

Housing Authority of the City of Los
Angeles

Year 2001 Agency Plan
Final Version

- **Five-Year Plan - Fiscal Years 2000 - 2004**
- **Annual Plan - Fiscal Year 2001**

October 13, 2000

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Los Angeles

PHA Number: CA004

PHA Fiscal Year Beginning: January 1, 2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- HACLA Central Offices
- HACLA Development Management Offices
- PHA Local Offices – Section 8 Offices

Display Locations for HACLA Agency Plan and Supporting Documents

The HACLA Agency Plan (including attachments) is available for public inspection at:

- HACLA Central Offices – 3rd Floor
- HACLA Development Management Offices
- HACLA Section 8 Offices – West, East, Harbor and Valley Offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- HACLA Internet Site: www.hacla.org/
- Other:
 - **HACLA Public Housing Application Center**
 - **HACLA Property Management Department Office**
 - **HACLA Public Housing Developments – RAC/RMC Offices**

HACLA Agency Plan Supporting Documents available for inspection at:

- HACLA Central Offices
- HACLA Development Management Offices
- Other

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A) Mission

The PHA's mission is:

"The Housing Authority of the City of Los Angeles provides a housing and community environment that promotes self-sufficiency and economic development partnerships with all key City stakeholders in order to enrich the quality of life."

B. Goals

HUD Strategic Goal

Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing.

Objectives:

Apply for additional rental vouchers

Reduce public housing vacancies

Leverage private or other public funds to create additional housing opportunities

Acquire or build units or developments

Other:

➤ **The Housing Authority will pursue all available Federal assisted housing opportunities, and seek private and other public resources.**

PHA Goal: Improve the quality of assisted housing.

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Increase customer satisfaction

Concentrate on efforts to improve specific management functions:(e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units

Demolish or dispose of obsolete public housing

Provide replacement public housing

Provide replacement vouchers

Other:

➤ **Within 3 years achieve a PHAS score of 90%+**

➤ **Within 2 years achieve of SEMAP score of 90%+.**

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program – Subject to HUD’s final rule and appropriate funding
 - Implement public housing or other homeownership programs
 - Implement public housing site-based waiting lists
 - Convert public housing to vouchers
 - Other:
 - **Study and consider adjustments to voucher standards**
 - **Explore the feasibility of public housing or homeownership programs within the context of revitalization activity.**
 - **Study the appropriate potential for site-based waiting lists and proceed with the appropriate course of action.**
 - **Study and make recommendations on the conversion of any public housing to vouchers.**

HUD Strategic Goal

Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
 - Implement public housing security improvements
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other:

HUD Strategic Goal

Promote self-sufficiency & asset development of families & individuals

- PHA Goal: Promote self-sufficiency & asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families
 - Provide or attract supportive services to improve assistance recipients’ employability
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities

Other

HUD Strategic Goal

Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The Housing Authority of the City of Los Angeles (HACLA) has prepared the following Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. This Agency Plan contains a 5-Year Plan, which will be updated annually, and an Annual Plan. Listed below are some of the primary goals that the Housing Authority currently plans to pursue based on its 5-Year Plan:

- *Maintain Effective Housing Authority Housing Programs In Conformance With HUD and Industry Standards;*
- *Finance the Redevelopment and Rehabilitation of the Public Housing Assets and Apply Asset Management Techniques to Preserve the Public Investment;*
- *Improve the Public Housing Community Environment through a Public Safety Approach that Focuses on Analysis and Prevention;*
- *Maintain a Comprehensive Economic Development and Self-Sufficiency opportunities for Very-Low and Low Income Residents and Program Participants;*

The Housing Authority's Annual Plan is based on the premise that accomplishing the above 5-year goals and objectives will move the Housing Authority in a direction consistent with its mission. The ability of HACLA to accomplish the above goals will be dependent on appropriate funding from the U.S. Congress and HUD that is commensurate with required regulations that the Housing Authority must meet. The plans, statements, budget summary, policies, etc. set forth in this Annual Plan all lead towards the accomplishment of the Housing Authority's goals and objectives. Taken as a whole, they outline a comprehensive approach towards the Housing Authority's goals and objectives and are consistent with the City of Los Angeles Consolidated Plan. Below are just a few highlights from the Housing Authority's Annual Plan:

- *Update of the Housing Authority Admissions and Continued Occupancy Policy;*
- *Updates to the Housing Authority's Section 8 Administrative Plan;*
- *An Emphasis on Public Housing Revitalization and Redevelopment;*
- *Certification of Consistency with the City of Los Angeles Consolidated Plan;*
- *Profile of Current Housing Authority Resources;*
- *Detailed Look at the Current Housing Authority Waiting Lists;*

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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Attachments

Required Attachments:

- Admissions Policy for De-concentration
- FY 2001 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Membership on the Resident Advisory Board
- Resident Membership on the PHA Governing Board
- Progress in Meeting the 5-Year Plan Missions and Goals
- Section 8 Homeownership Capacity Statement
- Resident Satisfaction Survey Follow-Up

Optional Attachments:

- PHA Management Organizational Chart
- FY 2001 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards
- Other:

Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5-Year and Annual Plans
Yes	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans
Yes	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
Yes	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
Yes	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	Schedule of flat rents offered at each public housing development (Note: Ceiling Rents = Transitional Flat Rents). <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Yes	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
Yes	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Yes	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Yes	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Yes	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
Yes	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
Yes	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
Not Applicable	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
Yes	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
Yes	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

Yes	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Yes	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Yes	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Yes	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Yes	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
Yes	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
Not Applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Note: Supporting Documents

All supporting documents for FY 2001 Agency Plan can be viewed at the Housing Authority's Central offices located at:

**2600 Wilshire Blvd. 3rd Floor – Planning Department
Los Angeles, CA. 90057**

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Rating Factor for each family type:

1 = "No Impact"

5 = "Severe Impact"

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	90,485	5	5	5	5	5	5
Income >30% but <=50% of AMI	69,106	4	4	4	4	4	4
Income >50% but <80% of AMI	4,936	4	4	4	4	4	4
Elderly	44,872	4	4	4	4	4	4
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdictions
Indicate year: 2000 - 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") data set
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information):

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List Public Housing and Property Management			
Waiting list type:			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
	# Families	% of Total Families	Annual Turnover
Waiting List Totals	11,694		1,083
Extremely low income (<=30% AMI)	9,579	81.9%	
Very low income (>30% but <=50% AMI)	1,876	16.0%	
Low income (>50% but <80% AMI)	239	2.0%	
Families with children	6,422	54.96%	
Elderly families	1,953	16.7%	
Families with Disabilities	2,117	18.1%	
Hispanic	5,364	45.8%	
African American	4,229	36.1%	
White	1,680	14.4%	
Asian	217	1.8%	
Bedroom Size Characteristics	# Families	% of Total Families	Annual Turnover
1 BR	3,482	36.1%	131
2 BR	1,287	13.4%	396
3 BR	4,173	43.3%	185
4 BR	668	6.9%	61
5 BR	30	.3%	14
5+ BR	N/A	N/A	N/A
Is the waiting list closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
∅ How long has it been closed N/A			
∅ Does the PHA expect to reopen the list in the PHA Plan year?			
Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>			
∅ Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes N/A <input checked="" type="checkbox"/>			

Housing Needs of Families on the Waiting List			
Section 8 Tenant-Based Assistance			
Waiting list type			
<input checked="" type="checkbox"/> Section 8 Tenant-Based Assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
	# Families	% of Total Families	Annual Turnover
Waiting List Totals	150,000		
Extremely low income <=30% AMI	84,000	56.0%	
Very low income (>30% but <=50% AMI)	66,000	44.0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	N/A	N/A	
Elderly families	42,000	28.0%	
Families with Disabilities	49,500	27.0%	
Bedroom Size Characteristics	# Families	% of Total Families	
1 BR	78,000	52.0%	
2 BR	49,500	33.0%	
3 BR	19,500	13.0%	
4 BR	3,000	2.0%	
5 BR	0	N/A	
5+ BR	0	N/A	
Is the waiting list closed <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes; If yes:			
∅ How long has it been closed (# of months)?			
∅ Does the PHA expect to reopen the list in the PHA Plan year?			
<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A			
∅ Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A			

C. Strategy for Addressing Needs(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at/below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships

- Adopt rent policies to support and encourage work
- Other:
 - **Admission process for foreseeable future maintains appropriate commitment to non-preferenced families.**

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other

Need: Specific Family Types: Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other
 - **Provide reasonable accommodation in all housing programs.**

Need: Specific Family Types: Races or ethnic groups with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnic groups with disproportionate needs:

- Affirmatively market to races/ethnic groups shown to have disproportionate housing needs
- Other:
 - **Conduct extensive community-wide marketing and outreach.**

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)	3,304,304	Welfare-to-Work
a) Public Housing Operating Fund	23,873,397	
b) Public Housing Capital Fund	53,187,530	
c) HOPE VI Demolition & Revitalization	43,542,063	
d) Annual Contributions for Section 8 Tenant-Based Assistance	281,894,102	
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)	1,800,000	
f) Resident Opportunity and Self-Sufficiency Grants	83,333	Jobs Plus
g) Community Development Block Grant	1,200,904	Community Service Center
h) HOME	N/A	
Other Federal Grants	8,000,000	Dev. 10 Off sites
a) Safe Neighborhoods & COPS	208,688	Resident Safety
2. Prior Year Federal Grants (unobligated funds only)		
a) Prior Year Capital Fund Receipts	36,910,398	
b) Prior Year Drug Elimination	1,300,000	
3. Public Housing Dwelling Rental Income	21,660,646	Operations
4. Other Income/Resources		
a) Investment Income	4,656,445	Operations
b) Section 8 Admin Retained Earnings	54,378,799	Operating Deficit
c) Public Housing Retained Earnings	21,410,390	Operating Deficit
d) Section 8 Welfare to Work Admin Fees	1,925,000	Welfare to Work
4. Non-Federal Sources	N/A	
Total Resources	558,051,762	

3. PHA Policies Governing Eligibility, Selection & Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing?

- When families are within a certain number of families to be offered a unit?
 When families are within a certain time of being offered a unit?
 Other:

➤ **Applicants are subject to a preliminary eligibility interview (when they apply) to determine initial eligibility. Applicants then go through a suitability interview that includes non-income screening factors including a criminal background check. Applicants passing both interviews are placed on a certified waiting list. The certified waiting list generally contains 300-400 applicants that are within 3-6 months from being offered (placed in) an available unit.**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

c. Does the PHA request criminal records from local law enforcement agencies for screening purposes? Yes No

d. Does the PHA request criminal records from State law enforcement agencies for screening purposes? Yes No

e. Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

- Yes No

The Housing Authority currently accesses some FBI data for criminal background screening; the Housing Authority will expand the use of FBI data in FY 2001.

(2)Waiting List Organization

a. Which method does the PHA plan to use to organize the public housing waiting List?

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other: **Housing Authority Application Center**

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

- Yes No N/A

2. Are any or all of the PHA's site-based waiting lists new for upcoming year

- Yes No N/A

3. May families be on more than one list simultaneously?

- Yes No N/A

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments w/ site-based waiting lists
- At the development to which they would like to apply
- Other (list below)
- N/A

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?

- One
- Two
- Three or More

- b. Is this policy consistent across all waiting list types? Yes No:
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: N/A

(4) Admissions Preferences

a. Income targeting: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? Yes No

➤ **The Housing Authority uses the following Income targets for admissions:**

- **Minimum of 40% of New Admissions – Less than 30% of AMI**
- **40% of New Admissions – More than 30% but less than 50% of AMI**
- **20% of New Admissions – More than 50% but less than 80% of AMI**

Note: AMI = Los Angeles Area Median Income

b. Transfer policies: In what circumstances will transfers take precedence over new admissions?

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by PHA (e.g., modernization work)
- Resident choice: (state circumstances below)
- Other:
 - **Relocation closer to new job/employment**
 - **Business and operational concerns must be considered when utilizing units for transfers.**

c. Preferences

1. Has the PHA established preferences for admission to public housing (other than date and time of application)? Yes No
2. Which of the following admission preferences does the PHA plan to employ in the coming year?

