INCOME (AND ASSETS)

Standard for Timely Reporting of Changes for Reexaminations and Interims

The HA requires that families report changes, such as change in family composition, to the HA within ten calendar days of when the change occurs. Any information, document or signature needed from the family needed to verify the change must be provided within three calendar days of the reported change.

If the change is not reported within the required time period, or if the family fails to provide signatures, certifications or documentation, (in the time period requested by the HA), it will be considered untimely reporting.

Procedures When the Change Is Reported in a Timely Manner

The HA will notify the family of any changes in Tenant Rent to be effective according to the following guidelines:

Increases in the Tenant Rent are effective on the first of the month following at least thirty days' notice. It is the HA's policy to not process interim increases in Tenant Rent between regular annual recertifications if the increase in rent is due to additional income to the household, as long as the family has reported the additional income within the ten calendar day reporting period.

Decreases in the Tenant Rent are effective the first of the month following the month in which the change is reported.

Procedures When the Change Is Not Reported by the Tenant in a Timely Manner

If the family does not report the change as described under Timely Reporting, the family will have caused an unreasonable delay in the interim or annual recertification processing and the following guidelines will apply:

Increase in Tenant Rent will be effective retroactive to the date the increase in income became effective. The family will be liable for any underpaid rent, and may be required to sign a Repayment Agreement. The Repayment Agreement will require that the family pay an initial lump sum (in an amount determined by the HA) with the remaining balance to be paid in equal payments over a period of time not to exceed 12 months for amounts under $2400 or 24 months for any amount in excess of $2400.

Decrease in Tenant Rent will be effective on the first of the month following completion of processing by the HA and not retroactively.

Procedures When the Change Is Not Processed by the HA in a Timely Manner

"Processed in a timely manner" means that the change goes into effect on the date it should when the family reports the change and provides all information, documents and signatures in a timely manner. If the change cannot be made effective on that date, the change is not processed by the HA in a timely manner.

Therefore, an increase will be effective after the required thirty days' notice prior to the first of the month after completion of processing by the HA.

If the change resulted in a decrease, the overpayment by the family will be calculated retroactively to the date it should have been effective, and the family will be credited for the amount.

H. REPORTING OF CHANGES IN FAMILY COMPOSITION

The members of the family residing in the unit must be approved by the HA. The family must inform the HA and request approval of additional family members other than additions due to birth, adoption, court-awarded custody before the new member occupies the unit.

All changes in family composition must be reported within ten calendar days of the occurrence in writing.

If an adult family member is declared permanently absent by the head of household, the notice must contain a certification by the head of household [or spouse] that the member (who may be the head of household) removed is permanently absent.

Increase in Family Size

The HA will consider a unit transfer (if needed under the Occupancy Guidelines) for additions to the family in the following cases:

Addition by marriage/or marital-type relation

Addition of a minor who is a member of the nuclear family who had been living elsewhere

Addition of a HA-approved live-in attendant

Addition of any relation of the Head or Spouse

Addition due to birth, adoption or court-awarded custody

If a change due to birth, adoption, court-awarded custody, or need for a live-in attendant requires a larger size unit due to overcrowding, the change in unit size shall be made effective upon availability of an appropriately sized unit.

Definition of Temporarily/Permanently Absent

The HA must compute all applicable income of every family member who is on the lease, including those who are temporarily absent.

Income of persons permanently absent will not be counted. If the spouse is temporarily absent and in the military, all military pay and allowances (except hazardous duty pay when exposed to hostile fire and any other exceptions to military pay HUD may define) is counted as income.

It is the responsibility of the head of household to report changes in family composition. The HA will evaluate absences from the unit in accordance with this policy.

Absence of Entire Family

These policy guidelines address situations when the family is absent from the unit, but has not moved out of the unit. In cases where the family has moved out of the unit, the HA will terminate tenancy in accordance with the appropriate lease termination procedures contained in this Policy.

Families are required to notify the HA before they move out of a unit in accordance with the lease and to give the HA information about any family absence from the unit.

"Absence" means that no family member is residing in the unit.

In order to determine if the family is absent from the unit, the HA may:

Conduct a home visit

Write letters to the family at the unit

Post letters on exterior door

Telephone the family at the unit

Interview neighbors

Verify if utilities are in service

Check with Post Office for forwarding address

Contact emergency contact

If the entire family is absent from the unit, with HA permission, for more than 90 consecutive days, whether or not rent has been paid, the unit will be considered to be vacant and the HA will terminate tenancy.

As a reasonable accommodation for a person with a disability, the HA may approve an extension. (See Absence Due to Medical Reasons for other reasons to approve an extension.) During the period of absence, the rent and other charges must remain current.

Absence of Any Member

Any member of the household will be considered permanently absent and removed from the lease if s/he is away from the unit for 90 days in a 12-month period except as otherwise provided in this chapter.

Absence Due to Medical Reasons

If any family member leaves the household to enter a facility such as hospital, nursing home, or rehabilitation center, the HA will seek advice from a reliable qualified source as to the likelihood and timing of their return. If the verification indicates that the family member will be permanently confined to a nursing home, the family member will be considered permanently absent. If the verification indicates that the family member will return in less than 90 consecutive days, the family member will not be considered permanently absent, as long as rent and other charges remains current.

If the person who is determined to be permanently absent is the sole member of the household, assistance will be terminated in accordance with the HA's "Absence of Entire Family" policy.

Absence Due to Incarceration

If the sole member is incarcerated for more than 90 consecutive days, s/he will be considered permanently absent. Any member of the household, other than the sole member, will be considered permanently absent if s/he is incarcerated for 90 consecutive days. The rent and other charges must

remain current during this period.

Foster Care and Absences of Children

If the family includes a child or children temporarily absent from the home due to placement in foster care, the HA will determine from the appropriate agency when the child/children will be returned to the home.

If the time period is to be greater than 180 days from the date of removal of the child(ren), the family will be required to move to a smaller size unit. If all children are removed from the home permanently, the unit size will be reduced in accordance with the HA's occupancy guidelines.

Absence of Adult

If neither parent remains in the household and the appropriate agency has determined that another adult is to be brought into the assisted unit to care for the children for an indefinite period, the HA will treat that adult as a visitor for the first 90 calendar days. This will be noted as an exception to the HA's Visitor Policy.

If by the end of that period, court-awarded custody or legal guardianship has been awarded to the caretaker, and the caretaker qualifies under Tenant Suitability criteria, the lease will be transferred to the caretaker.

If the court has not awarded custody or legal guardianship, but the action is in process, the HA will secure verification from social services staff or the attorney as to the status.

The HA will transfer the lease to the caretaker, in the absence of a court order, if the caretaker qualifies under the Tenant Suitability criteria and has been in the unit for more than 90 days and it is reasonable to expect that custody will be granted.

When the HA approves a person to reside in the unit as caretaker for the child(ren), the income of the caretaker should be counted pending a final disposition. The HA will work with the appropriate service agencies to provide a smooth transition in these cases.

If a member of the household is subject to a court order that restricts him/her from the home for more than 90 days, the person will be considered permanently absent.

If an adult child goes into the military and leaves the household, they will be considered permanently absent.

Full time students who attend school away from the home and live with the family during school recess will be considered temporarily absent from the household.

I. REMAINING MEMBER OF RESIDENT FAMILY—RETENTION OF UNIT

To be considered the remaining member of the resident family, the person must have been previously approved by the HA to be living in the unit and must have signed the lease.

A live-in attendant, by definition, is not a member of the family and will not be considered a remaining member of the Family.

A reduction in family size may require a transfer to an appropriate unit size per the Occupancy Standards.

J. CHANGES IN UNIT SIZE

The HA shall grant exceptions from the occupancy standards if the family requests and the HA determines the exceptions are justified according to this policy.

The HA will consider the size of the unit and the size of the bedrooms, as well as the number of bedrooms, when an exception is requested.

(Reference chapter on Occupancy Standards.)

K. CONTINUANCE OF ASSISTANCE FOR "MIXED" FAMILIES

Under the Non-Citizens Rule, "mixed" families are families that include at least one citizen or eligible immigrant and any number of ineligible members.

"Mixed" families who were participants on June 19, 1995, shall continue receiving full assistance if they meet the following criteria:

> The head of household, co-head or spouse is a U.S. citizen or has eligible immigrant status; AND
>
> The family does not include any ineligible immigrants other than the head or spouse, or parents or children of the head, co-head or spouse.

Mixed families who qualify for continued assistance after 11/29/96 may receive prorated assistance only.

If the mixed families do not qualify for continued assistance, the member(s) that cause the family to be ineligible for continued assistance may move, or the family may choose prorated assistance (See chapter titled "Factors Related to Total Tenant Payment Determination"). The HA may no longer offer temporary deferral of termination (see chapter on Lease Terminations).

Chapter 12

LEASE TERMINATIONS

[24 CFR 966.4]

INTRODUCTION

The HA may terminate tenancy for a family based on the resident's action(s) or failure to act in accordance with HUD regulations [24 CFR 966.4 (l)(2)], and the terms of the Lease Agreement. This chapter describes the HA's policies for notification of lease termination and provisions of the Lease Agreement.

A. TERMINATION BY RESIDENT

The resident may terminate their Lease Agreement by providing the HA with a written thirty-day advance notice as defined in the Lease Agreement.

