Housing Authority - County of Los Angeles

February 8, 2005

REVISED

TO: EACH DEPUTY

FROM: CARLOS JACKSON
Executive Director

SUBJECT: FISCAL YEAR 2005-2006 ANNUAL PLAN

The purpose of this memo is to provide your Board with current information regarding the development of the Fiscal Year (FY) 2005-2006 Annual Plan. The public comment period for the Annual Plan extends from December 29, 2004 through February 11, 2005. We will request approval of the Annual Plan from the Housing Commission on February 23, 2005 and from the Board of Commissioners at the March 22, 2005 public hearing.

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires Public Housing Authorities (PHAs) to develop Five-Year and Annual Agency Plans. The Annual Plan must be submitted to U.S. Department of Housing and Urban Development (HUD) for approval by April 17, 2005. On July 1, 2004, HUD approved our FY 2004-2005 Agency Plan which included the 2004-2008 Five-Year Plan.

In accordance with QHWRA, the Housing Authority must initiate the following activities:

- Form a Resident Advisory Board (RAB)

  This year, we actively recruited Section 8 participants and Public Housing Resident Council members to participate in the RAB for the Annual Plan process. In recruiting for the Section 8 RAB, a recruiting announcement was sent to forty-nine existing RAB members. In recruiting for the Public Housing RAB, recruitment flyers were distributed during a Resident Council Forum. There were thirty-one RAB participants and a total of four meetings were held.

- Public Outreach Activities and Board of Commissioners' Approval

  In addition to the RAB, we are required to have a 45-day public review and comment period. During the review period, the Annual Plan and all required attachments must be available for the public. All comments must be submitted to HUD along with the Annual Plan.

  During the public review and comment period, summaries of the Annual Plan were made available in the following languages: Spanish, Russian, Korean, Braille and Chinese. Availability of the Annual Plan documents and summaries were publicized in the Section 8 *Tenant Talk* newsletter, and a letter was sent in December to all Public Housing residents. Additionally, the Annual Plan was made available at nine libraries, 11 housing developments, the South Whittier Community Resource Center, Housing Authority administrative offices, and the Housing Authority web site.

We will provide your Board with all public comments at the conclusion of the public comment period.

We are proposing the following major changes:

- Conventional Public Housing Program

1. UNIT OFFERS

On July 17, 2001, your Board approved the policy whereby elderly/disabled applicants could select a maximum of three elderly/disabled housing development waiting lists. The current policy does not limit the number of unit offers made to a senior/disabled applicant.

In order to clarify the existing policy, the Housing Authority shall cancel elderly/disabled applicants upon refusal of three unit offers, whether within the same housing development or among different housing developments. Under the current general waiting list policy, we cancel applicants after they refuse three unit offers.

- Section 8 Tenant-Based Program

1. FAMILY UNIFICATION PROGRAM SET-ASIDE

We will establish a set-aside program to continue providing rental assistance for up to 250 Family Unification program participants. The program objective is to assist families who, due to a lack of adequate housing, are in imminent danger of losing custody or cannot regain custody of their minor children. This program is a collaborative effort between the Housing Authority and the Department of Children and Family Services. Previously, HUD provided special funding for this program, however, funding is no longer available. The set-aside program will allow the Housing Authority to continue providing rental assistance for existing participants and new eligible families.

All set-aside programs are subject to the availability of funding. As necessary, the Executive Director has the discretion to allocate vouchers beyond the existing program size for all set-aside programs.

2. MAINSTREAM PROGRAM SET-ASIDE

In the FY 2005 Annual Plan, we proposed a Mainstream Program set-aside to subsidize up to 50 existing program participants. As a result of new language regarding Mainstream Program funding located in a subsequent Appropriations Bill, the Housing Authority is now required to continuously provide rental assistance for up

to 100 Mainstream Program participants. Therefore, it is no longer necessary to establish a set-aside for the Mainstream Program.

3. MINIMUM RENT

We currently require families to pay a minimum rent amount of $25. HUD allows housing authorities to set the minimum rent amount from a minimum of $0 to a maximum of $50. To reduce our monthly Housing Assistance Payments to owners, the new minimum rent amount will be increased to $50. The increase will affect approximately 642 program participants and will be applied at their next annual reexamination or after moving to another unit.

Should you have any questions or concerns, please contact me at (323) 890-7400 or Maria Badrakhan, Public Housing Director at (323) 890-7135.

CJ:BG:ap board memo05-06

c: Housing Commissioners