Former Federal Preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other: Local Preferences

- Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)**
- Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.**
- Veterans and veterans' families (breaks ties)**
- Residents who live and/or work in the jurisdiction
- Households contributing to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational/training/upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Former Federal Preferences

- N/A Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- N/A Victims of domestic violence
- N/A Substandard housing
- N/A Homelessness
- N/A High rent burden

Other: Local Preferences

- 1 Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)**
- 2 Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.**
- 3 Date and Time (breaks ties)**
- 4 Veterans and veterans' families (breaks ties)**

- N/A Residents who live and/or work in the jurisdiction
- N/A Households contributing to meeting income goals (broad range of incomes)
- N/A Households that contribute to meeting income requirements (targeting)
- N/A Those previously enrolled in educational, training, or upward mobility programs
- N/A Victims of reprisals or hate crimes
- N/A Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) De-concentration and Income Mixing

a. Did the PHA's analysis of family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing? Yes No

- **Maintain community outreach for admissions and self-sufficiency efforts for residents;**
- **The median family income in all public housing developments is less than 30% of the Area Median Income.**
- **Attachment 3-1 / File Name ca004a01**

b. Did the PHA adopt any changes to its **admissions policies** based on the Results of the required analysis of the need to promote de-concentration of poverty or to assure income mixing? Yes No

c. If the answer to b was yes, what changes were adopted?

- Adoption of site-based waiting lists
- Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments
- Employing new admission preferences at targeted developments
- Other: N/A

d. Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing? Yes No

e. If the answer to d was yes, how would you describe these changes?

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage de-concentration/income mixing
- Other: N/A

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families?

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- Other: N/A

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families?

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- Other: N/A

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA?

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list below)
- Other

b. Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- Yes No

c. Does the PHA request criminal records from State law enforcement agencies for screening purposes?

Yes No

d. Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

Yes No

e. Indicate what kinds of information you share with prospective landlords?

Criminal or drug-related activity

Other (describe below)

- The Housing Authority will conduct criminal background checks on prospective tenants when such checks are requested by landlords participating in the Section 8 program. The Housing Authority will tell landlords only if any criminal and/or drug-related activity appears on a prospective tenant's record; no specific information on these activities will be provided to participating landlords.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-Based assistance?

PHA main administrative office

Other:

- ***Continuing Registration may be made by telephone only at:
1-800-555-4501***

3) Search Time

a. Does the PHA give extensions on standard 60-day period to search for a unit? Yes No

If yes, state circumstances below:

In 30-day increments up to a total of 180 days.

(4) Admissions Preferences

a. Income targeting

1. Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income? Yes No

b. Preferences

1. Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) Yes No

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

Former Federal Preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other: Local Preferences

- Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)**
- Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.**
- Veterans and veterans' families**
- Residents who live and/or work in the jurisdiction
- Households that contribute to income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):
 - **The Housing Authority has established a local preference for persons eligible for certain targeted Section 8 Programs who are referred by agencies and organizations selected by a competitive process and approved by the Housing Authority Board of Commissioners, and for families referred to Section 8 due to special circumstances, as described in the Section 8 Administrative Plan.**

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Former Federal Preferences

- N/A Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- N/A Victims of domestic violence
- N/A Substandard housing
- N/A Homelessness
- N/A High rent burden

Other: Local Preferences

- N/A **Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)**
- N/A **Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.**
- 2 Date and Time**
- 3 Veterans and veterans’ families**
- N/A Residents who live and/or work in the jurisdiction
- N/A Households that contribute to income goals (broad range of incomes)
- N/A Households that contribute to meeting income requirements (targeting)
- N/A Those previously enrolled in educational, training, or upward mobility programs
- N/A Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)**
 - **The Housing Authority has established a local preference for persons eligible for certain targeted Section 8 Programs who are referred by agencies and organizations selected by a competitive process and approved by the Housing Authority Board of Commissioners, and for families referred to Section 8 due to special circumstances, as described in the Section 8 Administrative Plan.**

4. Among applicants on the waiting list with equal preference status, how are applicants selected?

- Date and time of application
- Drawing (lottery) or other random choice technique; see below.
 - **In October 1998 the Housing Authority received 155,000 registrations for people wanting to apply for Section 8 assistance. These registrations were placed into blocks of 10,000 by a lottery. These registration blocks are then re-ordered by the date and time in which a prospective participant returns his or her actual Section 8 application.**

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction”

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
- N/A

6. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained?

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other:
 - **Outreach;**
 - **Marketing;**
 - **Networking;**
 - **Selecting non-profit and community-based organizations through open and competitive request-for-proposal processes;**
 - **Selected agencies refer participants to the Housing Authority.**

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies:

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent?

- \$0
 \$1-\$25
 \$26-\$50

2. Has the PHA adopted any discretionary minimum rent hardship exemption policies? Yes No/**Minimum Rent = \$0**

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income? Yes No

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Ceiling Rents

- **One bedroom - \$337**
- **Two bedrooms - \$397**
- **Three bedrooms - \$496**
- **Four bedrooms - \$556**
- **Five bedrooms - \$639**

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other:
 - **Deductions and exclusions mandated by QHWRA are reflected in changes to the Admissions and Continued Occupancy Policy;**
 - **Specific rent provisions for JOBS PLUS sites: William Mead and Imperial Courts.**

e. Ceiling rents

- Yes, for all developments
- Yes, but only for some developments (all developments except scattered and senior sites)
- No

1. For which kinds of developments are ceiling rents in place?

- For all developments
- For all general occupancy developments (not elderly/disabled or elderly only)
- For specified general occupancy developments (see question e above)
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

2. Select the space/spaces that best describe how you arrive at ceiling rents

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments

- Operating costs plus debt service
- The "rental value" of the unit
- Other:
 - **Pursuant to HUD formula in effect in 1993**

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other:
 - **If the resident's rent was decreased between income reexaminations;**
 - **Head of household adds a spouse or co-resident.**

g. Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year? **Yes** **No**

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below):
 - **The Housing Authority is currently examining a flat rent transition strategy and will be conducting analyses on how best to set and implement flat rents.**

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard?

- At or above 90% but below 100% of FMR
- 100% of FMR - for most areas (see below)**
- Above 100% but at or below 110% of FMR

- Above 110% of FMR (if HUD approved; describe circumstances below)
The HACLA currently has 46 exception rent areas approved by HUD but may ask for additional areas following a study of area rent characteristics. Where the pattern of tenant-based rentals and other information indicates a higher rental market, the HACLA will be revising its payment standard up to 110%.

b. If payment standard is lower than FMR, why has PHA selected this level?

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other: N/A

c. If payment standard is higher than FMR, why has PHA chosen this level?

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy?

- Annually
- Other
- **Payment adequacy is monitored routinely; at a minimum payment standards are adjusted annually after FMR publication**

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

- Success rates of assisted families
- Rent burdens of assisted families
- Other :
- **Expanding opportunities outside of areas containing high concentrations of poverty and minorities.**

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?

- \$0
- \$1-\$25
- \$26-\$50

e. Has the PHA adopted any discretionary minimum-rent hardship exemption

policies? Yes No/Minimum rent = \$0

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section. However, the Housing Authority Manual of Policy and Procedure is available as a supporting document to this Plan.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section. However, during the 2001 Agency Plan process, the Grievance Procedure was revised. The proposed Grievance Procedures was included in the development of the Plan and has been made available for comment by the Resident Advisory Board, residents, and the public. The Board of Commissioners approved policy will be made available to all residents and will be available as a supporting document to this Plan.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is an attachment to this Plan. **Attachment 7-1 / File Name ca004b01**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

a. Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?

Yes No (if no, skip to sub-component 7B)

b. If yes to question a, select one:

Capital Fund Program 5-Yr Action Plan is an attachment to this Plan. **Attachment 7-2 / File Name ca004c01**

-or-

The Capital Fund Program 5-Year Action Plan is provided below.

(3) Statement of Additional Usage of Capital Funds

The Housing Authority of the City of Los Angeles reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended, to transfer up to 20% of available Fiscal Year 2000 Capital Funds to Operating Fund accounts.

B. HOPE VI and Public Housing Development & Replacement Activities (Non-Capital Fund)

a) Has the PHA received a HOPE VI revitalization grant? Yes No

b) Status of HOPE VI revitalization grant

1. Development name: **Aliso Village**

2. Development (project) number: **CA16-P004-005**

3. Status of grant:

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

c) Does PHA plan to apply for HOPE VI Revitalization grant in the Plan year?

Yes No; If yes, list development name/s: **Dana Strand**

➤ If Dana Strand is funded in 2000, the Housing Authority is considering the following sites for application in 2001 (sites appear in order of priority):

Cal-413 Nickerson Gardens

Cal-409 Avalon Gardens

Cal 404 Rancho San Pedro

Cal-421 Mar Vista Gardens

Cal-407 Estrada Courts

d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

Yes No; If yes, list developments: **Aliso Village**

e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? Yes No: If yes, list developments or activities below:

➤ **Pico-Aliso Urban Revitalization Demonstration (URD) Program.**

- A development proposal will be constructed to identify use of funds from the Replacement Housing Factor under the Capital Fund formula. The HACLA has accumulated \$2,748,418 available for use in 2001 (\$487,287 from 1998, \$1,025,042, from 1999, and \$1,236,089 for 2000). Funds will be used to replace public housing units lost to demolition, either by constructing new units, or to acquire and rehabilitate existing units, as well as for mixed-finance developments.
- Up to 20% of the Capital Fund allocation may be transferred to the operating fund to be used to service debt associated with construction of new units or acquisition and rehabilitation of existing units, including mixed-finance development, or other eligible uses. Both the FFY 2001 Capital Fund Annual Statement and the Five-Year Plan have been revised to include this transfer.

8) Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

1. Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year?

Yes No; If "No", skip to component 9; if "yes", complete below).

1. Activity Description: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table?

Yes No

Demolition/Disposition Activity Description
1a. Development name: Pico-Aliso
1b. Development (project) number: CA16-P004-002 (and 014)
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> - Demolition Submitted, pending approval <input checked="" type="checkbox"/> - Disposition, for senior building Planned application <input checked="" type="checkbox"/> - For 39 for sale units
4. Date application approved /submitted/planned for submission: (01/27/95)
5. Number of units affected: 577
6. Coverage of action <input checked="" type="checkbox"/> Part of the development - Disposition <input checked="" type="checkbox"/> Total development - Demolition
7. Timeline for activity: a. Actual or projected start date of activity: 05/01/95 b. Projected end date of activity: 07/01/01

Annual Plan

Demolition/Disposition Activity Description
1a. Development name: Aliso Village 1b. Development (project) number: CA16-P004-005
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> - Disposition
4. Date application approved /submitted/planned for submission: (02/24/99)
5. Number of units affected: 685
6. Coverage of action <input checked="" type="checkbox"/> Part of the development - Disposition <input checked="" type="checkbox"/> Total development - Demolition
7. Timeline for activity: a. Actual or projected start date of activity: 02/24/99 b. Projected end date of activity: 08/25/03

Demolition/Disposition Activity Description
1a. Development name: Dana Strand Village 1b. Development (project) number: CA16-P004-024
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved/ submitted /planned for submission: (5/18/00)
5. Number of units affected: 384
6. Coverage of action <input checked="" type="checkbox"/> Part of the development - Disposition <input checked="" type="checkbox"/> Total development - Demolition
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/01 b. Projected end date of activity: 06/30/04

9. Designation of Public Housing - For Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities)

[24 CFR Part 903.7 9 (i)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section.

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

The Housing Authority's conversion analysis will commence upon the publication of a Final Rule by HUD.

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section. However, information describing existing House Authority Homeownership programs is available as a supporting document for this Plan.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section. However, the proposed policy was included in the development of the Plan and has been made available for comment by the Resident Advisory Board, residents, and the public. The Board of Commissioners approved policy will be made available to all residents and will be available as a supporting document to this Plan.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents:

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents?

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism & removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected?

Primarily Impacted:

- Pico Aliso
- Jordan Downs
- Nickerson Gardens
- Imperial Courts

Extensively Impacted:

- Estrada Courts
- Ramona Gardens
- William Mead
- Pueblo Del Rio
- San Fernando Gardens
- Rose Hill Courts
- Avalon Gardens
- Hacienda Village
- Dana Strand
- Rancho San Pedro
- Mar Vista Gardens

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List crime prevention activities PHA has undertaken/plans to undertake:

- Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other:

- **Community-based policing with officers/teams of officers permanently assigned to developments;**
- **Crime prevention programs focusing on spousal abuse, child abuse, hate crimes, personal safety and home security;**
- **Cooperation with the LAPD operations and activities;**
- **The Housing Authority has applied and been approved for Public Housing Drug Elimination Program grants for several years including Fiscal Year 2000;**
- **The Housing Authority Public Safety Department organized an Investigations unit primarily concerned with narcotics law enforcement.**

2. Which developments are most affected?

Primarily Impacted:

- Pico Aliso
- Jordan Downs
- Nickerson Gardens
- Imperial Courts

Extensively Impacted:

- Estrada Courts
- Ramona Gardens
- William Mead
- Pueblo Del Rio
- San Fernando Gardens
- Rose Hill Courts
- Avalon Gardens
- Hacienda Village
- Dana Strand
- Rancho San Pedro
- Mar Vista Gardens

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to Housing Authority staff for analysis and action
- Police have established a physical presence on Housing Authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities:
 - **Truancy Program**
 - **Safe Neighborhoods**
 - **Dog Sweeps**

2. Which developments are most affected?

- **All Developments**

D. Additional information as required by PHDEP/PHDEP Plan

1. Is the PHA eligible to participate in the PHDEP for the fiscal year covered by this PHA Plan? Yes No

2. Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan? Yes No Attachment 13-1 / File Name ca004d01

2. The PHDEP Plan is attached to this PHA Plan? Yes No

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The Housing Authority allows residents to own common household birds and/or fish. The ownership of dogs and cats is restricted to seniors and the disabled as pursuant to Federal and State guidelines and the 1985 HACLA policy. The proposed policy was included in the development of the Plan and has been made available for comment by the Resident Advisory Board, residents, and the public. The Board of Commissioners approved policy will be made available to all residents and will be available as a supporting document to this Plan.