B. TERMINATION BY HA

The lease may be terminated at any time by the HA who shall give written notice for serious or repeated violation of the terms of the lease, such as, but not limited to:

Nonpayment of rent or other charges due under the Lease, or chronic late payment of rent (3 times in 12 months is considered chronic)

Failure to provide timely and accurate statements of income, assets, expenses and family composition at Admission, Interim, Special or Annual Rent Recertifications

Assignment or subleasing of the premises or providing accommodation for boarders or lodgers

Use of the premises for purposes other than solely as a dwelling unit for the Resident and Resident's household as identified in this Lease, except as approved by the HA for a home based occupation

Failure to abide by reasonable rules made by the HA for the benefit and well being of the housing development and the Residents

Failure to abide by applicable building and housing codes materially affecting health or safety

Failure to dispose of garbage waste and rubbish in a safe and sanitary manner

Failure to use electrical, plumbing, sanitary, heating, ventilating, air conditioning and other equipment, including elevators, in a safe manner

Acts of destruction, defacement or removal of any part of the premises, or failure to cause guests to refrain from such acts

Failure to pay reasonable charges (other than for normal wear and tear) for the repair of damages to the premises, development buildings, facilities, equipment, or common areas

Criminal activity

Residents must refrain from and ensure that household members and guests refrain from engaging in drug-related and/or violent criminal activity on or within 1000 feet of the housing development premises. The illegal manufacture, sale, distribution or use of, or possession with the intent to manufacture, sell, distribute or use, a controlled substance constitutes a drug-related criminal activity. Residents on or within 1000 feet of housing development premises and having a controlled substance in his/her system are in violation of the lease. Committing of any of the above acts is a material breach of the lease and may result in termination of tenancy on three days notice.

Alcohol abuse that the HA determines interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents

Non-compliance with Non-Citizen requirements

Physically or verbally abusive behavior toward residents and/or HA staff

Other good cause

C. NOTIFICATION REQUIREMENTS

The HA's written notice of lease termination will state the reason for the proposed termination, the date of termination, and the rights and protections afforded the resident by the regulations and this policy. (See chapter on Grievances and Hearings.)

Notices of lease termination shall be in writing and delivered to resident or adult member of the household or posted on the unit; and in all cases sent by first class mail addressed to the resident at the unit.

Timing of the Notice

If the HA terminates the lease, written notice will be given as follows:

Fourteen (14) calendar days in the case of failure to pay rent;

Three (3) calendar days for drug-related criminal activity, or criminal activity when the health or safety of other residents or HA employees is threatened;

Thirty (30) calendar days in all other cases.

Following the eviction for drug-related criminal activity, the HA shall notify the Post Office that mail should no longer be delivered to the person who was evicted for drug-related criminal activity.

D. CRIMINAL ACTIVITY

The HA shall terminate the lease if any family member is convicted of manufacturing or producing methamphetamine on the premises of the housing development in violation of any Federal or State law. "Premises" is defined as the building or complex in which the dwelling unit is located, including common areas and grounds.

The HA may terminate the lease in cases where the HA determines there is reasonable cause to believe that a family member, or a guest of a family member, is illegally using a controlled substance or engages in drug-related criminal or violent criminal activity. The same will apply if it is determined that a family member, or a guest of a family member, abuses alcohol in a way that interferes with the health, safety or right to peaceful enjoyment of the premises by other residents. This includes cases where the HA determines that there is a pattern of illegal use of controlled substances or a pattern of alcohol abuse.

The HA will consider the use of a controlled substance or alcohol to be a "pattern" if there is three or more incidents in the previous 12-month period.

"Engages in" drug related criminal or violent criminal activity means any act by a family member, or guest of a family member, which involved drug-related criminal or violent criminal activity which may or may not have resulted in the arrest and/or conviction of the family member, or guest of a family member.

In evaluating whether to terminate the lease, the HA will give fair consideration to the seriousness of the activity, and/or likelihood of favorable conduct in the future (including evidence of rehabilitation).

The HA will also consider whether:

> The person demonstrates successful completion of a credible rehabilitation program approved by the HA, and is willing to continue in a supportive program approved by the HA; or
>
> The individual involved in drug-related criminal activity is no longer in the household due to incarceration.

If the HA determines not to terminate the lease, and permit continued occupancy, the HA may require the family accept imposed conditions such as that the involved family member(s) does not reside in or visit the unit. The HA will consider evidence that the person is no longer in the household such as a divorce decree/incarceration/ death/ copy of a new lease for the person including the owner's telephone number and address/ or other substantiating evidence.

E. TERMINATIONS DUE TO INELIGIBLE IMMIGRATION STATUS [24 CFR 5.514]

Families who were participants on June 19, 1995, but are ineligible for continued assistance due to the ineligible immigration status of all members of the family, or because a "mixed" family chooses not to accept proration of assistance, were eligible for temporary deferral of termination of assistance to permit the family additional time for transition to affordable housing.

Deferrals may have been granted for intervals not to exceed six months, up to an aggregate maximum of three years for deferrals granted prior to 11/29/96 or up to 18 months if granted after 11/29/96.

However, due to the timeframe applicable to the deferral period, current families are no longer eligible for deferral of termination of assistance.

If the HA determines that a family member has knowingly permitted an ineligible individual to reside in the family's unit on a permanent basis, the family's assistance will be terminated for 24 months. This provision does not apply to a family if the eligibility of the ineligible individual was considered in calculating any proration of assistance provided for the family.

Chapter 13

GRIEVANCES AND APPEALS

[24 CFR 966.50–966.57]

INTRODUCTION

This chapter describes the policies to be used when applicants or residents disagree with a HA decision. It is the policy of the HA that all applicants and residents have the benefit of all appeal/grievance rights due to them under the law.

PART I: APPEALS

A. APPEALS BY APPLICANTS

Applicants who are determined ineligible because they do not meet the HA's admission standards, will be given prompt written notification stating reason for the determination and the procedure for requesting an informal hearing. Applicants must submit their request for an informal hearing in writing to the HA within ten days from the date of the notification of their ineligibility.

Should the applicant request an informal hearing, the HA will provide an informal hearing within ten calendar days of receiving the request. The HA will notify the applicant of the time, date, and location.

An impartial hearing officer will conduct informal hearings. The person who is designated as the hearing officer cannot be the person who made the determination of ineligibility or a subordinate of such person.

The hearing officer will consider documentation or evidence provided by the applicant and data compiled by the HA. The hearing officer will make a determination based upon the merits of the evidence presented by both sides. Within ten calendar days of the date of the hearing, the hearing officer will mail a written decision to the applicant and place a copy of the decision in the applicant's file.

The grievance procedure for public housing residents is not applicable to applicants, and applicants have no rights under the HA's grievance procedures.

B. HEARING AND APPEAL PROVISIONS FOR "RESTRICTIONS ON ASSISTANCE TO NON-CITIZENS"

Assistance to the family in a HA unit pursuant to a lease may not be delayed, denied or terminated on the basis of immigration status at any time prior to the receipt of the decision on the INS appeal.

Assistance to a family may not be terminated or denied while the HA hearing is pending but assistance to an applicant may be delayed pending the HA hearing.

INS Determination of Ineligibility

If a family member or applicant claims to be an eligible immigrant and the INS SAVE system and manual search do not verify the claim, the HA notifies the applicant or resident within ten days of their right to appeal to the INS within thirty days or to request an informal hearing with the HA either in lieu of or subsequent to the INS appeal.

If the family or applicant appeals to the INS, they must give the HA a copy of the appeal and proof of mailing or the HA may proceed to deny or terminate. The time period to request an appeal may be extended by the HA for good cause.

The request for a HA hearing must be made within fourteen days of receipt of the notice offering the

hearing or, if an appeal was made to the INS, within fourteen days of receipt of the INS decision.

After receipt of a request for an informal hearing, the hearing is conducted as described in the "Grievance Procedures" section of this chapter for both applicants and residents. If the hearing officer decides that the individual is not eligible, and there are no other eligible family members the HA will deny the applicant family.

If there are eligible members in the family, the HA will offer to prorate assistance or give the family the option to remove the ineligible members.

All other complaints related to eligible citizen/immigrant status:

> If any family member fails to provide documentation or certification as required by the regulation, that member is treated as ineligible. If all family members fail to provide, the family will be denied assistance.
>
> Participants whose assistance is pro-rated (either based on their statement that some members are ineligible or due to failure to verify eligible immigration status for some members after exercising their appeal and hearing rights described above) are entitled to a hearing based on the right to a hearing regarding determinations of Resident Rent and Total Resident Payment.
>
> Families denied or terminated for fraud in connection with the non-citizens rule are entitled to a review or hearing in the same way as terminations for any other type of fraud.

PART II: GRIEVANCE PROCEDURES

A. DEFINITIONS

Grievance

Any dispute that a resident may have with respect to an HA action or failure to act in accordance with the individual resident's lease or HA regulations that adversely affects the individual resident's rights, duties, welfare, or status. Grievance does not include disputes between residents not involving the HA; to class grievances such as rent strikes; as a forum for initiating or renegotiating policy changes between groups of residents and the HA Board of Commissioners; nor to an eviction based upon violent criminal activity or drug-related criminal activity.

Complainant

Any resident whose grievance is presented to the HA or at the site/management office.

Hearing Officer

A person selected in accordance with this grievance procedure to hear grievances and render a decision with respect thereto.

B. APPLICABILITY

This Grievance Procedure applies to all individual grievances, except any grievance concerning a termination of tenancy or eviction that involves:

> Any activity, not just criminal activity, that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or HA employees, or
>
> Any drug-related criminal activity on or off such premises.

C. PRE-HEARING PROCEDURES

Informal Conference Procedures

Any grievance shall be presented in writing to the HA office or to the housing management office who sent the notice on which the grievance is based. Written grievances must be signed by the complainant. The grievance must be presented within ten (10) calendar days after receipt of the notice on which the grievance is based. It may be simply stated, but shall specify:

The particular grounds upon which it is based,

The action requested; and

The name, address, and telephone number of the complainant, and similar information about the complainant's representative, if any.

Informal Conference

The purpose of the initial discussion is to discuss and to resolve the grievance without the necessity of a formal hearing.

A designated HA representative shall hold an informal conference with the resident within ten (10) calendar days of receipt of the grievance.

