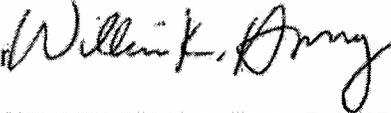


**Housing Authority - County of Los Angeles**

August 18, 2008

TO: Each Supervisor

FROM: William Huang, Acting Executive Director



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

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On March 13, 2007 your Board instructed the Housing Authority to report monthly on the progress to remove the Section 8 program from its Troubled status under Section 8 Management Assessment Program (SEMAP). On June 17, 2008 your Board directed the Housing Authority to report on progress made in obtaining HUD VASH (Veterans Affairs Supportive Housing Program) vouchers.

This report covers activities for the period between July 15, 2008 and August 12, 2008, and provides information on the following:

- Lease-up
- Annual Re-Examinations
- Inspections
- Corrective Action Plan
- The HUD OIG Audit Report
- HUD OIG Audit on Financial Systems
- The Confirmatory Review for FY 2006-2007
- YARDI System Update
- Los Angeles Housing Resource Center
- Call Center
- HUD - VASH Vouchers

**Lease-up, Annual Re-examinations and Inspections –**

Our voucher allocation has increased to 20,876, an increase of 129 vouchers for HACoLA. As of July 31, 2008, our lease-up rate is 96.3%, representing a total of 20,106 assisted families throughout the County. We are maintaining a 2% delinquency rate for our inspections, and are at a 1% delinquency rate for our annual re-examinations.

HACoLA's data is pulled from HUD's data reporting system, the Public and Indian Housing Information Center (PIC), which is used to obtain SEMAP performance status.

**Corrective Action Plan –**

To date, one member of the Housing Advisory Board is pending completion of the training as required by the Corrective Action Plan (CAP). As I previously reported, HUD has closed all other items of the CAP.

**HUD OIG Audit on Tenant Eligibility and Annual Reexaminations–**

HUD staff will be at HACoLA the week of September 8, 2008 to conduct a confirmatory review of our responses to the initial audit. I will provide a status report when their formal response is submitted.

**HUD OIG Financial Audit**

The on-site audit is still in progress. I will report to your Board if and when any recommendations are made.

**HUD's On-Site Confirmatory Review for FY 2007 –**

The follow-up to the on-site confirmatory review for FY 2007 took place the week of July 28, 2008. The results of the review are pending and will be provided to your Board upon receipt.

As previously reported, we anticipate a reduction of SEMAP points for specific indicators, which may result in a Troubled status rating. However, we have completed FY 2008 and believe our SEMAP score has improved enough to achieve a Standard rating. The on-site confirmatory review for FY 2008 has not been scheduled.

**YARDI Status-**

The YARDI system has been in place since July 1, 2008; HAP payments have been released using the new system.

The independent review of YARDI is still in progress, but is expected to be completed by the end of September 2008.

**Los Angeles Housing Resource Center (formerly Socialserve.com)-**

For a 28-day period between July 17 and August 14, 2008, the Los Angeles Housing Resource Center averaged 5,614 total listings (a 5% increase over last month), 3,772 participating landlords (a 4% increase over last month), and 148,173 housing searches (a 15% increase over last month).

**Call Center –**

Our Call Center received an average of 4017 calls per week, with an actual total of 16,067 calls for the period between July 14, 2008 and August 11, 2008.

Although there was a slight decrease in the total number of calls versus July 2008, there was an increase in the average hold time. This was primarily due to an increased lease-up effort resulting in longer calls (i.e., constituents asking more in-depth questions).

**HUD-VASH Vouchers –**

We are continuing to work with the City of Long Beach and the Housing Authority of the City of Los Angeles (HACLA), who received 70 and 840 vouchers, respectively.

The following activities update the previous report(s):

1. HD&P Special Needs Unit Staff spoke with HACLA staff about the possibility of collaborating with The County Department of Military Veterans Affairs (DMVA) as a way to increase the utilization of the VASH Vouchers in the County;
2. HD&P Special Needs Housing Unit staff has scheduled a meeting with HACLA and DMVA for Wednesday, September 3rd at 10 a.m. at the Community Development Commission;
3. HACLA will invite the VASH voucher representative from the Dept. of Veterans Affairs to the meeting to facilitate the following:
  - a. Introduction of the DMVA so that they can be a point of contact and referral source for this program;
  - b. Establishment of a method for HACLA to facilitate the referral process between the VA and HACLA.

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

C: Lari Sheehan, Chief Deputy Executive Officer  
Sachi A. Hamaj, Executive Officer/Clerk Board of Supervisors  
Each Deputy