15. Civil Rights Certification

[24 CFR Part 903.7 9 (o)]

The Civil rights certification is bundled with the PHA Plan Certification of Compliance with the PHA Plans/Related Regulations and will be submitted to the Los Angeles area office of HUD.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S.Housing Act of 1937 (42 U S.C. 1437c(h))? Yes No
2. Was the most recent fiscal audit submitted to HUD? Yes No
3. Were there any findings as the result of that audit? Yes No
4. If there were findings, do any remain unresolved? Yes No
5. Have responses to any unresolved findings been submitted to HUD? If not, when are they due? Yes No N/A

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section.

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? Yes No N/A

2. If yes, the comments are: (if comments received, PHA **MUST** select one)

- Attached Attachment 18-1 / File Name ca004e01
 Provided below
 Not Yet Applicable

3. In what manner did the PHA address those comments?

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other:
 Not Yet Applicable

The Housing Authority developed the content of this Agency Plan and the supporting policies and documents with input from the Resident Advisory Board, residents, Section 8 participants, and interested public. Prior to developing the Draft, presentations were made at 22 family and senior locations. These meeting took place from March, 2000 through May, 2000 and were attended by 511 residents. Two additional meetings were held to get input. One with Resident Leaders on March 6, 2000 and the other for the Resident Advisory Board on June 8, 2000.

When the Draft was made available for public comment, it was provided to the management offices of the large family developments as well as the offices of the RACs/RMCs of these sites. Upon request, additional locations were provided copies. As the end of the public comment period, a public hearing was held (August 29, 2000). Two additional meetings were held to get final input and review of the Plan on September 7, 2000 for resident leaders and the second on September 13, 2000 for the Resident Advisory Board.

Residents and the interested public will have two additional opportunities to comment on the 2001 Agency Plan during two (2) public Board of Commissioner meetings as part of the final approval process.

B. Description of Election process for Residents on the PHA Board

1. Does the PHA meet the exemption criteria provided section 2(b)(2) U.S. Housing Act of 1937? Yes No; (If no, continue to question 2; if yes, skip to sub-component C.)

2. Was the resident who serves on the PHA Board elected by the residents?
 Yes No N/A (If yes, continue to question 3; if no skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered w/ PHA & requested place on ballot
- Other: N/A

b. Eligible candidates:

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other: N/A

c. Eligible voters:

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other: N/A

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: **City of Los Angeles**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- Other: (list below)

Certification of Consistency with the City of Los Angeles Consolidated Plan has been obtained to be submitted to the U.S. Dept of Housing and Urban Development with the Final FY 2001 Agency Plan.

Attachment 18-2 (hard copy only)

D. Other Information Required by HUD

The following additional information required by HUD is attached.

1. HUD Required Statements:
 - A. Membership of the Resident Advisory Board
Attachment 18-3 / File Name ca004f01
 - B. Resident Membership on the PHA Governing Board
Attachment 18-4 / File Name ca004g01
 - C. Progress in Meeting the 5-Year Plan Missions and Goals
Attachment 18-5 / File Name ca004h01
 - D. Section 8 Homeownership Capacity Statement
Attachment 18-6 / File Name ca004i01
2. Resident Satisfaction Survey Follow-Up
Attachment 18-7 / File Name ca004j01
3. Definition of Substantial Deviation from Agency Plan
Attachment 18-8 / File Name ca004k01
4. Grant Certifications
 - A. PHA Plan Certification of Compliance with PHA Plans and Related Regulations
Attachment 18-9 (hard copy only)
 - B. Certification of Drug Free Workplace
Attachment 18-10 (hard copy only)
 - C. Certification of Payment to Influence Federal Transaction
Attachment 18-11 (hard copy only)

Attachments

Attachments are submitted using the following index:

Attachment Hard Copy Number	Contents	Electronic File Copy Name
3-1	Admission Policy for Deconcentration	ca004a01
7-1	Capital Fund Program Annual Statement	ca004b01
7-2	Capital Fund Program 5-Year Action Plan	ca004c01
13-1	Public Housing Drug Elimination (PHDEP) Plan	ca004d01
18-1	Comments and Response to Comments	ca004e01
18-2	Certification of Consistency With the Consolidated Plan	Hard Copy Only
18-3	Membership on the Resident Advisory Board	ca004f01
18-4	Resident Membership on the PHA Governing Board	ca004g01
18-5	Progress in Meeting the 5-Year Plan Missions and Goals	ca004h01
18-6	Section 8 Homeownership Capacity Statement	ca004i01

18-7	Resident Satisfaction Survey Follow-Up	ca004j01
18-8	Significant Changes to the Agency Plan	Ca004k01
18-9	PHA Plan Certification of Compliance with PHA Plans and Regulations	Hard Copy Only
18-10	Certification of a Drug Free Work Place	Hard Copy Only
18-11	Certification of Payments to Influence Federal Transaction	Hard Copy Only

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Admissions Policy for De-concentration

The following document was taken from the Housing Authority's Admissions and Continued Occupancy Policy Handbook.

J. Deconcentration Policy

1. Prior to the beginning of each fiscal year, the Housing Authority will analyze the incomes of families residing in each of the developments, the income levels of the census tracts in which the developments are located, and the income levels of families on the waiting list.
2. Based on this analysis, the Housing Authority will determine the level of marketing strategies and deconcentration incentives to implement.
3. The Housing Authority will affirmatively market its housing to all eligible income groups. Applicants will not be steered to a particular site based solely on the family's income.
4. The deconcentration policy, and any incentives adopted in the future, will be applied in a consistent and non-discriminatory manner.
5. **Fiscal Year 2001 Analysis**
 - a. The Housing Authority does not have any higher income family developments. *None* of the family developments have average incomes above the extremely low-income level.
 - b. All the family developments are in census tracts where the poverty level exceeds 30%.
 - c. More than 81% of the Housing Authority's waiting list is made up of Extremely Low-Income households, and more than 16% are classified as Very Low Income. Only approximately 2% of the families on the Housing Authority's waiting list are classified as Low Income.
 - d. The Housing Authority will use the strategy outlined below until HUD issues a Final Rule on Deconcentration; such rule is currently pending.
6. **Fiscal Year 2001 Strategy**
 - a. The Housing Authority will continue the employment self-sufficiency efforts for residents living in public housing to increase the incomes of these families. Self-sufficiency programs include the Family Investment Center, Computer Learning Centers, Community Service Centers, Resident Service Centers, JOBS PLUS, resident owned businesses, after school tutoring programs, Kumbaya, Welfare-to-Work, and units off the rent roll for a variety of service providers.

- b. The Housing Authority will utilize local preferences and income targeting to admit families whose incomes exceed 30% of the City's median income.**

**Annual Statement/Performance and Evaluation U.S. Department of Housing
Comprehensive Grant Program (CGP) Fund Urban Development**

OMB Approval No 2577-0157 (Exp. 7/31/98)

Office of Public and Indian Housing Capital Fund 502-01

HA Name Housing Authority of the City of Los Angeles Comprehensive Grant Number CA16P00450201 FFY of Grant Approval 2001

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Performance and Evaluation Report
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	0			
2	1406 Operations (May not exceed 10% of line)	1,000,000			
3	1408 Management Improvements	2,376,660			
4	1410 Administration	2,376,660			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	800,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	1,192,000			
10	1460 Dwelling Structures	12,119,953			
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	1,000,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	2,000,000			
18	1498 Mod Used for Development	0			
19	1502 Contingency (may not exceed 8% of line)	901,328			
20	Amount of Annual Grant (Sum of lines 2-18)	23,766,601			
21	Amount of line 19 Related to LBP Activities	1,000,000			
22	Amount of line 19 Related to Section 504 Com	380,000			
23	Amount of line 19 Related to Security	1,828,600			
24	Amount of line 19 Related to Energy Conserva	0			

Signature of Executive Director and Date

Signature of Public Director/Office of Native American Programs
Administrator and Date

X Donald J. Smith, Executive Director

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (9/98)
ref Handbook 7485.3

Five-Year Action Plan
Part III: Supporting Pages

U.S. Department of Housing
and Urban Development

Capital Fund 502-01

Management Needs Work Statement Office of Public and Indian Housing
Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: 2001	Work Statement for Year 2 FFY: 2002			Work Statement for Year 3 FFY: 2003		
	Item Number/Name/General Desc	Quantity	Estimated Cost	Item Number/Name/General Desc	Quantity	Estimated Cost
	Major Work Categories			Major Work Categories		
See Annual Statement	a. Resident Relations Dept. - Coordination of services and programs			a. Resident Relations Dept. - Coordination of services and programs		
	1. Assist. Director		42,360	1. Assist. Director		42,360
	2. Special Program Coord. (2)		47,000	2. Special Program Coord. (2)		47,000
	3. Budget Analyst		28,200	3. Budget Analyst		28,200
	4. Management Clerk		28,200	4. Management Clerk		28,200
	5. Overhead: Training/Travel/Oth		141,000	5. Overhead: Training/Travel/Oth		141,000
	6. Revolving Loan Fund		75,200	6. Revolving Loan Fund		75,200
	7. Computer Learning Center		112,600	7. Computer Learning Center		112,600
	8. Res. Economic Development		141,000	8. Res. Economic Development		141,000
	9. Child Care		75,200	9. Child Care		75,200
	b. Resident Patrol			b. Resident Patrol		
	1. Resident Patrol Supervisor		28,200	1. Resident Patrol Supervisor		28,200
	2. Resident Patrol (18 half time)		84,600	2. Resident Patrol (18 half time)		84,600
	3. Overhead: Training/Other		18,800	3. Overhead: Training/Other		18,800
	c. Resident Leadership Training			c. Resident Leadership Training		
	1. Resident Leadership Manager Salary		37,600	1. Resident Leadership Manager Salary		37,600
	2. Clerk Typist		18,800	2. Clerk Typist		18,800
	3. Overhead: Training/Other		16,900	3. Overhead: Training/Other		16,900
	4. Resident Elections		32,900	4. Resident Elections		32,900
	5. Res. Community Training Prog		75,200	5. Res. Community Training Prog		75,200
	6. RAC Development Program		47,000	6. RAC Development Program		47,000
	7. Tenant Opportunity Program		75,200	7. Tenant Opportunity Program		75,200
	8. Loyola After School Program		28,200	8. Loyola After School Program		28,200
	Subtotal of Estimated Cost See Page 3			Subtotal of Estimated Cost See Page 3		

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan
Part III: Supporting Pages

U.S. Department of Housing
and Urban Development

Capital Fund 502-01

Management Needs Work Statement Office of Public and Indian Housing
Comprehensive Grant Program (CGP)

Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3
---------------------------	---------------------------	---------------------------

Statement for Year 1 FFY: 2001	FFY: 2002			FFY: 2003		
	Item Number/Name/General Desc	Quantity	Estimated Cost	Item Number/Name/General Desc	Quantity	Estimated Cost
	Major Work Categories			Major Work Categories		
See Annual Statement	d. Resident Community Liaison			d. Resident Community Liaison		
	1. Resident Liaisons (7)		94,000	1. Resident Liaisons (7)		94,000
	2. Management Clerk		18,800	2. Management Clerk		18,800
	3. Overhead: Training/Travel/Oth		32,900	3. Overhead: Training/Travel/Oth		32,900
	e. Senior Activities			e. Senior Activities		
	1. Resident Relations Coordinator		28,200	1. Resident Relations Coordinator		28,200
	2. Overhead		1,900	2. Overhead		1,900
	3. Senior Activities		18,800	3. Senior Activities		18,800
	f. Youth Sports			f. Youth Sports		
	1. Overhead: Travel/Other		28,200	1. Overhead: Travel/Other		28,200
	2. 4H Program		150,000	2. 4H Program		150,000
	3. Resident Arts Program		18,800	3. Resident Arts Program		18,800
	g. HARAC			g. HARAC		
	1. HARAC Secretary		18,800	1. HARAC Secretary		18,800
	2. Overhead: Training/Travel/Oth		37,600	2. Overhead: Training/Travel/Oth		37,600
	h. Funding for Resident Newsp			h. Funding for Resident Newsp		
			141,000			141,000
	i. Employee Training - Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs			i. Employee Training - Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs		
	1. Housing Authority-wide employee training (related to conventional housing program)		330,000	1. Housing Authority-wide employee training (related to conventional housing program)		330,000
	Subtotal of Estimated Cost See Page 3			Subtotal of Estimated Cost See Page 3		