When the informal conference is completed and within (10) calendar days, the HA representative is to complete a summary report. The report will include the date of the informal conference, names of participants, nature of the disposition of the complaint and supporting reasons, date on which corrective action will be completed, if necessary, as well as procedures and final date by which a hearing may be obtained if the grievance has not been resolved at this level. One copy will be filed in the resident's file.

Dissatisfaction with Informal Conference

If the complainant is dissatisfied with the proposed disposition of the grievance, s/he shall submit a written request for a formal hearing within ten (10) calendar days of the date of the summary of the informal meeting.

The request must specify the reason for the grievance request and the relief sought.

Failure to Request a Formal Hearing

If the complainant does not request a formal hearing within ten (10) calendar days, s/he waives his/her right to a hearing, and the HA's proposed disposition of the grievance will become final. This section in no way constitutes a waiver of the complainant's right to contest the HA's disposition in an appropriate judicial proceeding.

Formal Hearing

After exhausting the informal conference procedures outlined above, a complainant shall be entitled to a formal hearing before a hearing officer.

The head of household must attend the formal hearing.

If the complainant fails to appear within 30 minutes of the scheduled time, the hearing officer may determine that the complainant has waived their right to a hearing.

The HA will provide reasonable accommodation for persons with disabilities to participate in the hearing. The HA must be notified within three days of the scheduled time if special accommodations are required.

Hearing Officer

A grievance hearing shall be conducted by an impartial person appointed by the HA other than the person who made or approved the HA action under review, or a subordinate of such person.

Hearing Officer shall be appointed by the Housing Authority through an approved list of hearing officers or through an organization approved by the Executive Director of the Housing Authority.

Each party may challenge the hearing officer for good cause and must file an objection stating reason prior to start of hearing.

Notifying Hearing Officer to Administer Hearing Proceedings

The Property Supervisor will send written notification to the hearing officer with a copy of the grievance/complaint form, the informal conference summary report, and a copy of the request for formal hearing.

The Property Supervisor advises the hearing officer of name(s) and address(es) of all participants.

The hearing officer notifies all parties as to date, time and place of hearing.

D. PROCEDURES TO OBTAIN A HEARING

Informal Conference Prerequisite

All grievances must be presented pursuant to the informal conference procedure as a prerequisite to a formal hearing.

The hearing officer may waive the prerequisite informal conference if, and only if, the complainant can show good cause why s/he failed to proceed informally.

Escrow Deposit

Before a hearing is scheduled in any grievance involving an amount of rent the HA claims is due, the complainant shall pay to the HA all rent due and payable as of the month preceding the month in which the act or failure to act took place.

The complainant shall thereafter deposit the same amount of the monthly rent in an escrow account each month until the complaint is resolved by decision of the hearing officer.

The HA may waive these escrow requirements in extraordinary circumstances.

Unless so waived, failure to make the required escrow payments shall result in termination of the grievance procedure.

Failure to make such payments does not constitute a waiver of any right the complainant may have to contest the HA's disposition of the grievance in any appropriate judicial proceeding.

Scheduling

If the complainant complies with the procedures outlined above, a hearing shall be scheduled promptly by the HA.

A written notification of the date, time, place, and procedures governing the hearing shall be delivered to the complainant and the appropriate HA official.

E. HEARING PROCEDURES

The hearing shall be held before a hearing officer.

The complainant shall be afforded a fair hearing and be provided the basic safeguards of due process to include:

The opportunity to examine and to copy before the hearing, at the expense of the complainant ($.10 per copy), all documents, records and regulations of the HA that are relevant to the hearing with at least a 24 hour notice prior to the hearing. Any document not so made available after request by the complainant may not be relied upon by the HA at the hearing.

The HA shall also have the opportunity to examine and to copy at the expense of the HA all documents, records and statements that the resident plans to submit during the hearing to refute the HA's inaction or proposed action. Any documents not so made available to the HA may not be relied upon at the hearing.

The right to a private hearing unless otherwise requested by the complainant.

The right to be represented by counsel or other person chosen as a representative.

The right to present evidence and arguments in support of the complaint, to controvert evidence presented by the HA, and to confront and cross-examine all witnesses upon whose

testimony or information the HA relies, limited to the issues for which the complainant has received the opportunity for a formal hearing; and

The right to a decision based solely and exclusively upon the facts presented at the hearing.

If the hearing officer determines that the issue has been previously decided in another proceeding, a decision may be rendered without proceeding with the hearing.

If the complainant or HA fail to appear at the scheduled hearing, the hearing officer may make a determination that the party has waived his/her right to a hearing.

Such a determination in no way waives the complainant's right to appropriate judicial proceedings in another forum.

At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the HA must sustain the burden of justifying the HA action or failure to act against which the complaint is directed.

The hearing shall be conducted by the hearing officer as follows:

Oral and documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings.

The hearing officer shall require the HA, complainant, counsel, and other participants and spectators to conduct themselves in an orderly manner. The failure to comply with the directions of the hearing officer to maintain order will result in the exclusion from the proceedings, or a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

Either party may request a tape recording of the hearing. The HA shall provide equipment and an operator for the purpose of recording the hearing. The complainant may secure a duplicate at his/her expense.

F. DECISIONS OF THE HEARING OFFICER

The hearing officer shall mail to the HA and the complainant a written decision, including the reasons for the decision, within 10 calendar days for public housing following the hearing. The HA will place one copy in the resident files. The written decision will be sent to the address provided at the hearing.

The decision of the hearing officer shall be binding on the HA which shall take all actions necessary to carry out the decision, unless the Board of Commissioners intervene in the matter. The Board of Commissioners may overturn a hearing officer's decision in either of the following two situations:

The grievance does not concern the HA action or failure to act in accordance with or involving the complainant's lease or HA regulations that adversely affect the complainant's rights, duties, welfare or status.

The decision of the hearing officer is contrary to applicable Federal, State, or local law, HUD regulations or requirements of the Annual Contributions Contract between HUD and the HA.

A decision by the hearing officer or Board of Commissioners in favor of the HA or which denies the relief requested by the complainant in whole or part shall not constitute a waiver of, nor affect in any manner whatever, the rights of the complainant to a trial or judicial review in any proceedings which may thereafter be brought in the matter.

G. HA EVICTION ACTIONS

If a resident has requested a hearing in accordance with these duly adopted Grievance Procedures on a complaint involving a HA notice of termination of tenancy, and the hearing officer upholds the HA action, the HA shall not commence an eviction action until the notice of termination of tenancy expires. The notice of termination tolls pending the grievance hearing procedures. As the notice of termination tolls, rent shall be due and owing during and pending the grievance hearing procedures.

Chapter 14

FAMILY DEBTS TO THE HOUSING AUTHORITY

INTRODUCTION

This chapter describes the HA's policies and guidelines for the recovery of debts and the use of repayment agreements. Before a debt is assessed against a family, the file must contain documentation to support the HA's claim that the debt is owed. The file must further contain written documentation of the method of calculation, in a clear format for review by the family, as appropriate.

When families owe money to the HA, every effort will be made to collect the debt. A variety of collection tools to recover debts may be used including, but not limited to:

Requests for lump sum payments

Repayment agreements

Abatements

Deductions

Collection agencies

Credit bureaus

Civil suits

A. REPAYMENT AGREEMENT FOR FAMILIES

A Repayment Agreement is a document entered into between the HA and the resident who owes a debt to the HA. The Repayment Agreement contains an acknowledgment by the person of the debt in a specific amount, the terms of repayment, any special provisions of the agreement, and the remedies available to the HA upon default of the agreement.

If a repayment agreement is to be entered into, the HA will require that the family pay an initial 50% lump sum with the remaining balance to be paid in equal payments over a period of time not to exceed 12 months for amounts under $2,400 or 24 months for any amount in excess of $2,400.

Late Payments

A payment will be considered to be in arrears if:

The payment has not been received by the close of the business day on which the payment

was due. If the due date is on a weekend or holiday, the due date will be at the close of the next business day.

If the family's repayment agreement is in arrears, the HA may do one or more of the following:

Require the family to pay the entire arrearage plus current month's payment in order avoid termination of tenancy, or

Require the family to pay the balance in full in order to avoid termination of tenancy, or

Pursue civil collection of the balance due, or

Terminate the tenancy.

Requests to Move

If the family requests a move to another unit and has a repayment agreement in place and the repayment agreement is not in arrears, the family may be required to pay the balance in full prior to moving to the new unit.

If the family requests a move to another unit and is in arrears on a repayment agreement, unless they pay the balance in full, the request will be denied.

Under special circumstances, the HA may make an exception and allow a family to move without paying the entire balance of the debt if the family is current with its payments. The HA may also allow a family who is in arrears to become current in order to process a move if the move is for one of the following reasons:

A natural disaster.

The unit is uninhabitable or has major UPCS deficiencies that are not the result of a family action or inaction.

A life-threatening situation, such as the family is a witness to or a victim of a crime and must move for safety reasons. The family will be required to provide proof in such cases.

Guidelines for Repayment Agreements

The HA may not agree to a repayment agreement if the family already has a Repayment Agreement in place, or if the family has breached previous Repayment Agreements.

The HA, at its sole discretion, will determine on a case-by-case basis whether or not to offer a family a repayment agreement for monies owed to the HA.

Repayment Agreements will be executed between the HA and the head of household or other adult family member.

The HA may approve in writing a decrease in the monthly payments, either temporary or permanent, in cases of hardship after receiving from the family a written request for a decrease and verification of hardship.

Additional Debt Incurred: If the family has a Repayment Agreement in place and incurs an additional debt to the HA:

> The HA may choose, at its discretion, to agree to more than one Repayment Agreement at a time with the same family.
>
> If a Repayment Agreement is in arrears more than 30 days, any new debts must be paid in full.

