COMMUNITY DEVELOPMENT COMMISSION

June 18, 2007

To: Each Supervisor

From: Carlos Jackson, Executive Director

SUBJECT: MONTHLY PROGRESS REPORT ON SECTION 8 HOUSING PROGRAM

Pursuant to Supervisor Burke's motion of March 13, 2007, this report, covering the period of May 17 – June 17, provides information on our progress towards achieving a Standard rating per HUD's Section Eight Management Assessment Program (SEMAP). I am also sharing in this report information regarding the Corrective Action Plan we received from HUD on June 4th.

As we approach the end of the fiscal year, I remain optimistic that we will achieve a Standard rating for FY 2006-2007. Based on our current performance, we anticipate earning at least 90 points out of the possible 145 SEMAP points to receive a Standard rating.

Following is an update on the three most critical indicators:

Annual Reexaminations (SEMAP Indicator #9) – As I reported last month, the original 4,700 delinquent reexaminations were completed and we remain at 97% current for the reexaminations to be completed by June 30, 2007. We should receive the maximum 10 points under this SEMAP indicator.

Annual Inspections (SEMAP Indicator #12) – We have completed 97% of total inspections for the fiscal year. As in the above item, we should receive the maximum 10 points under this SEMAP indicator.

Lease-Up (SEMAP Indicator #13) – Our lease-up rate is at 86.4%. This is a slight decrease from last month's 86.9%. In May, we executed 442 new contracts and another 261 for the period of June 1-13. A total of 3,378 new contracts have been executed for FY 2006-07. This represents three times the number of contracts generated in the prior fiscal year (see attached Exhibit).

There are currently 1,605 clients with vouchers seeking housing units throughout the County. Of this group, 973 vouchers are due to expire within 90 days and, unfortunately, 459 have less than 30 days before expiration. These 459 clients will be required to re-apply if they are not successful in leasing a unit in the next 30 days.

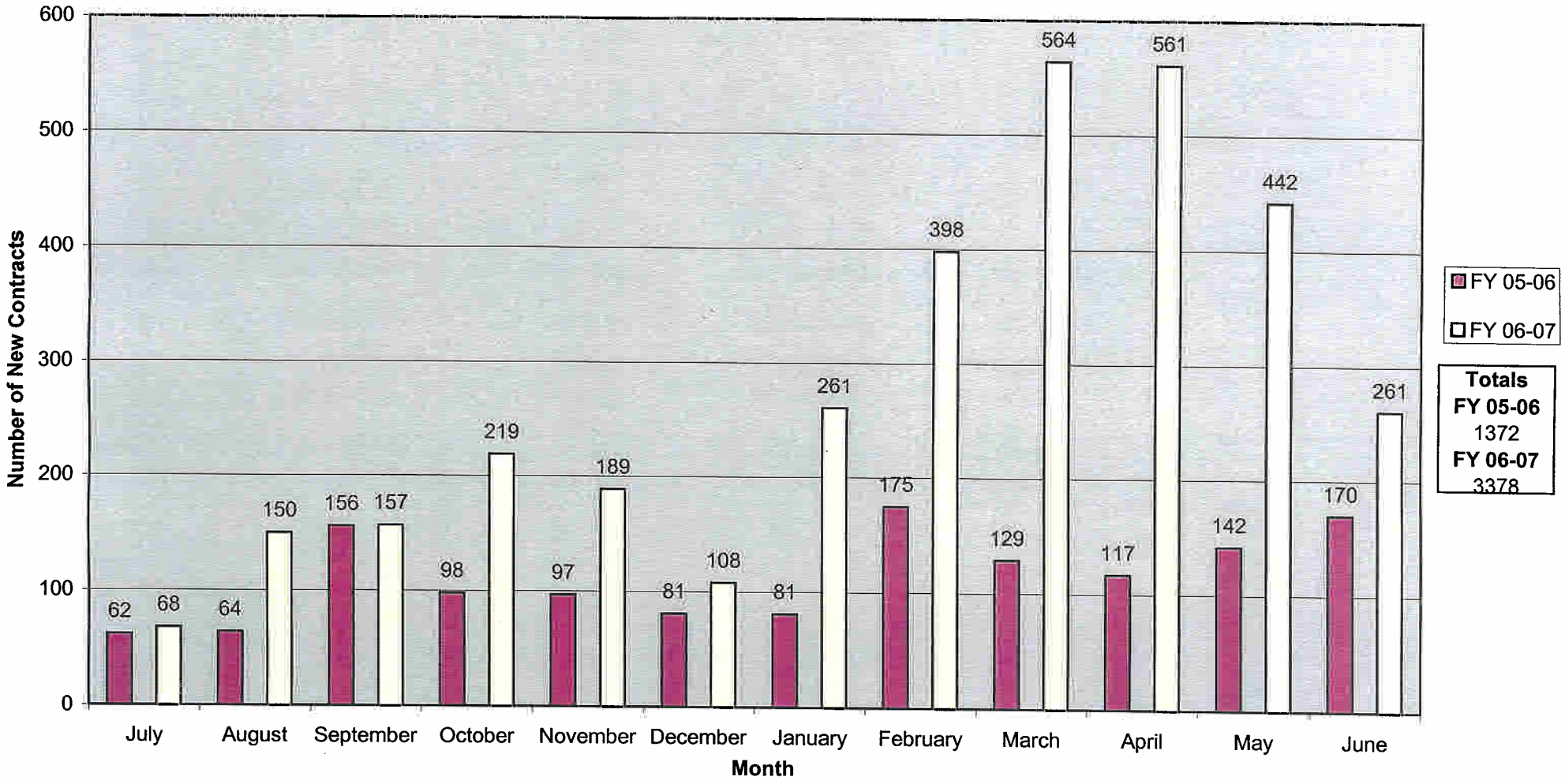
The housing locator services provided by Del Richardson Associates (DRA) to assist these clients are underway. Several counseling sessions have taken place this month. As of June 12, 2007, Socialserv.com has registered 452 landlords and there are currently 668 available units. This service was activated on June 1st and the web site received 17,029 hits in a one-week period. The services of DRA and Socialserve.com are supporting our efforts to reach 98% lease-up by December 31, 2007.

On June 4, we finally received the draft Corrective Action Plan (CAP) from HUD. Since the Section 8 program was rated as a troubled program for the FY 05-06, we are required to implement a CAP. A CAP outlines specific goals, obstacles and timeframes which are developed by the Housing Authority and HUD to address our program deficiencies. I am currently in discussions with the local HUD Office to reach an agreement on a final document. I will present the final draft CAP to your respective staffs for a complete review of it.

In reference to HUD's Office of Inspector General, we are still awaiting their final report regarding tenant eligibility and reexamination. They have indicated to me that the audit report may be issued in mid-July.

Please let me know if you have any questions or need additional information.

CJ:sm
Attachment

c: Each Deputy
David E. Janssen, Chief Administrative Officer
Sachi A. Hamai, Executive Officer/Clerk, Board of Supervisors
Los Angeles County Housing Commissioners

HACoLA Section 8 New Contracts
FY 05-06 and 06-07