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

Capital Fund 502-01

Management Needs Work Statement

Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: 2001	Work Statement for Year 2 FFY: 2002			Work Statement for Year 3 FFY: 2003		
	Item Number/Name/General Desc	Quantity	Estimated Cost	Item Number/Name/General Desc	Quantity	Estimated Cost
	Major Work Categories			Major Work Categories		
See	2. Safety Training		56,000	2. Safety Training		56,000
	3. Training for HAPD		47,000	3. Training for HAPD		47,000
	4. Training for Mod.		37,500	4. Training for Mod.		37,500

Annual Statement	j. Resident Training for Sect. 3 Opportunities	163,000	j. Resident Training for Sect. 3 Opportunities	163,000
	Subtotal of Estimated Cost 2,376,660		Subtotal of Estimated Cost 2,376,660	

form HUD-52834 (10/96)
ref Handbook 7485.3

**Five-Year Action Plan
Part III: Supporting Pages**

**U.S. Department of Housing
and Urban Development**

Capital Fund 502-01

Management Needs Work Statement Office of Public and Indian Housing
Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: 2001	Work Statement for Year 4 FFY: 2004			Work Statement for Year 5 FFY: 2005		
	Item Number/Name/General Desc Major Work Categories	Quantity	Estimated Cost	Item Number/Name/General Desc Major Work Categories	Quantity	Estimated Cost
See Annual Statement	a. Resident Relations Dept. - Coordination of services and programs			a. Resident Relations Dept. - Coordination of services and programs		
	1. Assist. Director		42,360	1. Assist. Director		42,360
	2. Special Program Coord. (2)		47,000	2. Special Program Coord. (2)		47,000
	3. Budget Analyst		28,200	3. Budget Analyst		28,200
	4. Management Clerk		28,200	4. Management Clerk		28,200
	5. Overhead: Training/Travel/Oth		141,000	5. Overhead: Training/Travel/Oth		141,000
	6. Revolving Loan Fund		75,200	6. Revolving Loan Fund		75,200

7. Computer Learning Center	112,600	7. Computer Learning Center	112,600
8. Res. Economic Development	141,000	8. Res. Economic Development	141,000
9. Child Care	75,200	9. Child Care	75,200
b. Resident Patrol		b. Resident Patrol	
1. Resident Patrol Supervisor	28,200	1. Resident Patrol Supervisor	28,200
2. Resident Patrol (18 half time)	84,600	2. Resident Patrol (18 half time)	84,600
3. Overhead: Training/Other	18,800	3. Overhead: Training/Other	18,800
c. Resident Leadership Training		c. Resident Leadership Training	
1. Resident Leadership Manager Salary	37,600	1. Resident Leadership Manager Salary	37,600
2. Clerk Typist	18,800	2. Clerk Typist	18,800
3. Overhead: Training/Other	16,900	3. Overhead: Training/Other	16,900
4. Resident Elections	32,900	4. Resident Elections	32,900
5. Res. Community Training Prog	75,200	5. Res. Community Training Prog	75,200
6. RAC Development Program	47,000	6. RAC Development Program	47,000
7. Tenant Opportunity Program	75,200	7. Tenant Opportunity Program	75,200
8. Loyola After School Program	28,200	8. Loyola After School Program	28,200
Subtotal of Estimated Cost See Page 6		Subtotal of Estimated Cost See Page 6	

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Capital Fund 502-01

Work Statement for Year 1 FFY: 2001	Work Statement for Year 4 FFY: 2004			Work Statement for Year 5 FFY: 2005		
	Item Number/Name/General Desc	Quantity	Estimated Cost	Item Number/Name/General Desc	Quantity	Estimated Cost
	Major Work Categories			Major Work Categories		
See Annual Statement	d. Resident Community Liaison			d. Resident Community Liaison		
	1. Resident Liaisons (7)		94,000	1. Resident Liaisons (7)		94,000
	2. Management Clerk		18,800	2. Management Clerk		18,800
	3. Overhead: Training/Travel/Oth		32,900	3. Overhead: Training/Travel/Oth		32,900
	e. Senior Activities			e. Senior Activities		
	1. Resident Relations Coordinator		28,200	1. Resident Relations Coordinator		28,200
	2. Overhead		1,900	2. Overhead		1,900
	3. Senior Activities		18,800	3. Senior Activities		18,800
	f. Youth Sports			f. Youth Sports		
	1. Overhead: Travel/Other		28,200	1. Overhead: Travel/Other		28,200
	2. 4H Program		150,000	2. 4H Program		150,000
	3. Resident Arts Program		18,800	3. Resident Arts Program		18,800

	g. HARAC			g. HARAC		
	1. HARAC Secretary		18,800	1. HARAC Secretary		18,800
	2. Overhead: Training/Travel/Oth		37,600	2. Overhead: Training/Travel/Oth		37,600
	h. Funding for Resident Newsp		141,000	h. Funding for Resident Newsp		141,000
	i. Employee Training - Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs			i. Employee Training - Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs		
1. Housing Authority-wide employee training (related to conventional housing program)		330,000	1. Housing Authority-wide employee training (related to conventional housing program)		330,000	
Subtotal of Estimated Cost			See Page 6	Subtotal of Estimated Cost See Page 6		

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan **U.S. Department of Housing**
Part III: Supporting Pages **and Urban Development** Capital Fund 502-01
Management Needs Work Statement Office of Public and Indian Housing
Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: 2001	Work Statement for Year 4 FFY: 2004			Work Statement for Year 5 FFY: 2005		
	Item Number/Name/General Desc	Quantity	Estimated Cost	Item Number/Name/General Desc	Quantity	Estimated Cost
	Major Work Categories			Major Work Categories		
See Annual Statement	2. Safety Training		56,000	2. Safety Training		56,000
	3. Training for HAPD		47,000	3. Training for HAPD		47,000
	4. Training for Mod.		37,500	4. Training for Mod.		37,500
	j. Resident Training for Sect. 3 Opportunities		163,000	j. Resident Training for Sect. 3 Opportunities		163,000

Public Housing Drug Elimination Program Plan – FY 2001

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$1,845,960.
- B. Eligibility type (Indicate with an “x”) N1 _____ N2 _____ R X _____
- C. FFY in which funding is requested 2001
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Housing Authority of the City of Los Angeles will provide law enforcement personnel, resident security programs and social/human service programs in collaboration with community service providers, faith based organizations and public and private agencies in order to reduce crime and drug activity and their related problems in and around the targeted communities. Police Officers will be dedicated to specific communities to work with the residents to identify problems and target criminal activities. A Resident Safety Volunteer patrol has been established in four (4) developments, which will allow residents to take a proactive role in community safety. The social services component will provide, but is not limited to, drug counseling programs, support groups, drug prevention sports, education and youth leadership programs.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Imperial Courts	479	1512
Dana Strand Village	384	1275
Jordan Downs	691	2278
Mar Vista Gardens	595	2232
Nickerson Gardens	1056	3421
Pueblo del Rio	659	2167
Pico Gardens/Aliso Extension	236	787
San Fernando Gardens	446	1712

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the of program by # of months. For “Other”, identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** **X** **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded program ~~has~~ has not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$2,180,500.	CA16DEP0040195	0.00		
FY 1996	\$2,190,500.	CA16DEP0040196	0.00		
FY 1997	\$2,199,600.	CA16DEP0040197	0.00		
FY 1998	\$2,129,140.	CA16DEP0040198	\$691,898.	None	09/30/00
FY 1999	\$1,845,960.	CA16DEP0040199	\$1,843,501.	None	08/31/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan ~~part~~ and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The primary objective of HACLA’s Drug Elimination program is educating and enabling our youth to reject illegal drugs. The ultimate goal is twofold: 1) Reduce crime and gang activity in the community by increasing resident awareness of drug/criminal activity while reducing the tolerance for these activities. Improved communication and reporting methods are expected to result in 10% increase of residents reporting crime that occurs in the community. Increased reporting of crimes will result in at least a 5% increase in arrests related to drug and criminal activity. This will result in a subsequent decrease in crimes committed in the community. 2) Assist 5 to 10% of the targeted population in joining the mainstream of society by making them aware of the available educational, cultural, recreational and health resources available and by providing them with the interpersonal, technological and job skills required to function as a productive member of the communities of the 21st century. The impact of the law enforcement component will be measured by compiling statistical crime data throughout the term of the grant. The success of the human services component will be measured by a survey of the targeted population.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$713,566.
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	69,500.
9150 - Physical Improvements	
9160 - Drug Prevention	395,834.
9170 - Drug Intervention	395,835.
9180 - Drug Treatment	170,882.
9190 - Other Program Costs	100,343.
TOTAL PHDEP FUNDING	\$1,845,960.

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be listed sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be used in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$713,566.		
Goal(s)	1) Community Resource Officers (CROs) will attend resident meeting to increase communication between the residents and the CROs to provide feedback programs. 2) Conduct truancy sweeps of the four designated law enforcement developments and refer violators to Truancy Abatement Programs for counseling and monitoring.						
Objectives	1) Provide service-oriented policing which combines community-based policing with linkage to other community, city and law enforcement services. 2) To reduce school absenteeism, vandalism and other crimes committed by youth and encourage them to continue/complete their education.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. CROs law enforcement			01/02	12/03	650,413		Crime analysis reports
2. Youth Opportunities Counselor			01/02	12/03	52,653		Number of youth referred to programs
3. Community Safety events			01/02	12/03	10,500		Resident participation

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$69,500.		
Goal(s)	Encourage residents to play an active role in the coordination and implementation of a comprehensive safety security program.						
Objectives	Reduce crime, gang and drug related activities in the community						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Conduct Health and Safety fairs	6461	Residents of Mar Vista Gardens, Pueblo del Rio, Pico Gardens/Aliso Extension and Dana Strand Village	05/02	09/03	23,167		Resident participation
2. Maintain Volunteer Tenant Patrols for Safe passage to and from school	6,461	Elementary school youth at Mar Vista Gardens, Pueblo del Rio, Pico Gardens/Aliso Extension and Dana Strand Village	01/02	12/03	23,167		Tenant patrol Incident reports
3. Resident Safety volunteer note and report incidents (vandalism, health and safety problems)	6461	Residents of Mar Vista Gardens, Pueblo del Rio, Pico Gardens/Aliso Extension and Dana Strand Village	01/02	12/03	23,166		Tenant patrol Incident reports

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

9160 - Drug Prevention					Total PHDEP Funding: \$395,834.		
Goal(s)	Reduce crime and drug related activities in the targeted communities by increasing resident awareness of the adverse impact on the community 26949 while reducing tolerance of the activities.						
Objectives	Educating and enabling residents to reject illegal drugs and improving the quality of life in the public housing developments.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Computer learning center will train residents in developing computer skills and assist with additional educational needs.	775	Residents from age 7 through adult	01/02	12/03	59,623		20% of youth who complete the program will advance their reading skills by two grade levels
2. Publish electronic magazine at each computer center	45	Residents from age 14 through 24	03/02	07/03	9,937		Participants will have developed publishing and layout skills leading to submission of articles and graphic arts
3. Provide Literacy and ESL programs	60	Youth and adults	01/02	12/03	35,763		25 % of participants will read at third grade or better
4. Award Scholarships	20	Youth and adults	04/02	07/02	5,000		20 residents will be awarded scholarships
5. Maintain Junior Trooper activities	120	Youth ages 7 through 13	01/02	12/03	35,763		Increase awareness of adverse affects of drug use/abuse
6. Conduct drug education classes/workshops	145	Residents from age 13 through adult	01/02	12/03	35,763		Increase awareness of impact of drug use/abuse on the community and decrease tolerance of drug use in the community
7. Continue parenting classes	148	Parents, Guardians and Grandparents	01/02	12/03	35,763		Participants will develop better coping, parenting and life skills
8. Maintain job club and school to career programs	90	Resident youth ages 14 thru 21	01/02	12/03	35,763		Either improved grades or obtain employment
9. Continue youth council and youth service academy	68	Resident youth ages 13 through 24	01/02	12/03	35,763		Participants will become mentors for other youth and become involve in community issues
10. Conduct teen pregnancy/HIV awareness workshops	95	Resident youth ages 13 through 24	01/02	12/03	35,766		Reduction of at-risk behavior by participants
11. Expand Youth Sports program	500	Resident youth ages 14 through 21	01/02	12/03	50,930		Decrease in at-risk behaviors and an increase in academic performance