B. FAMILY DEBTS DUE TO FRAUD/NON-REPORTING OF INFORMATION

HUD's definition of program fraud and abuse is a single act or pattern of actions that:

> Constitutes false statement, omission, or concealment of a substantive fact, made with intent to deceive or mislead the Housing Authority.

Family Error/Late Reporting

Families who owe money to the HA due to the family's failure to report increases in income or change in allowances or deductions will be required to repay in accordance with the guidelines set forth in this chapter.

Program Fraud

Families who owe money to the HA due to program fraud will be required to repay in accordance with the guidelines set forth in this chapter.

> In addition, the case may be referred to the Inspector General and/or the HA may refer the case for criminal prosecution.

C. FAMILY DEBTS PAID IN FULL

If the HA determines not to enter into a repayment agreement, or if the repayment agreement is breached and the HA demands payment of the balance in full, the family must pay the full amount due and owing in one lump sum. If the family fails to pay, the HA may pursue collection through a collection agency or a civil action and may notify credit agencies of the debt. Whether or not the amount is paid, the HA does not waive its right to take other action including termination of tenancy or referral for criminal prosecution in appropriate cases.

D. WRITING OFF DEBTS

Debts may be written off if:

The debtor's whereabouts are unknown and the debt is more than three years old.

A determination is made that the debtor is judgment proof.

The debtor is deceased and has an insufficient estate.

The debtor is confined to an institution indefinitely or for more than three years.

The amount is less than $100 and the debtor cannot be located.

Chapter 15

HA CURFEW POLICIES AND PROCEDURES

INTRODUCTION

The following are the policies and procedures governing the implementation, administration, and enforcement of the HA curfew regulation.

A. DUTIES AND RESPONSIBILITIES

At the discretion of the Director of the Housing Management Division, the Property Supervisors shall have the primary responsibility for implementation, administration and enforcement of the Curfew Regulation as it pertains to their respective assigned housing developments and scattered sites.

Security personnel and law enforcement personnel contracted to provide services at the various housing developments shall participate in the enforcement of the Curfew Regulation. Such enforcement may include properly identifying curfew violators, and notifying the appropriate Property Supervisor of such curfew violations.

B. NIGHTTIME CURFEW

No minor under the age of 18 years shall remain in or upon any common area of the HA or within any HA community, including but not limited to a road, curb area, sidewalk, parking lot, alley, park grounds, playground, basketball court, hallway, stairway, laundry, or recreational room, community center, or other common area grounds, place, building or vacant lot between the hours of 10:00 p.m. on any day and 6:00 a.m. of the immediately following day, except for within an apartment unit or private yard area.

"Remain" means to stay behind, to tarry and to stay unnecessarily in or upon HA common area, including the congregating of groups of persons, in whom any minor involved is not on or upon HA common area for the purpose of mere passage or going home.

A parent, guardian or other person having the legal care, custody or control of any minor (under the age of 18 years) shall not knowingly permit or by ineffective control allow the minor to violate this curfew regulation. The term "knowingly" includes knowledge that a parent or guardian should reasonably by expected to have concerning the whereabouts of a minor in that person's legal custody. This requirement is intended to hold a neglectful or careless parent or guardian up to a reasonable community standard of parental responsibility.

It shall be no defense that a parent or guardian was indifferent to the activities or conduct or whereabouts of such minor.

The following shall constitute valid exceptions to the regulation:

1. When the minor is accompanied by his or her parent or parents, legal guardian or other person having the legal care or custody of the minor, or by his or her spouse 18 years of age or older; or

2. When the minor is on an errand or other legitimate business or activity directed by his or her parent or parents or legal guardian or other adult person having the legal care or custody of the minor, or by his or her spouse 18 years of age or older; or

3. When the minor is going directly to or returning directly home (without any unnecessary detour or stop), a public meeting, or activity of a religious or other voluntary association, a place of public entertainment such as a movie, play, sporting event, dance, school activity, or the minors place of employment; or

4. When the minor is actively participating in a sporting or community event on HA property, if the HA rules or regulations permit the sporting or community event during said hours; or

5. When the presence of such minor in said place or places is connected with or required with respect to a business, trade, profession, or occupation in which said minor is lawfully engaged; or

6. When minor is exercising First Amendment rights protected by the United States or California Constitution; or

7. When the minor is involved in an emergency or seeking medical assistance; or

8. When the minor is emancipated pursuant to law.

C. DAYTIME CURFEW

No minor (under the age of 18 years) who is subject to compulsory education or to compulsory continuing education shall remain in or upon any common area of the HA or within any HA community including, but not limited to, a road curb area, sidewalk, parking lot, alley, park grounds, playground, basketball court, hallway, stairway, laundry or recreational room, community center, or other common area grounds, place or building, vacant lot or parking lot, between the hours of 8:30 a.m. and 1:30 p.m. on days when school is in session. The following shall constitute valid exceptions to this regulation:

1. When the minor is accompanied by his or her parent or parents, legal guardian or other adult person having the legal care or custody of the minor, or by his or her spouse 18 years of age or older; or

2. When the minor is upon an emergency errand directed by his or her parent or parents, legal guardian or other adult person having the legal care or custody of the minor, or by his or her spouse 18 years of age or older; or

3. When the minor is going directly to or returning directly home from, without any unnecessary detour or stop, his or her place of gainful employment or a medical, dental, optometry, or chiropractic appointment; or

4. When the minor has permission to leave school campus for lunch or school related activity and has in his or her possession a valid, school issued, off-campus permit; or

5. When the minor has in his or her possession a written excuse from the minors parent(s), legal guardian, or other adult person having the legal care or custody of the minor; or

6. When the minor is receiving instruction by a qualified tutor pursuant to Education Code Section 48224; or

7. When the minor is going to or returning directly from, without unnecessary detour or stop, a public meeting, or place of public entertainment, such as a movie, play, sporting event, dance or school activity, provided such meeting, event or activity is a school-approved activity for the minor or is otherwise supervised by school personnel of the minors school; or

8. When the minor is going to or returning directly from, without unnecessary detour or stop, an appearance in court, attendance at a funeral service, observance of a holiday or ceremony of his or her religion, attendance at religious retreats, or attendance at an employment conference; or

9. When the minor is emancipated pursuant to law.

D. BREACH OF THE LEASE

One violation of the Curfew Regulation by any household member of a unit shall constitute a minor breach of the Lease Agreement. Three or more violations of the Curfew Regulation within a 12-month period of time by any household member (in any combination) shall constitute a material breach of the Lease Agreement, and shall be sufficient grounds for termination of the Lease Agreement.

E. NOTICES AND RECOMMENDATIONS

Notice

The Head of Household shall receive a copy of the citation for violation of the Curfew Regulation and written notification from HA management of each violation of the Curfew Regulation occurring within a 12-month period as follows:

First Violation: Written notice shall be served on Head of Household, by HA management, advising of curfew violation and that Head of Household is responsible for the minor's conduct. The notice shall constitute a WARNING to the Head of Household that subsequent violations may result in termination of the Lease Agreement.

Second Violation: Written notice of a second curfew violation shall be served on the Head of Household and shall provide an opportunity for counseling for the Head of Household and minor(s). The Property Supervisor should schedule the appointment for said counseling with ten (10) days of the second violation notice.

Third Violation: Written notice of third curfew violation shall be served on the Head of Household and the appropriate remedy shall be enforced as set forth below.

F. REMEDIES

Review of Resident File

When a household member or members have been cited three times within a 12-month period for violating the Curfew Regulation, the Property Supervisor shall conduct a review of the resident's historical file to determine the overall resident record. Based on such review, one of the following actions shall be taken:

Recommendation for Referral: The Property Supervisor shall offer a referral to counseling, if available, to a family in lieu of an eviction notice. Such option is available only if within the last 12 months preceding the third curfew violation the resident or household members have not received three (3) or more of any combination of the following:

14-Day Notice

Notice to Comply

Notice to Pay Maintenance Charges

Counseling for Disturbing Neighbors

Counseling for any lease violation(s)

30-Day Notice to Cure or Quit

Thirty-Day Notice to Quit: If head of household and/or minor(s) should fail to complete referred sessions, or have received three (3) or more of the aforementioned notices, the Property Supervisor shall serve a Thirty-Day Notice to Quit based on the curfew violations and, if appropriate, other violations of the lease.

G. ENFORCEMENT

Security Personnel/Law Enforcement

Security personnel and law enforcement personnel contracted to provide services at the various housing developments shall participate in the enforcement of the Curfew Regulation. Such enforcement shall include:

Violation Recognition: Should security/law enforcement officers observe a minor or minors in or about any common area of the HA developments between the hours of 10:00 p.m. and 6:00 a.m., said officers shall have the authority to inquire of the minor(s) as to their identity, whether they are residents of the housing development, and their reason(s) for being out during curfew hours. The purpose of the inquiry is to determine whether the minor(s) are in violation of the Curfew Regulation or whether any of the exceptions to the Curfew Regulation apply.

Citing Violations: Upon determining that a minor is in violation of the Curfew Regulation, the security/law enforcement officer may so inform the minor(s) of the violation. The officer may then issue a written citation. One copy of the citation shall be filed with the Property Supervisor for the development, and the security/law enforcement officer shall maintain a copy.

Enforcement by Resident Managers

Resident Managers shall participate in the enforcement of the Curfew Regulation by observing and reporting only. Should Resident Managers observe a minor or minors in violation of the Curfew Regulation, the incident should be immediately documented, including the date, time, location, name of minor (if known), and number of times minor has been observed in violation of the Curfew Regulation. Such documentation should be recorded in the resident's file and a memorandum concerning the curfew violation(s) sent to the Property Supervisor.

Enforcement by Management

Area Managers and Property Supervisors shall have the authority to serve citations for violations of the Curfew Regulation.

