

## **Housing Authority - County of Los Angeles**

May 16, 2008

To: Each Supervisor

From: Carlos Jackson, Executive Director



**SUBJECT: MONTHLY PROGRESS REPORT ON THE SECTION 8 PROGRAM**

---

On March 13, 2007, your Board instructed me to report monthly on our progress to remove the Section 8 program from its Troubled status under Section 8 Management Assessment Program (SEMAP). This report covers the period between April 17, 2008 and May 14, 2008, and provides information on the following:

- Current SEMAP status
- Lease-up
- Annual Re-Examinations
- Inspections
- Corrective Action Plan
- Socialserve.com
- Call Center
- The HUD OIG Audit Report
- The Confirmatory Review
- YARDI Status Update

### **Current SEMAP Status**

Based on the lease-up, annual re-examinations, and inspections progress listed below, we anticipate a score of 120 points, standard rating, for FY 2008. This is an improvement from 90 points, standard rating, earned for FY 2007.

### **Lease-up**

As of May 1, 2008, our lease-up rate was 96.1%, representing a total of 19,994 assisted families throughout the County. HACoLA has begun processing applications that were placed on hold in January to avoid negative financial repercussions, and will begin pulling names from our waiting list on July 1, 2008 to reach a lease-up rate as close to 100% as possible, with the goal of securing increased funding for 2009.

### **Annual Re-examinations and Inspections**

We are currently at a 0% delinquency rate for our annual re-examinations, and at a 2% delinquency rate for our inspections.

### **Corrective Action Plan**

As previously reported to you on March 21, 2008, the Los Angeles area HUD office cannot issue a formal response on the Corrective Action Plan until all Board members have completed their training. To date, two members are pending completion of the training.

Each Supervisor  
May 16, 2008  
Page Two

**Socialserve.com**

Socialserve.com continues to increase the participation of both tenants and landlords. For a 28-day period between April 16 and May 14, 2008, Socialserve.com averaged 4,628 total listings, 3,186 participating landlords, and 118,803 housing searches.

**Call Center**

Our Call Center has also shown an increase in participation, averaging approximately 4,389 calls per week (a 4% increase over last month), with an actual total of 17,555 for the period between April 16, 2008 and May 14, 2008. For your information, the average wait time for the stated period was 1 minute, 48 seconds.

**The HUD OIG Audit**

We submitted our formal response to the HUD OIG audit on March 22. We are awaiting their response, which must be completed by June 8, 2008.

A candidate has been selected for the Division Director position after a national recruitment process. Our current Acting Director, Margarita Lares, has been selected to serve as the new Director for the Assisted Housing Division.

**Confirmatory Review**

HACoLA is waiting for HUD to schedule a closing date for the confirmatory review of our SEMAP certification for fiscal year ending 06-07.

**YARDI Status**

On March 24, 2008, I approved a recommendation made by the YARDI project management team to extend the YARDI "go-live" date to July 1, 2008. We remain on track for the deadline.

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

c: William T Fujioka, Chief Executive Officer  
Lari Sheehan, Deputy Chief Executive Officer  
Sachi A. Hamai, Executive Officer/Clerk of the Board of Supervisors  
Los Angeles County Housing Commissioners  
Each Deputy