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12. Conduct job, health and educational fairs	15384	All resident at targeted development	08/02	11/03	20,000		Resident will have attended and obtained health, education and employment referrals
9170 - Drug Intervention					Total PHDEP Funding: \$395,835.		
Goal(s)	Provide at-risk youth and adults with the objective skills and opportunity to pursue productive healthy lifestyle as an alternative to gang/crime activity and drug use.						
Objectives	Empower youth and adults to take control over their lives and provide a forum for positive support through recreational cultural and educational activities.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Computer learning center will train residents in developing computer skills and assist with additional educational needs.	775	Residents from age 7 through adult	01/02	12/03	59,623		20% of youth who complete the program will advance their reading skills by two grade levels
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10. Conduct teen pregnancy/HIV awareness workshops	95	Resident youth ages 13 through 24	01/02	12/03	35,767		Reduction of at-risk behavior by participants
11. Expand Youth Sports program	500	Resident youth ages 14 through 21	01/02	12/03	50,930		Decrease in at-risk behaviors and an increase in academic performance

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12. Conduct job, health and educational fairs	15384	All resident at targeted development	08/02	11/03	20,000		Resident will have attended and obtained health, education and employment referrals
9180 - Drug Treatment					Total PHDEP Funding: \$170,882.		
Goal(s)	Reduce drug use/abuse within the targeted developments						
Objectives	Provide drug education, counseling and treatment referrals for abusers, affected family members and co-						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide referrals and support services to drug users and affected family members	300	All affected residents	01/02	12/03	85,441		Drug uses and affected family members receive appropriate referral services
2. Continue drug treatment counseling services	88	All affected residents	01/02	12/03	85,441		Drug uses and affected family members will receive appropriate service

9190 - Other Program Costs					Total PHDEP Funds: \$100,343.		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Program Manager			01/02	12/03	100,343		Monitor programs and performance indicators

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Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activities 1 - 3		Activities 1 - 3	
9120				
9130				
9140	Activities 1 - 3		Activities 1 - 3	
9150				
9160	Activities 1 - 12		Activities 1 - 12	
9170	Activities 1 - 12		Activities 1 - 12	
9180	Activities 1 - 2		Activities 1 - 2	
9190	Activities 1		Activities 1	
TOTAL		\$		\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

AGENCY PLAN RESPONSE TO COMMENTS RECEIVED

NOTICE TO RESIDENTS AND PROGRAM PARTICIPANTS

October 3, 2000

Dear Residents and Program Participants:

The Housing Authority of the City of Los Angeles (HACLA) is pleased to respond to comments received on the HACLA's Fiscal Year 2001 Draft Agency Plan. The Agency Plan Resident Advisory Board, Resident Organizations, residents and program participants, and interested parties have submitted comments to the Draft Agency Plan. The Housing Authority is committed to responding and addressing all the issues raised by these comments. Copies of these responses will be distributed to 22 different Housing Authority sites and offices throughout Los Angeles and will also be made available to interested parties and members of the public who request them.

BACKGROUND

The "Quality Housing Work Responsibility Act of 1998" (QHWRA) contains a provision whereby PHAs must submit an Agency Plan. The Department of Housing and Urban Development (HUD) published the Agency Plan final rule on October 21, 1999. The rule was effective on November 2, 1999.

The Agency Plan has two elements, a Five-Year Plan and an Annual Plan. The Agency Plan submission process is a continuing planning process, and tailored after the Consolidated Plan process. The Housing Authority must submit an Annual Plan every year. Residents, program participants, and the public will have an opportunity for input before each submission to HUD.

COMMENTS ON THE HACLA DRAFT AGENCY PLAN

During the 62-day Agency Plan comment period many oral and written comments on the Draft Agency Plan were received.

Written Comments

Written comments on the Draft Agency Plan were received at many of the site meetings as well as from 18 Domestic Violence organizations.

August 29, 2000 Public Hearing

Elena Popp, an attorney for the Legal Aid Foundation of Los Angeles, resubmitted a piece on September 1, 1999 "Draft Report of the Meeting of Public Housing Resident Leaders".

Miscellaneous written comments from Public Hearing attendees.

Oral Comments

Oral comments on the Draft Agency Plan were recorded via pen and paper notes and in some instances meetings were videotaped. Oral comments on the Draft Agency Plan were received during the following Agency Plan-related activities/meetings:

March 6, 2000: Meeting with elected RAC/RMC Board members.

March 9, 2000 – August 25, 2000: 24 resident meetings at the sites.

June 8, 2000: Meeting with the Agency Plan Resident Advisory Board.

August 29, 2000: Board of Commissioners Public Hearing.

September 7, 2000: Resident Advisory Board retreat.

September 13, 2000: Resident Advisory Board meeting.

The discussions in this Notice are grouped by issue and acknowledge the related comments received from all sources, the Housing Authority's response and the Executive Director's recommendations, where appropriate, on making changes in the final Agency Plan.

REQUIREMENTS OF THE CODE OF FEDERAL REGULATIONS FOR RESIDENT PARTICIPATION IN THE AGENCY PLAN PROCESS

The Code of Federal Regulations (CFR) provisions are as follows:

Section 903.13, (a) states: "...The role of the Resident Advisory Board...is to participate in the PHA planning process and to assist and make recommendations regarding the PHA plans."

Section 903.13, (c) states: "The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the FINAL Agency Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the Board or Boards and a description of the manner in which the PHA addressed these recommendations" (emphasis added).

Section 903.17 sets forth the public notification requirements: The Board of Commissioners "must conduct a public hearing to discuss the PHA plan...and invite public comment on the plan(s). The hearing must be conducted at a location that is convenient to the residents served by the PHA".

The regulations also states: Not later than 45 days before the public hearing is to take place, the PHA must:

Make the proposed plan(s) and all information relevant to the public hearing to be conducted available for inspection by the public at the principal office of the PHA during normal business hours; and

Publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time, and location of the hearing."

In summary, the Housing Authority would be in compliance with the above regulations if the HA/CLA:

Considered the recommendations from Resident Advisory Board in the development of the Final Agency Plan;

Published a Notice in local newspapers that the Draft Agency Plan was available for inspection at 2600 Wilshire Boulevard between the hours of 8:00 AM – 4:30 PM;

Published a Notice regarding the Public Hearing and invited public comment; and

Conducted a Public Hearing on the Draft Agency Plan.

THE HOUSING AUTHORITY AGENCY PLAN PUBLIC PROCESS

The Housing Authority has made the Agency Plan submission/approval process a public process. The HACLA has a history of going beyond the letter of the law for resident participation requirements. The public process for the Agency Plan began March, 2000 and will continue until October, 2000. The events, communications and activities relevant to the Housing Authority's Agency Plan public process include:

Translated the Draft Agency Plan into Spanish.

Made copies of the Draft Agency Plan available at 22 sites, including the Conventional housing development offices, Section 8 and Property Management offices, the Application Center, and the Authority's Central office.

Delivery of the Draft Agency Plan to the duly elected RAC/RMC Presidents on June 29 and 30, 2000. Draft Agency Plan with technical corrections delivered on July 10 and 11, 2000. Additional technical corrections were delivered on August 8, 2000.

Published Notices concerning the Draft Agency Plan in six newspapers: Los Angeles Times, Los Angeles Sentinel, Los Angeles Watts Times, La Opinion, Eastside Journal, and the Korean Times. The Notice was published on June 29, 2000 and provided the information on the location and full addresses of the 22 sites where the Draft Agency Plan was available for review.

Published Notice in the Los Angeles Times on July 13, 2000 concerning the date, time and location of the Public Hearing.

Published Notice in the Los Angeles Times on August 9, 2000 announcing the technical corrections to the Draft Agency Plan.

Sent fliers to the residents of the conventional sites where the plan was available for viewing announcing the draft was available at the management office and the RAC/RMCs office.

Sent 8,000 public housing and property management residents a notification of the availability of the Draft Agency Plan for public inspection, and the date of the Public Hearing in the August, 2000 rent statements.

In early August, 2000 the HACLA sent more than 37,000 Section 8 program participants notification via the Section 8 newsletter of the public hearing and the availability of the plans for public inspection and the location of the Section 8 offices.

Provided copies of the Draft Agency Plan to Legal Aid representatives.

Assembled documentation relevant to the non-required sections of the Agency Plan and made it available for public inspection beginning June 29, 2000.

The Agency Plan process was discussed at a meeting attended by 33 duly elected Resident Organization leaders on June 8, 2000. Thirteen Conventional housing sites were represented. Nine Section 8 program participants also attended.

The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on August 29, 2000. The Public Hearing was attended by 44 residents, program participants, and advocates. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.

There were translation services available for Spanish, Korean, Vietnamese, Russian, and Armenian speaking Public Hearing attendees.

There was another opportunity for input at the Resident Leaders Retreat on September 9, 2000.

A meeting of the Resident Advisory Board was held on September 12, 2000. 23 Resident Advisory Board members representing 10 public housing sites attended. There were also 2 Section 8 program participants present.

The Draft Agency Plan proposed responses were discussed section by section. Oral comments were received during the meeting and questions addressed.

The Housing Authority considered all comments, not just those from the Public Hearing and the Resident Advisory Board, in drafting the Final Agency Plan.

Residents, Program participants, and the general public will have two additional opportunities to speak about the Agency Plan: the Housing Authority Board of Commissioners Operations Committee meeting on Tuesday, October 3, 2000 at 11 AM and at the Housing Authority Board of Commissioners meeting on Friday, October 13, 2000 at 9:30 AM.

The Housing Authority has fully engaged the minimum requirements, and far exceeded them. There was an extensive flow of information, and extensive presentation of the information. The Housing Authority considered public comment, not only from the Resident Advisory Board, but also from other residents, program participants, and interested parties.

DISCUSSION OF COMMENTS

issue: Pet Policy

Resident Comments

The majority of residents in attendance at the development meetings preferred to maintain the current policy.

One (1) resident commented even seniors and disabled residents should not be allowed to have dogs and cats because they do not clean up after them.

There were residents at a few sites who wanted to expand the current pet policy to enable all residents to have dogs and cats. One resident wanted a small dog for protection. These residents were a very small minority of those in attendance.

The argument most often presented against expanding the pet policy centered on the issue of residents not cleaning up their animal's defecation. There were sixteen (16) comments concerning cleaning up after other people's dogs and cats.

General concern about safety was the next most vocalized issue. Residents concerns included the fear of children getting attacked, animals not being properly vaccinated, and the spread of fleas and disease. Two residents brought up their fear of the Housing Authority getting involved in a lawsuit if a dog allowed in the development attacked someone. Many residents spoke of situations when they were either chased or attacked by dogs while walking through the development.

There were five (5) comments concerning the current problem that some of the developments have with aggressive dogs roaming the development. Many residents were afraid that the problem would get worse if everyone could have a dog. One resident stated the "bad" dogs, which scare residents, are from outside the development. Other residents in attendance at this site meeting were quick to dispute her argument.

Many residents stated if dogs were allowed, there would have to be strict rules on the size, breed, and number of animals allowed in a unit.

Other reasons expressed for not changing the current policy include: the units are too small; having dogs and cats around would create too much noise at night; the potential for allergic reaction to animal fur and fleas; and having dogs in the development would attract other dogs from the outside.

Resident Questions

Does HACLA check to see if dogs have had shots and are licensed?

The proposed pet policy requires residents who are allowed to, and choose to, have cats or dogs (seniors and disabled residents), to provide the management with proof of spay/neutering, yearly vaccinations, and that the pet is licensed.

Who is responsible for cleaning up after the dogs?

The proposed policy states residents are responsible for cleaning up after their animals, and their animals are not to have a negative effect on other residents access to the property.

Are you going to restrict the type of animal (example: Pit Bulls)?

The proposed policy identifies certain dog breeds that residents are not allowed to own. This list includes pit bulls and rotweilers.

Do visitors have the right to bring dogs?

Only guests of residents who require the use of a service dog are allowed to bring their animal on to HACLA property.

Can I have roosters?

Roosters and other poultry are not under the classification of "common" household pets (birds).

How many dogs can you have in an apartment?

Disabled and senior residents may have up to two (2) animals total in a unit. This may include two (2) dogs. All dogs, other than service animals, must be within the weight limit. Due to the physical design of the properties, non-senior and non-disabled residents are prohibited from owning dogs.

What is the point of a deposit?

The deposit (\$50) is placed in an escrow account and is refunded to the resident if there is no visible damage, attributable to the animal, when the unit is vacated.