H. GRIEVANCE PROCEDURE

Residents shall have the right to file a grievance in response to actions taken by the HA concerning violations of the Curfew Regulation.

The HA Grievance Policy is subject to the Code of Federal Regulations, Title 24, Part 966, revised as of April 1, 1985, and as further amended. Residents shall follow the grievance procedures as set forth in the ACOP.

Chapter 16

BANNING POLICIES AND PROCEDURES

INTRODUCTION

The following are the policies and procedures governing the implementation, administration, and enforcement of the HA banning regulation.

A. DUTIES AND RESPONSIBILITIES

At the discretion of the Director of the Housing Management Division, the Property Supervisor shall have the primary responsibility for the implementation, administration and enforcement of the Banning Regulation as it pertains to their respective assigned housing development and scattered sites. Property Supervisors shall be responsible for notifying residents of persons banned from HA property.

Security personnel and law enforcement personnel contracted to provide services at the various housing developments shall participate in the enforcement of the Banning Regulation. Such enforcement may include properly identifying trespassers, issuing citations, and notifying the respective Property Supervisor of such violation.

Resident Managers shall, upon approval by the Director of the Housing Management Division, and at the discretion of the Property Supervisor, be responsible for identifying Banning violators, documenting violations by both residents and non-residents, and notifying the appropriate Property Supervisor of such violations.

B. BANNING REGULATION

A non-resident, including, but not limited to, a guest or visitor of a resident, may be banned for twelve (12) consecutive months if they commit two or more of the following acts in or upon any area of the HA development within a twelve (12) month period.

Any misdemeanor or infraction that disturbs the peaceful enjoyment of the development, including, without limitation, illegal drug activity or violent criminal activity;

Destruction of either HA property or private property;

After warning, continuing to interfere with the job responsibilities of a HA employee or vendor; and/or

After warning, continuing to disturb other residents' peaceful enjoyment of the complex.

The non-resident may be banned if they commit one misdemeanor or infraction involving possession of a controlled substance or one felony under state or federal law in or upon any area of the HA development including without limitation, illegal drug activity or violent criminal activity.

The HA development includes, but is not limited to, a private road or curb area, sidewalk, parking lot, alley, park grounds, playground, basketball court, hallway, stairway, laundry or recreational room, community center, or other common area grounds, place, building or vacant lot on HA property.

If a non-resident violates paragraph 1 above, he or she can be served with a banning notice excluding the non-resident from the HA development for twelve (12) consecutive months. At the time the non-resident is served, he or she will be requested to sign a form acknowledging receipt of the banning notice. A proof of service form indicating service of the banning notice on the non-resident shall be completed. A form documenting the incidents leading to the service of the banning notice shall also be completed.

Residents known to associate with the banned non-resident shall receive notice of the person banned from HA property in the form of a letter from the HA. The letter will also state that pursuant to the resident's Lease Agreement, the resident, or member of the resident's household, shall not allow the person who has been excluded to be a guest of the resident in the HA development.

A list of banned non-residents will be distributed to HA management and staff, security personnel and law enforcement, as appropriate.

If a banned non-resident comes on the HA development, he or she may be cited for trespass.

If the banned non-resident comes on the HA development with a resident who has received notice of the person's banned status, the resident will receive a lease violation. If the resident has not received notice, the resident will be provided notice and warned about future activities with the banned non-resident.

Pursuant to the Banning Policies and Procedures, a resident receiving a lease violation for violating this regulation will have his or her historical file reviewed to determine the subsequent course of action.

C. BREACH OF THE LEASE

One violation of the Banning Regulation by any household member of a unit shall constitute a minor breach of the Lease Agreement. Three or more violations of the Banning Regulation within a 12-month period of time by any household member (in any combination) shall constitute a material breach of the Lease Agreement, and shall be sufficient grounds for termination of the Lease Agreement.

D. NOTICES AND RECOMMENDATIONS

Once a resident is notified, in writing, of a non-resident being banned from the HA's property, the

resident is deemed to have been put on notice that pursuant to their Lease Agreement they are prohibited from allowing a person who has been banned from HA property to be a guest of the resident at the housing development. If a resident is observed associating with a banned non-resident on the housing development, he or she will be cited for a lease violation.

First Violation: Written notice shall be served on the head of household, by the HA, advising of the lease violation. The notice shall constitute a WARNING to the head of household that subsequent violations may result in termination of the Lease Agreement.

Second Violation: Written notice of a second lease violation shall be served on the head of household and shall provide an opportunity for counseling for the head of household and household members. The Property Supervisor shall schedule an appointment for said counseling with ten (10) days of the second violation notice.

Third Violation: Written notice of a third lease violation shall be served on the head of household and the appropriate remedy shall be enforced as set forth below.

More Than Three Violations: A Thirty-Day Notice to Quit will be served on the head of household if more than three violations are issued within a twelve (12) month period.

E. REMEDIES

Review of the Resident File

When a household member or members have been cited three times within a 12-month period for violating the Banning Regulation, the Property Supervisor shall conduct a review of the resident's file to determine the overall resident record. Based on such review, one of the following actions shall be taken:

1. Recommendation for Referral: The Property Supervisor shall offer a referral to counseling, if available, to a family in lieu of an eviction notice. Such option is available only if within the last 12 months preceding the third violation, the resident or household members have not received three (3) or more of any combination of the following:

   14-Day Notice

   Notice to Comply

   Notice to Pay Maintenance Charges

   Counseling for Disturbing Neighbors

   Counseling for any lease violation(s)

   30-Day Notice to Cure or Quit

2. Thirty-Day Notice to Quit: If the head of household and/or members of household should fail to complete counseling sessions, or have received three (3) or more of the aforementioned

notices, the Property Supervisor shall serve a Thirty-Day Notice to Quit based on the violations and if appropriate, other violations of the lease.

F. ENFORCEMENT

Security Personnel/Law Enforcement

Security personnel and law enforcement personnel contracted to provide services at the various housing developments shall participate in the enforcement of the Banning Regulation. Such enforcement shall include:

1. Violation Recognition: Should security/law enforcement officers observe a non-resident banned from the housing development in or about the HA complex, said officers shall have the authority to inquire of the individual(s) as to their identity, whether they are guest(s) of a resident, and their reason(s) for being on the property. The purpose of this inquiry is to determine whether a resident is subject to a lease violation, or a non-resident is subject to a trespass citation.

2. Citing Violations: Upon determining that an individual or individuals is in violation of the Banning Regulation, the security/law enforcement officer may so inform the resident and/or non-resident of the violation. The officer may then issue a written citation. One copy of the citation shall be filed with the Property Supervisor for the development, and the security/law enforcement officer shall maintain a copy.

G. ENFORCEMENT BY RESIDENT MANAGERS

Resident Managers shall participate in the enforcement of the Banning Regulation by observing and reporting. Should Resident Managers observe a resident in violation of the Banning Regulation, the incident should be immediately documented, including the date, time, location, person's name (if known), and number of times the person has been observed in violation of the Banning Regulation. Such documentation should be recorded in the resident's file and a memorandum concerning the Banning Violation(s) send to the Property Supervisor.

H. ENFORCEMENT BY MANAGEMENT

Area Managers and Property Supervisors shall have the authority to serve citations for violations of the Banning Regulation.

I. GRIEVANCE PROCEDURE

HA residents shall have the right to file a grievance in response to actions taken by the HA concerning issuance of a Banning Notice or violations of the Banning Regulation.

The HA Grievance Procedure is subject to the Code of Federal Regulations, Title 24, Part 966,

revised as of April 1, 1985, and as further amended. Residents shall follow the grievance procedures as set forth in the ACOP.

GLOSSARY

A. TERMS USED IN DETERMINING RENT

ANNUAL INCOME (24 CFR 5.609)

Annual income is the anticipated total income from all sources. This includes net income derived from assets, received by the family head and spouse (even if temporarily absent) and by each additional family member for the 12 month period following the effective date of initial determination or reexamination of income. It does not include income that is temporary, non-recurring, or sporadic as defined in this section, or income that is specifically excluded by other federal statute. Annual income includes:

The full amount before any payroll deductions, of wages and salaries, overtime pay, commissions fees, tips and bonuses, and other compensation for personal services.

The net income from operation of a business or profession, including any withdrawal of cash or assets from the operation of the business. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining the net income from a business. An allowance for the straight line depreciation of assets used in a business or profession may be deducted as provided in IRS regulations. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the business.

Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for the straight line depreciation of real or personal property is permitted. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the property.

When the family has net family assets in excess of $5,000, Annual Income shall include the greater of the actual income derived from all net family assets, or a percentage of the value of such assets based on the current passbook savings rate as determined by HUD.

The full amount of periodic payments received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts.

NOTE: Treatment of lump sum payments for delayed or deferred periodic payment of social security or SSI benefits is dealt with later in this section.

Payments in lieu of earnings, such as unemployment and disability compensation, workers' compensation, and severance pay.

All welfare assistance payments received by or on behalf of any family member. (24 CFR 913.106(b)(6) contains rules applicable to "as-paid" States).

Periodic and determinable allowances, such as alimony and child care support payments, and regular cash contributions or gifts received from persons not residing in the dwelling.

All regular pay, special pay and allowances of a member of the Armed Forces (except special pay to a family member serving the Armed Forces who is exposed to hostile fire).

EXCLUSIONS FROM ANNUAL INCOME (24 CFR 5.609)

Annual income does not include the following:

Income from the employment of children (including foster children) under the age of 18 years;

Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the resident family, who are unable to live alone);

Lump sum additions to family assets, such as inheritances, insurance payments (including payments under health, and accident insurance and workers' compensation) capital gains, and settlement for personal property losses;

Amounts received by the family that are specifically for, or in reimbursement of the cost of medical expenses for any family member.

Income of a live-in aide, provided the person meets the definition of a live-in aide.

