

Prioritizing Homeless Families and Victims of Domestic Abuse within South

County Family Sites

Over the past few years, the Housing Authority of the County of Los Angeles (HACOLA) has contemplated the submittal of an application to the U.S. Department of Housing and Urban Development (HUD) for the disposition of 241 public housing units that are located in various unincorporated communities in South Los Angeles (“South County Family Sites”). HACOLA’s proposed application was predicated on the fact that the South Scattered Sites have become financially unsustainable to operate and maintain with the current level of funding from the federal government. For example, over the past five years, HACOLA has experienced a \$425,000 annual operating deficit, and an additional \$3,750,000 has been required to address deferred maintenance issues. In addition, a recent assessment confirmed that, at minimum, an additional \$25,000 would be required for each unit over the next 10 years (a total investment of \$6 Million) to address necessary capital improvements.

However, given the current affordability crisis permeating the region, the potential loss of this significant amount of affordable housing stock which is currently dedicated for the very-low income population creates cause for concern. On March 24, 2015, the Los Angeles County (County) Board of Supervisors requested that HACOLA complete an additional assessment that included the pros and cons of a disposition. HACOLA also facilitated a roundtable discussion with affordable housing stakeholders, service providers and developers to assess whether they would be willing to assume operation

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of these units while maintaining the existing affordability level. The consensus was that the affordable housing community would also be unable to maintain the properties and provide appropriate social services to tenants without additional subsidy.

Given the significant need for affordable housing units throughout the region, particularly for the low-income population, it is not in the County's or the tenants' best interest to dispose of this housing stock at this time. Furthermore, there is significant turnover of these units, averaging about 20% per year (55 units in 2014). Given the layout of the units, with most having multiple bedrooms, there is an opportunity to utilize these properties to house homeless families and those who have been victims of domestic violence.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS
THE BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY:**

1. Direct the Executive Director to stop efforts related to the disposition of the South County Family Sites; and
2. Include in the Housing Authority's Annual Plan which will take effect July 1, 2016, that first preference should be given to homeless families and victims of domestic violence for available units within the South County Family Sites.

I FUTHER MOVE THAT THE BOARD OF SUPERVISORS:

3. Direct the Chief Executive Officer to work with the Executive Director of the Housing Authority to identify an ongoing source of funds to address the projected \$425,000 annual operational deficit and projected capital improvement deficit (estimated at \$6 million over the next five years) for the South County Family Sites and report back as part of the 2016-17 Recommended Budget with her recommendations; and
4. Direct the Chief Executive Officer to work with the Executive Director of the Housing Authority to aggressively pursue federal resources in order to achieve full cost recovery for operations and maintenance of the South County Family Sites.

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