Why did they (Congress/HUD) allow it?

The Housing Authority cannot answer this.

Resident Advisory Board Comments

While there were one or two Resident Advisory Board members who expressed a desire to have dogs for themselves, the overwhelming opinion was to not change the current policy.

HACLA's Response

Given the overwhelming response from residents and resident leaders concerning the proposal to expand the current pet policy, the Executive Director will recommend the HACLA to continue its current policy limiting the authorization of dogs and cats to elderly and disabled residents. There were residents at some developments who wanted to be able to have a dog or cat, however the majority of residents and resident leaders were strongly against such a proposal.

The Housing Authority proposed pet policy has been minimally revised and brought up to date. There are limitations on the types of pets that non-disabled and non-senior residents may keep. Non-senior and non-disabled residents are allowed to keep pets, but it is restricted to common household birds and fish.

Given the open design of the developments and the current problem of stray dogs and cats in the neighborhoods, allowing residents to keep dogs and cats would only exacerbate the problem. Without private yards and lacking the space and funds to designate and maintain "off leash" areas, the Housing Authority would have to spend valuable resources on additional ground maintenance if dogs are allowed on the properties.

Executive Director Recommendation

The Board of Commissioners adopt the proposed "Pet Policy"

ISSUE: TRANSFER POLICY

Resident Comments

Most of the comments on this topic concerned the screening process. There were three (3) comments from residents of a senior building expressing their concern that they are getting residents who are neither senior nor disabled, but are young and unstable moving into their building.

One RAC President spoke of his wish to develop a screening board made up of residents, management, and public safety officers to review transfers and new move-ins.

There was no overwhelming opinion on whether current residents should have to go through an additional background check as part of the transfer procedures.

Many residents expressed concern over some families being under-housed while they know of couples living by themselves in a 3- bedroom unit. One (1) resident suggested that part of the annual re-certification process include evaluating unit sizes and making necessary adjustments.

There were two (2) comments concerning the need to better coordinate with social service agencies that can assist the Housing Authority relocate women and children who need to transfer out of the development due to domestic violence issues. It is the resident's belief that moving the victim to another development will not protect her due to family and social networks that exist between the developments.

For many residents the issue of transfers is inter-linked with the issue of safety and criminal activities. Residents feel that the Housing Authority should be more responsive to those who take a stand against violence and criminal activity in their development. This includes giving those individuals priority on the transfer list.

Two residents expressed their frustration with the inability of the Housing Authority to work more closely with social services and parole authorities to better prevent crime from beginning at all. It is these residents belief that by being more proactive in preventing criminal activity there would not be the need to transfer as many people.

There were two (2) comments concerning the inability of the Housing Authority to effectively evict families.

One (1) resident expressed concern about residents who hide criminals and other undesirables in their units.

There were four (4) comments concerning the timeliness of transfers. Residents spoke of waiting for years to transfer to a larger unit or a different site.

One resident commented about the inability to get information on transferring to a scattered site.

Resident Questions

You're allowed to transfer? – I was told I couldn't.

Once a resident has accepted a unit, he/she is not prevented from requesting a transfer to another development. As a policy, the Housing Authority does not transfer residents to a different unit in the same development unless there is an emergency situation or if there needs to be an adjustment for occupancy. The proposed Transfer Policy requires residents to live in their current unit for 18 month before they can request a transfer.

Was the 39.2% rate because of the earthquake?

The figure of 39.2% was provided to residents at the outreach meetings as the current percentage of vacancies used for transfers. The Housing Authority's goal is to utilize 20% of vacancies for transfers. Currently, the Housing Authority is exceeding its goals. There is no correlation to this figure (39.2%) and the 1994 earthquake.

Do you have any policy to let resident organizations have input on who can come in from other sites?

Currently the Housing Authority is not proposing to include a resident panel in the transfer process. Residents who are in good standing at any one development are eligible to transfer into another development pending unit availability. The manager at the home site cannot prohibit a resident from entering the transfer list. The manager at the requested site can refuse a transfer request based only upon documented evidence concerning the resident's (or household members) rent payment history, housekeeping record and any documented history of creating a nuisance to other residents or HACLA staff.

Are Section 8 transfers from other Housing Authorities to HACLA screened?

Section 8 participants from other housing authorities do not have transfer rights into HACLA developments. Section 8 participants do have the right of portability into a different region. The Housing Authority does not conduct screening on current voucher holders unless requested by the property owner.

Can I transfer to a San Diego public housing unit (husband got job there)?

There are no provisions which permit an inter-jurisdictional public housing transfers.
Resident Advisory Board Comment

The following are the concerns of Resident Advisory Board members regarding the definition or criteria the Housing Authority has proposed for “emergency” transfer:

Residents should be allowed emergency transfers for a medical reason, not just a life threatening medical emergency.

Not all medical conditions are warranted of an emergency transfer. The revised transfer policy contains those conditions upon which emergency transfers will occur.

Need to add domestic violence to emergency transfers.

As per the proposed policy, a written and signed recommendation which address “factual bases and reasoning” by a police officer with a rank no lower than LAPD Detective II or HAPSD Sergeant may classify a domestic violence situation as an emergency transfer.

Need to add threat of explosion to emergency transfer.

Need to add gang retaliation to emergency transfer.

The Housing Authority does not recognize territorial boundaries staked out by gangs, nor will residents or their families get priority due to association. If there is a true and real threat of life, the resident needs to provide management with a written and signed recommendation which address “factual bases and reasoning” by a police officer with a rank no lower than LAPD Detective II or HAPSD Sergeant.

Should give a better definition as to “physical condition” of the site, building, or unit.

As the landlord, it is the responsibility of the Housing Authority to determine what classifies as unsafe physical conditions. As there are too many possibilities and variables that could effect the physical conditions of the units, grounds and buildings, it would be inappropriate to include such definitions in a statement of policy.

Resident Advisory Board members concerns regarding the number of offers given to a resident:

Residents should be given a list of available units rather than just what is offered.

Because there is never an “ample” supply of vacant units, it would be impractical to guarantee residents with a choice of options.

Residents should get more than one offer.

One offer is enough.

As a compromise from these two opinions, the Housing Authority is proposing to limit the numbers of offers for required transfers to one and for requested transfers to two. Due to the demand for transfers and the limited supply of vacant units, it would be too cumbersome to allow residents to stay at the top of the list for an extended period of time.

Resident Advisory Board members concerns regarding “Good Residency” requirements:

Residents should be in good standing.
HACLA should offer good citizen classes – teach residents how to be productive members of society.
Proposed resident requirements are too strict.
Eighteen (18) month requirement is too long, what if someone is threatened within first six (6) months?

The HACLA has considered the input from the Resident Advisory Board and revised the proposed policy. “Good Residency Requirements” are no longer relevant for applying for a routine transfer, but will apply for final approval. For a routine transfer, a resident has to have resided in his/her current unit for eighteen (18) months and not be under threat of eviction. Once a resident gets to the top of the list, the resident has to have been in good standing for the last eighteen (18) months. Residents who have less than eighteen (18) months residency in a unit and who are under verifiable threat can be transferred sooner. See the section of the policy that addresses emergency transfers.

The HACLA Resident Relations Department, already offers programs which encourage residents to get involved in the community. In addition, the Housing Authority is considering re-instituting pre-residency training for new residents.

Resident Advisory Board members concerns regarding background checks.

No additional background checks required.
Background checks should only be done on any new person coming in.
Criminal background checks should be done on youth.
RMC/RAC should screen and approve new residents to avoid recycling problems.

The Housing Authority withdrew its proposal to require background checks on all adult household members when a new member is being added to the household. Background checks will be conducted on all new adult household members. Due to legal restrictions, the Housing Authority cannot conduct background checks on minors. Due to privacy issues, only the landlord (in this case the Housing Authority) is allowed access to criminal records.

Time limit for requesting a transfer should be twelve (12) months instead of eighteen (18) months.

The Housing Authority believes 12 months is not enough time to adequately assess residents and household members good residency history.

HACLA’s Response

The Housing Authority makes every effort to insure residents are adequately housed and maximum use is being made of the housing stock available. In addition, the Housing Authority must take into consideration the need to minimize vacancy rates and the time involved in “turning-around” units between residents. Failure to do so can cause problems with the annual Public Housing Assessment System (PHAS) score the Housing Authority receives from HUD.

The greatest challenge to the Housing Authority in transferring residents is due to the limited number of large bedroom size units and the desire for families to stay in the development where they currently reside. The Housing Authority has tried with the proposed transfer policy to clarify the process involved in requested and required transfers. In developing this proposed policy, the Housing Authority referred to the input received from residents and the RAB and created a policy that encompasses many of the concerns of residents, resident leaders, managers, and HACLA administrative needs.

Executive Director Recommendation

The Board of Commissioners adopt the proposed “Transfer Policy”

ISSUE: GRIEVANCE PROCEDURE

Resident Comments

There were six (6) comments expressing favor for the proposed policy redesigning the grievance procedure to include residents. Residents felt that the current system is not empathetic to residents of public housing.

There were five (5) comments expressing opposition to including residents in the grievance process. One (1) resident did not think it was a good idea to have other residents help evict other residents.

The main reasons given for opposing a change to the current policy centered on privacy and retaliatory issues. Some residents did not like the thought of other residents knowing their business. Others were concerned that a resident on the panel may be retaliated against if they ruled against another resident.

There were four (4) comments regarding the screening and selection process for members of the panel. One (1) resident said that members of the panel must be from diverse backgrounds.

Opinions were split as to whether the resident(s) on the panel should be from the same development as the complainant. One (1) resident leader said that there should be a panel for each development, while another said that the panel from their community should hear cases from other developments and vice-a-versa.

One (1) resident said that while they are interested in the concept, they would need to read the final version to be able to give a good opinion.

There were two (2) comments concerning the appearance of the Housing Authority not getting rid of the real troublemakers fast enough.

Resident Questions

What is the structure of the resident panel?

At the time that this question was asked, the answer given was that it would be several groups of residents and other individuals trained in area of law. This would allow a resident to choose a certain panel to decide the dispute.

Since that time, with resident input and Housing Authority staff review, there have been modifications to the proposed policy. There would be a pool of candidates from three areas (resident, attorney, public housing staff). One eligible candidate from each area would sit on the panel. Residents would not get to pick the makeup of their panel.

Can panels also have community agency representatives?

It is the goal of the Housing Authority to recruit attorneys who have experience in landlord/tenant and public housing issues. The attorney must be neutral and not have current business (either for or against) the Housing Authority, and

may be from a community agency. The resident representative may also be a member of a community organization. The public housing employee may be from the HACLA or another public housing authority.

How many grievances do we have to have on someone before we can get rid of them?
Why do they try to kick out the good ones and let the bad apples stay?

There is no set number of incidences which will dictate when a resident may be evicted. The issues which dictate eviction are a matter of evidence based upon facts and the individual circumstances of each case. Some offences, such as those outlined in the "One-Strike" policy, are cause for eviction while other offences may be addressed by counseling the resident. If after counseling, the resident continues to commit the offence, the Housing Authority may choose to proceed with eviction proceedings.

It is the intent of the Housing Authority to treat all residents justly and fairly, and to examine each lease violation equitably before taking action.

Can we get a copy of the (current) policy?

All residents received a copy of the grievance policy when the revised lease was executed. It is also part of the initial lease material. On request by this resident leader, a copy of the current grievance policy was sent out the next day.

Resident Advisory Board Comments

There was general support for the use of a panel for grievance hearings. Resident Advisory Board members differed though in the design and composition of such panels.

Favor it, but want extra residents

Concern about whose "side" the attorney would be from.

It is a good idea, but not with people from the same development – not on a site level.

How would residents be picked?

It should be 5 or 6 people on the panel.

It should be centralized.

There should be all outsiders (no HACLA).

No HACLA staff should be on the panel.

Each development should have its own three (3) person panel.

Due to the time commitment required for training and certifying panel members and the need to have a pool available at the same time, expanding the size of the panel would limit the ability to have enough "back-up" panel members if needed. Hearing Panels will consist of three members: one attorney, one resident, and one public housing employee. Residents do not get to pick the makeup of their panel.

The Housing Authority strongly believes that members of the panel should be impartial and therefore there are restrictions placed on potential panel members. The attorney must not have any business (for or against) the Housing Authority. For the benefit of all, candidates may not sit on a panel if they know, live in the same development, or work for or with the claimant. The public housing employee on the panel may work for a department other than conventional housing.

Because the use of a grievance hearing is for legal issues, it is imperative that the Housing Authority, as the landlord, is able to coordinate the operation. For this reason, hearing panels will be centralized rather than site based.