The full amount of student financial assistance paid directly to the student or the educational institution.

The special pay to a family member serving in the Armed Forces who is exposed to hostile fire.

Amounts received under HUD funded training programs (e.g. Step-up program); excludes stipends, wages, transportation payments and child care vouchers for the duration of the training.

Amounts received by a person with disabilities that are disregarded for a limited time for purposes of Supplemental Security Income and benefits that are set aside for use under a Plan to Attain Self Sufficiency (PASS).

Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out of pocket expenses incurred for items such as special equipment, clothing, transportation and childcare, to allow participation in a specific program.

Amount received as a Resident services stipend. A modest amount (not to exceed $200 per month) received by a public housing resident for performing a service for the PHA, on a part-time basis, that enhances the quality of life in public housing. Such services may include but are not limited to, fire patrol, hall monitoring, lawn maintenance, resident initiatives coordination, and serving as the resident member of the PHA governing Board. No resident may receive more than one such stipend during the same period of time.

Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training programs (including training programs not affiliated with a local government) and training of family members as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family

member participates in the employment training program.

Temporary, non-recurring, or sporadic income (including gifts).

Reparation payments paid by foreign governments pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era. (For all initial determinations and reexaminations of income on or after April 23, 1993.)

Earnings in excess of $480 for each full-time student 18 years old or older, (excluding the head of household and spouse).

Adoption assistance payments in excess of $480 per adopted child.

The earnings and benefits to any resident resulting from the participation in a program providing employment training and supportive services in accordance with the Family Support Act of 1988 (42 U.S.C. 1437 et seq.), or any comparable Federal, State or local law during the exclusion period. For purposes of this paragraph the following definitions apply:

> Comparable Federal, State or local law means a program providing employment training and supportive services that: (1) is authorized by a Federal, State or local law; (2) is funded by the Federal, State or local government; (3) is operated or administered by a public agency; and (4) has as its objective to assist participants in acquiring job skills.
>
> Exclusion period means the period during which the resident participates in a program as described in this section plus 18 months from the date the resident begins the first job acquired by the resident after completion of such program that is not funded by public housing assistance under the U.S. Housing Act of 1937. If the resident is terminated from employment without good cause, the exclusion period shall end.
>
> Earnings and benefits means the incremental earnings and benefits resulting from a qualifying employment training program or subsequent job.

Deferred periodic payments from supplemental security income and social security benefits that are received in a lump sum amount or in prospective monthly amounts.

Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit.

Amounts paid by a State agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home.

Amounts specifically excluded by any other Federal Statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937.(A notice will be published by HUD in the Federal Register identifying the benefits that qualify for this exclusion.

The following benefits are excluded by other Federal Statute as of August 3, 1933:

The value of the allotment provided to an eligible household for coupons under the Food Stamp Act of 1977;

Payments to volunteers under the Domestic Volunteer Service Act of 1973; examples of programs under this Act include but are not limited to:

The Retired Senior Volunteer Program (RSVP)

Foster Grandparent Program (FGP)

Senior Companion Program (SCP)

Older American Committee Service Program

National Volunteer Antipoverty Programs such as:

VISTA

Peace Corps

Service Learning Program

Special Volunteer Programs

Small Business Administration Programs such as:

National Volunteer Program to Assist Small Businesses

Service Corps of Retired Executives

Payments received under the Alaska Native Claims Settlement Act. [43 USC 1626 (a)]

Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes. [25 USC 459e]

Payments or allowances made under the Department of HHS' Low Income Home Energy Assistance Program. [42 USC 8624 (f)]

Payments received under programs funded in whole or in part under the Job Training Partnership Act (29 USC 1552 (b)

Income derived from the disposition of funds of the Grand River Band of Ottawa Indians (Pub. L. 94-540).

The first $2,000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the Court of Claims (25 USC. 1407-08), or from funds held in trust for an Indian Tribe by the Secretary of Interior.

Amounts of scholarships funded under Title IV of the Higher Education Act of 1965 including awards under the Federal work-study program or under the Bureau of Indian

Affairs student assistance programs. [20 USC 1087 uu] Examples: Basic Educational Opportunity Grants (Pell Grants), Supplemental Opportunity Grants, State Student Incentive Grants, College-Work Study, and Byrd Scholarships.

Payments received under programs funded under Title V of the Older Americans Act of 1965 [42 USC 3056 (f)] Examples include Senior Community Services Employment Program, National Caucus Center on the Black Aged, National Urban League; Association National Pro Personas Mayores, National Council on Aging, American Association of Retired Persons, National Council on Senior Citizens, and Green Thumb.

Payments received after January 1, 1989 from the Agent Orange Settlement Fund or any other fund established in the In-Re Orange Product Liability litigation.

The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs of incurred in such care) under the Child Care and Development Block Grant Act of 1990. (42 USC 9858q)

Earned income tax credit refund payments received on or after January 1, 1991. (26 USC 32)(j).

Living allowances under Americorps Program (Nelson Diaz Memo to George Latimer 11/15/94)

ADJUSTED INCOME

Annual income, less allowable HUD deductions.

Note: Under the Continuing Resolution, PHAs are permitted to adopt other adjustments to earned income for residents of Public Housing, but must absorb any resulting loss in rental income.

All Families are eligible for the following:

Child Care Expenses: A deduction of amounts anticipated to be paid by the family for the care of children under 13 years of age for the period for which the Annual Income is computed. Child care expenses are only allowable when such care is necessary to enable a family member to be gainfully employed or to further his/her education. Amounts deducted must be unreimbursed expenses and shall not exceed: (1) The amount of income earned by the family member released to work, or (2) an amount determined to be reasonable by the PHA when the expense is incurred to permit education.

Dependent Deduction. An exemption of $480 for each member of the family residing in the household (other than the head or spouse, live-in aide, foster child) who is under eighteen years of age or who is eighteen years of age or older and disabled, handicapped, or a full-time student.

Handicapped Expenses. A deduction of unreimbursed amounts paid for attendant care or auxiliary apparatus expenses for handicapped family members where such expenses are necessary to permit a family member(s), including the handicapped/disabled member to be employed. In no event may the amount of the deduction exceed the employment income earned by the family member(s) freed to work.

Equipment and auxiliary apparatus may include but are not limited to: wheelchairs, lifts, reading devices for visually handicapped, and equipment added to cars and vans to permit use by the handicapped or disabled family member.

For non-elderly families and elderly families without medical expense: The amount of the deduction equals the cost of all unreimbursed expenses for handicapped care and equipment less three percent of Annual Income, provided the amount so calculated does not exceed the employment income earned.

For elderly families with medical expenses: The amount of the deduction equals the cost of all unreimbursed expenses for handicapped care and equipment less three percent of Annual Income, (provided the amount does not exceed earnings) plus medical expenses as defined below.

For Elderly and Disabled Families Only:

Medical Expenses: A deduction of unreimbursed medical expenses, including insurance premiums anticipated for the period for which Annual Income is computed. Medical expenses include, but are not limited to: services of physicians and other health care professionals, services of health care facilities; insurance premiums, including the cost of Medicare), prescription and non-prescription medicines, transportation to and from treatment, dental expenses, eyeglasses, hearing aids and batteries, attendant care (unrelated to employment of family members), and payments on accumulated medical bills. To be considered by the PHA for the purpose of determining a deduction from the income, the expenses claimed must be verifiable.

For elderly families without handicapped expenses: The amount of the deduction shall equal total medical expenses less 3% of annual income.

For elderly families with both handicapped and medical expenses: The amount of handicapped assistance is calculated first, then medical expenses are added.

Elderly/Disabled Household Exemption: An exemption of $400 per household.

B. HOUSING TERMS

ACCESSIBLE DWELLING UNITS. When used with respect to the design, construction or alteration of an individual dwelling unit, means that the unit is located on an accessible route, and when designed, constructed, or altered, can be approached, entered, and used by individuals with physical handicaps. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in 24 CFR 8.32 & 40, (the Uniform Federal Accessibility Standards) is "accessible" within the meaning of this paragraph.

ACCESSIBLE FACILITY. All or any portion of a facility other than an individual dwelling unit used by individuals with physical handicaps.

ACCESSIBLE ROUTE. For persons with a mobility impairment, a continuous, unobstructed path that complies with space and reach requirements of the Uniform Federal Accessibility Standards (UFAC). For persons with hearing or vision impairments, the route need not comply with requirements specific to mobility.

ADAPTABILITY. Ability to change certain elements in a dwelling unit to accommodate the needs of handicapped and non-handicapped persons; or ability to meet the needs of persons with different types and degrees of disability.

ADMISSION. Admission to the program is the effective date of the lease. The point at which a family becomes a resident.

ALLOCATION PLAN. The plan submitted by the PHA and approved by HUD under which the PHA is permitted to designate a building, or portion of a building, for occupancy by Elderly Families or Disabled Families.

ANNUAL INCOME AFTER ALLOWANCES. The Annual Income (described above) less the HUD-

approved allowances.

APPLICANT (or applicant family). A family that has applied for admission to a program, but is not yet a participant in the program.

"AS-PAID" STATES. States where the welfare agency adjusts the shelter and utility component of the welfare grant in accordance with actual housing costs.

ASSETS. (See Net Family Assets.)

AUXILIARY AIDS. Services or devices that enable persons with impaired sensory, manual, or speaking skills to have an equal opportunity to participate in and enjoy the benefits of programs and activities.

CO-HEAD. An individual in the household who is equally responsible for the lease with the Head of Household. A family may have a Co-head or Spouse, but not both. A co-head never qualifies as a dependent.

COVERED FAMILIES. The statutory term "covered families" designates the universe of families who are required to participate in a welfare agency economic self-sufficiency program and may, therefore, be the subject of a welfare benefit sanction for noncompliance with this obligation. "Covered families" means families who receive welfare assistance or other public assistance benefits from a State or other public agency under a program for which Federal, State, or local law requires that a member of the family must participate in an economic self-sufficiency program as a condition for the assistance.