HACLA's Response

It is the goal of the Housing Authority to handle all grievances fairly, impartially, and in a timely manner. Currently, the formal grievance proceeding utilizes state hearing officers who often have little knowledge of public housing and may not be available in a timely fashion. The proposed policy would correct this by the use of a hearing panel made up of three members from specific housing related backgrounds (attorney, resident, employee).

The use of a panel would better provide residents with an opportunity to state their case to panel members who have a better understanding of public housing and the daily challenges that residents face. In addition, by limiting the panel to three members and having a pool of people available for each position on the panel, the Housing Authority believes that residents will be able to have their grievance heard in a more timely fashion. The revised policy also tightens the timeline that the Housing Authority has to respond to residents.

Executive Director's Recommendation

The Executive Director recommends the Board of Commissioners adopt the proposed "Grievance Policy"

ISSUE: COMMUNITY SERVICE

Resident Comments

There were seven (7) comments in support of the proposed policy, once residents understood the exemptions from the requirements. One (1) resident said it would be a good way to get those who are idle involved in the community.

In two (2) communities there were strong opinions against, and resentment towards, the rule.

One (1) resident thought that the rule may be a good way to get other residents involved in caring for the elderly in the community.

One (1) resident brought up the challenge faced by parents with small children who lack affordable childcare. It was this resident's opinion that more mothers would be involved or employed if they had someplace to take their children.

Resident Questions

Most of the questions on this issue concerned the exemptions. There were eight (8) questions concerning exemptions including: What if I work already? Would it effect those in GAIN? What about students? What about people like me on disability? Does not apply to seniors and disabled residents?

During the outreach meetings, residents were advised the following residents and household members would be exempt from this requirement: seniors, disabled residents who can not work, residents who are already involved in some form of work activity, residents involved in some form of self-sufficiency activity, residents who are already involved in community activities (i.e. RAC/RMC members), and residents who are in compliance with DPSS welfare requirements. The proposed policy has a more detailed listing of the exemptions from the community service requirements.

There were three (3) questions concerning the type of activity that would qualify for community service.

Examples include: volunteering at the local elementary school or with any of the non-profit organizations that serve the community; or enrolling in any of the self-sufficiency programs that the HACLA offers (i.e. computer training, Jobs Plus...). The only restriction is residents volunteering in political campaigns cannot count this activity in their community service required hours.

Does it have to be all at once or weekly? How do the hours have to be completed (all at one or spread out)?

The rule states that those who are required to comply with this rule must complete the equivalent of eight (8) hours per month. This may mean that during some months, an individual may put in more hours than they do in other months to

accrue the equivalent of 96 hours a year. Example: the resident enrolls in a computer class which requires 40 hours per week

Is it going to be mandatory?

The requirement is mandatory for all adult residents of public housing who are not exempt under the exclusions

Will it apply to people with children? What about mothers that are taking care of young children?

At the initial set of site meetings, the final rule was not published and residents were told that we are not sure how it would effect mothers of newborns or toddlers. Since the ruling, residents were advised even stay-at-home parents would have to comply. Residents were reminded it was only the equivalent of eight (8) hours a month. Many residents are already meeting this requirement in some form or another (by volunteering at schools, in the community, or at church).

When does it start?

The rule will be effective on January 1, 2001. Before residents are required to show proof of compliance, resident leases must be converted to a twelve (12) month lease term during the 2001 annual renewal process. At that time, residents will be advised the terms of the revised lease requires compliance or exemption from the community service requirements. Annual renewals of the residents lease will be contingent upon verification of compliance with, or exemption from, these requirements.

How is it going to be monitored?

The Housing Authority is still developing the internal systems and procedures needed to monitor this mandate. Proof of resident compliance or exemption from this requirement will have to be provided by a third party.

Is there a way to get them to change it?

Given that this requirement was part of the 1998 Quality Housing and Work Reform Act, it is unlikely that the Congress will reverse this mandate.

Why did they do this, we already are the poorest of the poor?

It is the belief of Congress that residents of public housing must take steps to become more self-sufficient. If they are not, then they need to give something back to the community through service.

Resident Advisory Board Comments

It should not be a problem, if residents are willing to comply with HACLA.

It can get parents more involved in schools.

Gives those with nothing to do, something.

HACLA Response

The Housing Authority is required to implement a Community Service policy as specified by Federal statute and regulations.

The definition of "exempt" is broad and the Housing Authority projects less than 7% of adult residents will be affected. However all adult residents will have to provide 3rd party verification of exemption or compliance.

The Housing Authority Resident Relations Department has been active in identifying educational, employment, and service resources in the communities and will be able to provide support to those residents who will need referral.

Executive Director's Recommendation

The Executive Director recommends the Board of Commissioners adopt the proposed "Community Service Policy"

ISSUE: Resident Satisfaction Survey and Drug Elimination

These issues were not discussed at the site outreach meetings. These issues were included in discussions with the Resident Advisory Board.

Resident Satisfaction Survey

Safety

No trespassing, gated communities, most of the problems come in from the outside.

Bad lighting and police don't respond are problems.

Parking is problem – can't guarantee spaces for residents, not always safe to park at night.

Not all resident leaders have a relationship with gang members, can't effectively work with them.

Neighborhood Appearance

Hire residents as caretakers of development, they can more readily see the problems.

HACLA's Response

The Housing Authority has a challenge in addressing the results of the Resident Satisfaction Survey. The information the HACLA received did not indicate from which of the 65 conventional properties the 92 responses originated from.

The Housing Authority is greatly concerned about the real and perceived concern for safety that residents have. Through use of Drug Elimination funding and other sources, the Housing Authority is able to support the efforts of the Public Safety Department (HAPSD) and to provide recreational and other diversionary activity for the youth in the developments. The Housing Authority is continually evaluating opportunities and resources that can be identified and used to improve residents' sense of security. This includes installing vandal proof lighting and instituting a policy of resident parking permits.

The Housing Authority has taken great efforts to develop systems and procedures to improve the appearance of its developments. Due to the open design of the large developments, the definition of “neighborhood” often encompasses the surrounding community, of which the Housing Authority has no control over.

The Housing Authority requires a partnership with residents to maintain the integrity of the site’s appearance. The Housing Authority depends on residents to maintain yards and the immediate exterior of their units, and expects them to notify management if there are larger problems that need to be addressed. The Housing Authority is considering means to increase and formalize participation of residents and resident-owned businesses in issues relating to site appearance.

The Follow Up Plan to the Resident Satisfaction Survey includes a comprehensive listing of the current measures and future plans that the Housing Authority is pursuing in this area.

Drug Elimination – Resident Advisory Board Comment

Why not write in Independent Square for next year?

The guidelines for the PHDEP grant targets programs for 7 to 24 year olds. The Housing Authority is restricted from applying for PHDEP grants at senior locations such as Independent Square.

How is the program evaluated/measured?

Each month, Drug Elimination staff hold monthly Community Collaboration Meetings. Included in these meetings are the local stakeholders of the program, which should include the RAC/RMC for the site. The purpose of the meeting is to keep partners informed of future plans and past outcomes. Once every year, the RAC/RMC of those sites where the program is located will have the opportunity to participate in an evaluation of the PHDEP. Additionally, PHDEP staff attend the regularly scheduled resident meetings.

Why do we not have it at Hacienda?

In 2000, the Housing Authority had hoped to expand the locations where there were dedicated programs to include Hacienda Village and Avalon Gardens. The HACLA was unable to do so because of a reduction of funding from the Federal government. The Housing Authority will continue to seek to expand locations, pending adequate funding from the Federal government.

Meetings at developments are useless – residents are afraid to go because of gangs, even if they come, they don’t speak their minds.

Residents need to be reminded that they can, and should, express their concerns to Drug Elimination Staff, RACs/RMCs, or property managers at any time. While some people may be hesitant to speak in front of other residents at formal meetings, they need to be encouraged to share their concerns in a manner that is more comfortable to them. Residents should feel free to stop into any of the offices to express concerns or give input at any time during normal business hours.

Should be a civics/or good citizen component.

Activities that are covered by PHDEP funding include programs that encourage youth to volunteer in the community. Examples of this include youth coordinating and participating in community clean up days, health fairs and other special events.

How do you get access to funds that are not PHDEP funds?

RACs or RMCs who have 501(c)3 (nonprofit corporation) status with the IRS are able to apply for additional state, county, or private sources of money to fund additional programs. RACs/RMCs who have 501(c)3 status and who are interested in pursuing independent funding should consult with the Resident Relations Department for assistance in this matter.

Do activities that target the little kids.

The guidelines of the Drug Elimination program targets youth from 7 to 24 years of age. If communities that have a drug elimination program do not feel that enough attention is paid to the pre-teen population, they need to let that be known at the monthly Community Collaboration Meetings and on formal program evaluations.

HACLA's Response

The Housing Authority's Drug Elimination Program (PHDEP) operates out of the Resident Relations Department. The Drug Elimination program offers a wide array of services to targeted developments as well as providing support to other services that benefit all residents. The Housing Authority will expand the number of sites that have a dedicated Drug Elimination Program when additional funding is available.

The Housing Authority is committed to providing programs that are valued by residents and meet the needs of the specific communities. Resident leaders are encouraged to participate in the monthly Community Collaboration meetings.

Public Hearing Comments and Responses

Verbal Comments:

Two (2) comments thanking the Planning and Economic Development Director for coming out to their sites.

The Housing Authority made a major effort this year to go to every large family development sites and four (4) senior building to discuss the topic of the Agency Plan.

One (1) comment from an Estrada Courts resident about the PHAS program and desire to work with the Housing Authority to use residents to "assist," not replace current maintenance staff.

The Housing Authority recognizes it will take the participation of residents to meet the challenge faced by the new PHAS system. The Housing Authority is considering means to involve residents and resident owned business in preparing for future inspections.

One (1) comment from an Estrada Courts resident concerning future funding for the 4-H program.

The Housing Authority is committed to providing youth opportunities such as the 4-H After School Activity Program. With the loss of some funds this year, the HACLA had to discontinue funding some sites. As new funding sources are secured, the HACLA will explore the possibility of reopening those sites. Pending further funding restrictions, the Housing Authority will attempt to continue to provide funding for sites currently in existence.

One (1) comment from an Estrada Courts resident supported the HAPSD plan to visit new residents.

The Housing Authority Public Safety Department will continue to maintain a high level of visibility in the community and continue to make contact with new residents as they move in.

One (1) request from a Dana Strand resident for someone to come to their site to go over the document with them so they will better understand it.

The Housing Authority is committed to insuring that resident leaders understand the Agency Plan process and document. If RACs/RMCs have questions, they should call the Planning Department of the Housing Authority to request an additional presentation.

One (1) comment from a Dana Strand resident who had concerns about how HACLA staff treats residents.

The Housing Authority is committed to treating residents fairly and courteously. As this comment appeared to relate to a specific incident with a resident and his/her tenancy, it would be inappropriate for the Housing Authority to elaborate on this.

One (1) comment from a Pico-Aliso resident about the poor quality of material being used and workmanship occurring in the modernization program.

The Housing Authority takes great effort in its modernization work. The HACLA, through its Kumbaya Construction Company, is dedicated to maintaining a high quality of workmanship and use of quality products.

In the situation of HOPE VI work, which deals with new construction, the Housing Authority is not able to maintain the same level of control and oversight as it does in modernization work. With all new construction programs, the job is contracted out. The Housing Authority is currently in litigation with the contractors of the Pico-Aliso Phase I construction, so further comment on this issue can not be made at this time.

One (1) comment from a Section 8 participant who wanted to express her thanks and support for the Section 8 program as it has provided her a place to live and the ability to go to school.

One (1) comment from a non-profit (Skid Row Housing Trust) who wanted to thank the commissioners for their support for applications that the HACLA has submitted for Section 8 vouchers for the homeless.

The Housing Authority is committed to maintaining the Section 8 program for low income residents as well as special programs such as SRO and Shelter Plus Care. The Housing Authority makes every effort to identify new sources of vouchers and special programs, and to recruit new landlords in an effort to broaden the availability of decent, safe, and affordable housing.

Four (4) comments from representatives for domestic violence programs requesting that the HACLA set aside a number of vouchers for families that they serve.

The Housing Authority is aware of the special needs and challenges victims of domestic violence face in locating safe housing. Victims of domestic violence are already eligible for Section 8 vouchers via the homeless voucher program, provided that they are referred through one of HACLA contracted agencies. In order to further expand access to vouchers, domestic violence agencies are encouraged to participate in the next open bidding process that the Housing Authority expects to hold in 2001.

Written Comments:

One (1) request from the Southern California Association of Non-Profit Housing for the HACLA to set aside part of its Section 8 funding for Project Based Assistance. The money could be used to supplement private receivership programs that can buy units in receivership, rehabilitate them and make available for low income.