DEPENDENT. A member of the family household (excluding foster children) other than the family head or spouse, who is under 18 years of age or is a Disabled Person or Handicapped Person, or is a full-time student 18 years of age or older.

DESIGNATED FAMILY. The category of family for whom the PHA elects to designate a development (e.g. elderly family in a development designated for elderly families) in accordance with the 1992 housing Act. (24 CFR 945.105)

DISABILITY ASSISTANCE EXPENSE. Reasonable expenses that are anticipated, during the period for which annual income is computed, for attendant care and or auxiliary apparatus for a disabled family member and that are necessary to enable a family member (including the disabled member) to be employed, provided that the expenses are neither paid to a member of the family nor reimbursed by an outside source.

DISABILITY. This term is used where "handicap" was formerly used.

DISABLED FAMILY. A family whose head, spouse, or sole member is a person with disabilities. A disabled family may include two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live-in aides

DISABLED PERSON. See Person with Disabilities.

DISABLED FAMILY. A family whose head, spouse, or sole member is a person with disabilities; or two or more persons with disabilities living together or one or more persons with disabilities living with one or more live-in aides.

DISALLOWANCE. Exclusion from annual income.

DISPLACED FAMILY. A family in which each member, or whose sole member, is a person displaced by governmental action, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster relief laws.

DOMICILE. The legal residence of the household head or spouse as determined in accordance with State and local law.

DRUG-RELATED CRIMINAL ACTIVITY. Term means:

Drug-trafficking; or

> Illegal use, or possession for personal use of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).

DRUG TRAFFICKING. The illegal manufacture, sale, distribution or the possession with intent to manufacture, sell, or distribute a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).

ECONOMIC SELF-SUFFICIENCY PROGRAM. Any program designed to encourage, assist, train, or facilitate the economic independence of assisted families or to provide work for such families. Economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, Workfare, financial or household management, apprenticeship, any other program necessary to ready a participant to work (such as: substance abuse or mental health treatment. Economic self-sufficiency program includes any work activities as defined in the Social Security Act (42 U.S.C. 607(d)). See the definition of work activities at Sec. 5.603(c). The new definition of the term "economic self-sufficiency program'' is used in the following regulatory provisions, pursuant to the Public Housing Reform Act: family income includes welfare benefits reduced because of family failure to comply with welfare agency requirements to participate in an economic self-sufficiency program; and the requirement for public housing residents to participate in an economic self-sufficiency program or other eligible activities.

ELDERLY FAMILY. A family whose head or spouse or whose sole member is at least 62 years, or two or more persons who are at least 62 years of age or a disabled person. It may include two or more elderly, disabled persons living together or one or more such persons living with one or more live-in aides.

ELDERLY PERSON. A person who is at least 62 years old.

ELIGIBLE FAMILY (Family). A family is defined by the PHA in the Admission and Continued Occupancy Plan.

EXCEPTIONAL MEDICAL OR OTHER EXPENSES. Prior to the regulation change in 1982, this meant medical and/or unusual expenses as defined in Part 889 which exceeded 25% of the Annual Income. It is no longer used.

EXCESS MEDICAL EXPENSES. Any medical expenses incurred by elderly families only in excess of 3% of Annual Income which are not reimbursable from any other source.

EXTREMELY LOW-INCOME FAMILY. A family whose annual income does not exceed 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median income for the area if HUD finds that such variations are necessary because of unusually high or low family incomes.

FAMILY. The applicant must qualify as a family as defined by the PHA. "Family" is used interchangeably with "Applicant," "Resident" or "Participant" or and can refer to a single-person family.

FAMILY OF VETERAN OR SERVICEPERSON. A family is a "family of veteran or serviceperson" when:

> The veteran or serviceperson (a) is either the head of household or is related to the head of the household; or (b) is deceased and was related to the head of the household, and was a family member at the time of death.
>
> The veteran or serviceperson, unless deceased, is living with the family or is only temporarily absent unless s/he was (a) formerly the head of the household and is permanently absent because of hospitalization, separation, or desertion, or is divorced; provided, the family contains one or more persons for whose support s/he is legally responsible and the spouse has not remarried; or (b) not the head of the household but is permanently hospitalized; provided, that s/he was a family member at the time of hospitalization and there remain in the family at least two related persons.

FAMILY SELF-SUFFICIENCY PROGRAM (FSS PROGRAM). The program established by a PHA to promote self-sufficiency of assisted families, including the provision of supportive services.

FLAT RENT. Rent for a public housing dwelling unit that is based on the market rent. The market rent is the rent charged for comparable units in the private, unassisted rental market at which the PHA could lease the public housing unit after preparation for occupancy.

FOSTER CHILD CARE PAYMENT. Payment to eligible households by state, local, or private agencies appointed by the State, to administer payments for the care of foster children.

FULL-TIME STUDENT. A person who is attending school or vocational training on a full-time basis.

HEAD OF HOUSEHOLD. The person who assumes legal and financial responsibility for the household and is listed on the application as head.

HOUSING AGENCY. A state, country, municipality or other governmental entity or public body authorized to administer the program. The term "PHA" includes an Indian housing authority (IHA). ("PHA" and "PHA" mean the same thing.). The Housing Authority is referred to as "HA" or "Housing Authority" throughout this document.

HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974. The Act in which the U.S. Housing Act of 1937 was recodified, and which added the Section 8 Programs.

HOUSING ASSISTANCE PLAN. A Housing Assistance Plan submitted by a local government participating in the Community Development Block Program as part of the block grant application, in accordance with the requirements of 570.303(c) submitted by a local government not participating in the Community Development Block Grant Program and approved by HUD. A Housing Assistance Plan meeting the requirements of 570.303(c) submitted by a local government not participating in the Community Development Block Grant Program and approved by HUD.

HOUSING QUALITY STANDARDS (HQS). The HUD minimum quality standards for housing assisted under the Public Housing and Section 8 programs.

HUD. The Department of Housing and Urban Development or its designee.

HUD REQUIREMENTS. HUD requirements for the Section 8 programs. HUD requirements are issued by HUD headquarters as regulations. Federal Register notices or other binding program directives.

HURRA. The Housing and Urban/Rural Recovery Act of 1983 legislation that resulted in most of the 1984 HUD Regulation changes to the definition of income, allowances, and rent calculations.

IMPUTED ASSET. Asset disposed of for less than Fair Market Value during two years preceding examination or reexamination.

IMPUTED INCOME. HUD passbook rate times the total cash value of assets, when assets exceed $5,000.

IMPUTED WELFARE INCOME. The amount of annual income not actually received by a family, as a result of a specified welfare benefit reduction, that is nonetheless included in the family's annual income. This amount is included in family annual income and, therefore, reflected in the family rental contribution based on this income.

INCOME. Income from all sources of each member of the household as determined in accordance with criteria established by HUD.

INCOME-BASED RENT. The tenant rent paid to the PHA that is based on family income and the PHA rental policies. The PHA uses a percentage of family income or some other reasonable system to set income-based rents. The PHA has broad flexibility in deciding how to set income-based rent for its tenants. However, the income-based tenant rent plus the PHA's allowance for tenant paid utilities may not exceed the "total tenant payment" as determined by a statutory formula.

INCOME FOR ELIGIBILITY. Annual Income.

INCOME TARGETING. The HUD admissions requirement that PHAs not admit less than the number required by law of families whose income does not exceed 30% of the area median income in a fiscal year.

INDIAN. Any person recognized as an Indian or Alaska Native by an Indian Tribe, the federal government, or any State.

INDIAN HOUSING AUTHORITY (IHA). A housing agency established either by exercise of the power of self-government of an Indian Tribe, independent of State law, or by operation of State law providing specifically for housing authorities for Indians.

INTEREST REDUCTION SUBSIDIES. The monthly payments or discounts made by HUD to reduce the debt service payments and, hence, rents required on Section 236 and 221 (d)(3) BMIR developments. Includes monthly interest reduction payments made to mortgagees of Section 236 developments and front-end loan discounts paid on BMIR developments.

INVOLUNTARILY DISPLACED PERSON. Involuntarily Displaced Applicants are applicants who meet the HUD definition for the local preference, formerly known as a federal preference.

LANDLORD. Refers to the HA, as either the legal owner of the property, or the owner's representative or managing agent as designated by the owner.

LEASE. A written agreement between an owner and an eligible family for the leasing of a housing unit.

LIVE-IN AIDE. A person who resides with an elderly person or disabled person and who:

Is determined to be essential to the care and well-being of the person.

Is not obligated for the support of the person.

Would not be living in the unit except to provide necessary supportive services.

LOCAL PREFERENCE. A preference used by the PHA to select among applicant families without regard to their date and time of application.

LOW-INCOME FAMILY. This definition replaces a previous statutory reference. Generally, "low-income" designates a family whose income does not exceed 80 percent of area median income, with certain adjustments.

MARKET RENT. The rent HUD authorizes the owner of FHA insured/subsidized multi-family housing to collect from families ineligible for assistance. For unsubsidized units in an FHA-insured multi-family development in which a portion of the total units receive development-based rental assistance, under the Rental Supplement or Section 202/Section 8 Programs, the Market Rate Rent is that rent approved by HUD and is the Contract Rent for a Section 8 Certificate holder. For BMIR units, Market Rent varies by whether the development is a rental or cooperative.

MEDICAL EXPENSES. Those total medical expenses anticipated during the period for which Annual Income is computed, and which are not covered by insurance. (Only Elderly Families qualify) The allowances are applied when medical expenses exceed 3% of Annual Income.

MINIMUM RENT. An amount established by the PHA between zero and $50.00.

MINOR. A member of the family household (excluding foster children) other than the family head or spouse who is under 18 years of age.

MONTHLY ADJUSTED INCOME. 1/12 of the Annual Income after Allowances.

MONTHLY INCOME. 1/12 of the Annual Income before allowances.

NEAR-ELDERLY FAMILY. A family whose head, spouse, or sole member is at least 50, but less than 62 years of age. The term includes two or more near-elderly persons living together and one or more such persons living with one or more live-in aides.

NET FAMILY ASSETS. The net cash value of equity in savings, checking, IRA and Keogh accounts, real property, stocks, bonds, and other forms of capital investment. The value of necessary items of personal property such as furniture and automobiles is excluded from the definition.

OCCUPANCY STANDARDS [Now referred to as Subsidy Standards]. Standards established by a PHA to determine the appropriate number of bedrooms for families of different sizes and compositions.

PARTICIPANT. A family that has been admitted to the PHA program, and is currently assisted in the program.

PERSON WITH DISABILITIES

1. A person who has a disability, as defined in 42 U. S. C. 423, and is determined, under HUD regulations, to have a physical, mental, or emotional impairment that is expected to be of long-continued and indefinite duration, substantially impedes the ability to live independently, and is of such a nature that the ability to live independently could be improved by more suitable housing conditions.
2. A person who has a developmental disability as defined in 42 U.S.C. 6001.
3. An "individual with handicaps", as defined in 24 CFR 8.3, for purposes of reasonable accommodation and program accessibility for persons with disabilities
4. Does not exclude persons who have AIDS or conditions arising from AIDS
5. Does not include a person whose disability is based solely on any drug or alcohol dependence (for low income housing eligibility purposes)

PREMISES. The building or complex in which the dwelling unit is located including common areas and grounds.

PREVIOUSLY UNEMPLOYED. Includes a person who has earned, in the twelve months previous to employment, no more than would be received for 10 hours of work per week for 50 weeks at the established minimum wage.

PUBLIC ASSISTANCE. Welfare or other payments to families or individuals, based on need, which are made under programs funded, separately or jointly, by Federal, state, or local governments.

PUBLIC HOUSING AGENCY (PHA). A state, county, municipality, or other governmental entity or public body authorized to administer the programs. The term "PHA" includes an Indian housing authority (IHA). ("PHA" and "PHA" mean the same thing.)

QUALIFIED FAMILY. A family residing in public housing whose annual income increases as a result of employment of a family member who was unemployed for one or more years previous to employment; or increased earnings by a family member during participation in any economic self-sufficiency or on the

job training program; or new employment or increased earnings of a family member, during or within 6 months after receiving assistance, benefits or services under any state program for temporary assistance for needy families funded under Part A of Title IV of the Social Security Act, as determined by the PHA in consultation with the local TANF agency and Welfare to Work programs. TANF includes income and benefits & services such as one time payments, wage subsidies & transportation assistance, as long as the total amount over a 6-month period is at least $500.

QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998. The Act which amended the U.S. Housing Act of 1937 and is known as the Public Housing Reform Bill. The Act is directed at revitalizing and improving HUD's Public Housing and Section 8 assistance programs.

RECERTIFICATION. Sometimes called reexamination. The process of securing documentation of total family income used to determine the rent the tenant will pay for the next 12 months if no interim changes are reported by the family.

REMAINING MEMBER OF TENANT FAMILY. Person left in assisted housing after other family members have left and become unassisted.

RESIDENT is used to refer to participants in terms of their relation as a lessee to the HA as the landlord.

RESIDENCY PREFERENCE. A local preference for admission of persons who reside in a specified geographic area.

RESPONSIBLE ENTITY. For the public housing, Section 8 tenant-based assistance, development-based certificate assistance and moderate rehabilitation program, the responsible entity means the PHA administering the program under an ACC with HUD. For all other Section 8 programs, the responsible entity means the Section 8 owner.

SECRETARY. The Secretary of Housing and Urban Development.

SECURITY DEPOSIT. A dollar amount which can be collected from the family by the owner upon termination of the lease and applied to unpaid rent, damages or other amounts owed to the owner under the lease according to State or local law.

SERVICEPERSON. A person in the active military or naval service (including the active reserve) of the United States.

SINGLE PERSON. A person living alone or intending to live alone who is not disabled, elderly, or displaced, or the remaining member of a tenant family.

SPECIFIED WELFARE BENEFIT REDUCTION. Those reductions of welfare agency benefits (for a covered family) that may not result in a reduction of the family rental contribution. "Specified welfare benefit reduction" means a reduction of welfare benefits by the welfare agency, in whole or in part, for a family member, as determined by the welfare agency, because of fraud by a family member in connection with the welfare program; or because of welfare agency sanction against a family member for noncompliance with a welfare agency requirement to participate in an economic self- sufficiency program.

SPOUSE. The marriage partner of the head of the household.

SUBSIDIZED DEVELOPMENT. A multi-family housing development (with the exception of a development owned by a cooperative housing mortgage corporation or association) which receives the benefit of subsidy in the form of:

Below-market interest rates pursuant to Section 221(d)(3) and (5) or interest reduction payments pursuant to Section 236 of the National Housing Act; or

Rent supplement payments under Section 101 of the Housing and Urban Development Act of 1965; or

Direct loans pursuant to Section 202 of the Housing Act of 1959; or

Payments under the Section 23 Housing Assistance Payments Program pursuant to Section 23 of the United States Housing Act of 1937 prior to amendment by the Housing and Community Development Act of 1974;

Payments under the Section 8 Housing Assistance Payments Program pursuant to Section 8 of the United States Housing Act after amendment by the Housing and Community Development Act unless the development is owned by a Public Housing Agency;

A Public Housing Development.

SUBSIDY STANDARDS. Standards established by a PHA to determine the appropriate number of bedrooms and amount of subsidy for families of different sizes and compositions.

TENANT. (Synonymous with resident) The person or persons who executes the lease as lessee of the dwelling unit.

TENANT RENT. The amount payable monthly by the family as rent to the PHA.

TOTAL TENANT PAYMENT (TTP). The total amount the HUD rent formula requires the tenant to pay toward rent and utilities.

UNIT/HOUSING UNIT. Residential space for the private use of a family. The size of a unit is based on the number of bedrooms contained within the unit and generally ranges from zero bedrooms to six bedrooms.

UTILITIES. Utilities means water, electricity, gas, other heating, refrigeration, cooking fuels, trash collection and sewage services. Telephone service is not included as a utility.

UTILITY ALLOWANCE. The PHA's estimate of the average monthly utility bills for an energy-conscious household. If all utilities are included in the rent, there is no utility allowance. The utility allowance will vary by unit size and type of utilities.

UTILITY REIMBURSEMENT PAYMENT. The amount, if any, by which the Utility Allowance for the unit, if applicable, exceeds the Total Tenant Payment for the family occupying the unit.

VERY LARGE LOWER-INCOME FAMILY. Prior to the change in the 1982 regulations this meant a lower-income family which included eight or more minors. (Term no longer used)

VERY LOW INCOME FAMILY. A Low-Income Family whose Annual Income does not exceed 50% of the median income for the area, as determined by HUD, with adjustments for smaller and larger

families. HUD may establish income limits higher or lower than 50% of the median income for the area on the basis of its finding that such variations are necessary because of unusually high or low family incomes.

VETERAN. A person who has served in the active military or naval service of the United States at any time and who shall have been discharged or released therefrom under conditions other than dishonorable.

VIOLENT CRIMINAL ACTIVITY. Any illegal criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.

WAITING LIST. A list of families organized according to HUD regulations and PHA policy who are waiting for subsidy to become available.

WELFARE ASSISTANCE. Welfare or other payments to families or individuals, based on need, that are made under programs funded, separately or jointly, by Federal, state, or local governments. "Welfare assistance" means income assistance from Federal or State welfare programs, and includes only cash maintenance payments designed to meet a family's ongoing basic needs. The definition borrows from the Department of Health and Human Services' TANF definition of "assistance" and excludes nonrecurring short-term benefits designed to address individual crisis situations. For FSS purposes, the following do not constitute welfare assistance: food stamps; emergency rental and utilities assistance; and SSI, SSDI, and Social Security.

C. TERMS USED IN THE NON-CITIZENS RULE

CHILD. A member of the family other than the family head or spouse who is under 18 years of age.

CITIZEN. A citizen or national of the United States.

EVIDENCE. Evidence of citizenship or eligible immigration status means the documents which must be submitted to evidence citizenship or eligible immigration status.

PHA. A housing authority- either a public housing agency or an Indian housing authority or both.

HEAD OF HOUSEHOLD. The adult member of the family who is the head of the household for purpose of determining income eligibility and rent.

HUD. Department of Housing and Urban Development.

INS. The U.S. Immigration and Naturalization Service.

MIXED FAMILY. A family whose members include those with citizenship or eligible immigration status and those without citizenship or eligible immigration status.

NATIONAL. A person who owes permanent allegiance to the United States, for example, as a result of birth in a United States territory or possession.

NONCITIZEN. A person who is neither a citizen nor nation of the United States.

NONCITIZENS RULE. Refers to the regulation effective June 19, 1995, restricting assistance to U.S.

citizens and eligible immigrants.

PHA. A housing authority that operates Public Housing.

RESPONSIBLE ENTITY. The person or entity responsible for administering the restrictions on providing assistance to non-citizens with ineligible immigration status (the PHA).

SECTION 214. Section 214 restricts HUD from making financial assistance available for non-citizens unless they meet one of the categories of eligible immigration status specified in Section 214.

SPOUSE. Spouse refers to the marriage partner, either a husband or wife, who is someone you need to divorce in order to dissolve the relationship. It includes the partner in a common-law marriage. It does not cover boyfriends, girlfriends, significant others, or "co-heads." "Co-head" is a term recognized by some HUD programs, but not by public and Indian housing programs.