The Housing Authority is very concerned about the lack of affordable and safe housing in the City. While rehabilitating buildings which are in receivership may be a viable alternative, it poses additional challenges. Buildings in receivership often require major capital investments for rehabilitation for which the Housing Authority has no resources. These buildings are also occupied by low-income residents who would be displaced and have no guarantee for eligibility for housing assistance due to lack of available subsidy and restrictions on servicing some non-citizens. The Housing Authority will continue to look at this suggestion as a means of expanding the housing market as long as funds can be identified for rehabilitation and displacement of occupying residents can be minimized.

Eighteen (18) comments were received requesting the HACLA make Section 8 vouchers available to victims of domestic violence (4 were from the people who submitted verbal comments).

See response to similar question under the verbal comment section.

Three (3) comments from participants of Section 8 who think that the government should do more to provide more low-income housing. One said that they should make it a priority to buy properties, turn them into affordable housing and turn over control to tenant controlled cooperatives.

The Housing Authority is considering home ownership programs. The issues include the financial viability of some forms of ownership, the condition of the property, and the ability to effectively manage the property that will shape such decisions. The Housing Authority will review all available options when adding to its housing stock.

One Section 8 participant said that pets should be allowed into any building that receives government funds.

The Section 8 program depends upon the participation of private landlords. Except the rules concerning pet ownership for the elderly or disabled, private landlords can determine rules regarding the keeping of pets.

Two (2) comments concerning the need for specific repairs at a Section 8 location.

These comments were referred directly to the Section 8 Director at the Public Hearing. The comments were then forwarded to the property management company for the building where these two residents reside.

One (1) resubmitted "Draft Report of the Meeting of Public Housing Leaders" dated September 1999 from Legal Aid Attorney Elena Popp.

These comments were addressed comprehensively in the responses to the Fiscal Year 2000 Draft Agency Plan

RESIDENT LEADERS RETREAT MEETING

On September 7, 2000 resident leaders were given a final opportunity to provide comment on the 2001 Draft Agency Plan. In addition to the 2001 Plan, those in attendance were provided with information on the upcoming PHAS physical inspections and resident surveys. Comments and questions which resulted for the PHAS topics were forwarded to the appropriate department for follow up. The following are those comments which are directly related to the 2001 Draft Agency Plan.

Language in the plan is unintelligent, need to make it simpler.

The actual Agency Plan, is a document which was created by HUD. The Housing Authority must use the forms provided in creating the actual Plan. The Housing Authority takes great effort in using language that is not too technical while still conforming to legal and technical guidelines and requirements. While completing the Plan template and creating the attached documents, the Housing Authority attempts to use language that will be clearly understood, yet still meet specific criteria.

Change in leadership of some RACs/RMCs, new leaders were not fully informed of the Plan process and did not get a chance to see the document.

Even though there was a change in leadership during the Agency Plan process, all residents should be aware of the document and its availability. Fliers announcing site outreach meetings and the availability of the plan for review and the public comment delivered door-to-door as were fliers announcing the on-site outreach meetings.

The Housing Authority will take additional efforts next year to provide additional outreach to new resident leaders who are elected in the middle of the 2002 Agency Plan Process.

The contents of the plan affects residents and residents need to participate in the review of it. (The commenter encouraged others to be more active in educating residents about the Agency Plan).

Resident leaders are an important link in getting information out to the communities. The Housing Authority held four meetings with leaders and/or the RAB at the beginning, in the middle, and the end of the process.

Scattered sites (Vineland) – is there any way for those residents to pay ceiling rents, or to be able to participate in an escrow account.

Under Federal regulations, the minimum ceiling rent for the scattered sites would be at least the Section 8 Fair Market Rent. These rents would be higher than the 30% formula. The current Fair Market Rent for a three bedroom unit is \$1,055

Concern over transfers and how some families are over-housed while others are under-housed.

See responses in section covering the Transfer Policy

Pet Policy – do not expand the policy to let all residents be allowed to have dogs and cats.

See responses in section covering Pet Policy

Is there a way that through the community service requirement, that residents who need to give service can be referred to help the RAC/RMC?

Assisting the RAC/RMC in special events would be an acceptable activity for residents who have to perform service. The Housing Authority will develop procedures that will include how residents are referred to service agencies.

On September 19, 2000 a meeting was held with the Resident Advisory Board (RAB) to review the process that occurred during the development of the 2001 Draft Agency Plan, the comments that were received, and the highlights of the final changes to the policies.

The following are comments or questions that were received at the RAB Briefing.

Agency Plan Process

One development would like to have another presentation for the newly elected resident board.

In early 2001, the Housing Authority will reinstitute the Agency Planning process for the development of the 2002 draft. At that time, there will be training for all resident board members.

Community Service

Is this like court mandated service?

Does this even mean it applies to young people with young children?

Refer to the response provided in the earlier section

Pets

Are people allowed to keep pigeons, they are a health hazard.

Pigeons would not be considered a "common household pet." Residents may not keep pigeons.

Transfers

When modernization work happens and people have to move out, are they guaranteed to be able to return to their unit or do they have to go on a wait list?

During modernization work, residents are relocated to another unit. Upon completion for the modernization work, residents return to a unit in the development.

Two (2) comments about managers requiring residents to move and not compensating residents for the cost involved. Many residents don't have the ability to come up with the cash in the short time that the manager is telling them they have to move.

The proposed policy makes provisions for compensating residents under certain circumstances.

There were three (3) comments about manager's unwillingness to work with the Resident Leaders. Resident leaders are requesting that there be a meeting with them and the managers along with Housing Management and the HACLA attorney to go over the policies so that everyone hears the same thing and so that resident leaders are better able to assist residents and managers.

The HACLA will take this suggestion into consideration when training is provided to housing management staff on the 2001 Agency Plan.

One (1) question concerning specific wording in the proposed transfer policy, the resident wanted to know if it was new (Sec VI B – status of Remaining Household Members).

The wording that the resident was referring to is new language

Grievance

There were two (2) questions concerning how the panel is chosen and how can resident leaders be assured that there is neutrality.

The proposed policy makes provisions for the input of Residents Organizations.

There was one (1) question concerning compensation for panel members.

Members of the grievance panel would receive some form of compensation.

Section 8

There was one (1) question concerning what happens when a public housing resident gets Section 8. While on Section 8 they want to return to public housing. Can they?

A former resident of public housing who receives Section 8 can reapply for conventional housing. The family would not be given any preferences for selection or placement on the wait list.

PHDEP

One resident wanted to know if HACLA can provide drug treatment that really helps and wanted the HACLA to do more to provide residents with treatment options.

The HACLA is not a licensed provide for drug treatment. In selecting service provider, the Housing Authority seeks licensed providers who can offer the needed services and programs to residents.

One (1) resident leader was told that for them to get drug elimination money, they would have to go through their Resident Service Center.

This comment came from a resident leader from a development without the PHDEP. The RACs/RMCs for such sites should work with the Community Service Center to identify additional programs. RACs/ RMCs with 501(c)3 (non-profit) status can apply for program funding.

One (1) leader of an RMC wanted to know if the Housing Authority would support an application from them to apply for their own funds.

The support for such an application would depend on technical, legal, and other practical implications.

One (1) question about how is drug elimination measured for success as there is still drugs and violence in the communities.

Each year there is a survey of the residents where PHDEP is located to provide feedback and to measure satisfaction. In addition, residents are always welcome to provide suggestions and additional feedback on a regular basis. There has been a significant and documented improvement in the quality of life in all HACLA communities, especially those that have PHDEP activities for the youth.

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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

MEMBERSHIP OF RESIDENT ADVISORY BOARD

For the development of the 2001 Agency Plan, the Resident Advisory Board was made up of residents from senior and family locations as well as Section 8 participants.

In acquiring Section 8 representation, the Housing Authority used two different approaches. Twenty-seven Section 8 participants were identified by HACLA staff and invited to be participants on the Board. These individuals were selected due to their history with the Section 8 program, involvement in the community, and representation of the different types of Section 8 programs that the Housing Authority administers. In addition, in the Summer 2000 newsletter distributed to all Section 8 participants, the Housing Authority offered any Section 8 participant the chance to nominate himself or herself, or another Section 8 participant, to the Resident Advisory Board.

Residents from the following senior sites were selected to participate on the Resident Advisory Board based upon their history of involvement with the community, the leadership role they have at the site, and/or their ability to share the information with other residents.

Las Palmas Gardens
609 California

Owensmouth Gardens
Independent Square

The duly elected Resident Advisory Councils or Resident Management Corporations selected representatives from the family sites for each development. The following organizations were invited to participate on the Resident Advisory Board:

Aliso Village Resident Advisory Council
Avalon Gardens Resident Advisory Council
Dana Strand Village Resident Advisory Council
Estrada Courts Resident Management Corporation
Hacienda Village Resident Management Corporation
Imperial Courts Resident Advisory Council
Jordan Downs Resident Management Corporation
Mar Vista Gardens Resident Management Corporation
Nickerson Gardens Resident Management Corporation

Pico Gardens-Aliso Extension Resident Advisory Council
Pueblo Del Rio Resident Management Corporation
Ramona Gardens Resident Advisory Council
Rancho San Pedro Resident Advisory Council
Rose Hill Courts Resident Advisory Council
San Fernando Gardens Resident Advisory Council
William Mead Homes Resident Advisory Council

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

The Board of Commissioners for the Housing Authority of the City of Los Angeles consists of seven members, two of which are required to be current residents. Of the two resident commissioners, one must be over 62 years of age.

Resident commissioners are appointed for a term of no more than two years and there is no limit to the number of terms that a resident may be appointed.

Resident commissioners are appointed by the Mayor of the City of Los Angeles, subject to confirmation by the City Council of the City of Los Angeles.

Recommendations for appointments are provided to the Mayor's Office by HACLA staff, City Councilpersons, and other sources.

Currently, the two resident commissioners and the development in which they reside are:

- % Esther Thuney, Yosemite/Art Snyder Villas
- % Maria Del Angel, Estrada Courts

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

PROGRESS IN MEETING THE 5-YEAR PLAN MISSIONS AND GOALS

Strategic Goal: Increase the availability of decent, safe, and affordable housing

Goal 1: Expand the supply of assisted housing

HACLA Actions

The Housing Authority has applied for and received additional vouchers, such as the Fair Share program.

The Housing Authority has applied for and received Hope VI funds to rebuild Aliso Village and hopes to expand the use of such funds to rebuild Dana Strand Village and other developments.

The Housing Authority has been able to leverage private funding using Hope VI funds.

The Housing Authority has created an Asset Development department which is developing a business plan to be used to increase the supply of decent, safe, and sanitary housing with deep targeting for low income residents.

Goal 2: Improve the quality of assisted housing.

HACLA Actions

The Housing Authority is identifying and implementing systems that will prepare it for the upcoming PHAS process including physical inspections and the customer satisfaction survey.

The Housing Authority continues to utilize capital funds to conduct modernization work on developments.

The Housing Authority is in the process of identifying systems to address and improve existing Section 8 delivery systems in order to achieve a SEMAP score of 90%.

The Housing Authority continues to reorganize its departments and work to more effectively and efficiently utilize capital funds to improve the quality of housing units and the appearance of the developments.

Goal 3: Increase assisted housing choices.

HACLA Actions

- % The Housing Authority continues to study the feasibility of adjustments to voucher standards, homeownership programs, site-based waiting lists, and conversion to vouchers in effort to maximize its housing stock and to improve the supply of low-income units to residents.

Strategic Goal: Improve community quality of life and economic vitality

Goal 1: Provide an improved living environment

HACLA Action

- % The Housing Authority regularly monitors the income level of each development.
- % The Housing Authority has been fully engaged in providing job training and other support services to improve the income of residents from within the public housing communities.
- % The Housing Authority continues to demonstrate a commitment to find a proper income mix through providing programs to residents, such as Jobs Plus and welfare-to-Work.
- % The Housing Authority is assessing community design improvements through targeted interventions at certain sites and identifying alternative approaches to public safety.

Strategic Goal: Promote self-sufficiency and asset development of families and individuals

Goal 1: Promote self-sufficiency and asset development of assisted households.

HACLA Action

- % Through the work of the Resident Relations Department, the Housing Authority continues to provide residents with a variety of programs and support services to promote self-sufficiency. Programs and services offered to residents include: job readiness; job training, GED completion, computer literacy, family counseling, after-school programs, and health services.
- % The Housing Authority will continue to expand such services pending the availability of financial resources and physical space.
- % The Housing Authority was the first public housing authority to be awarded a Welfare-to-Work grant from the U.S. Department of Labor.
- % The Housing Authority continues to operate a Family Self-Sufficiency Program for Section 8 participants.

Strategic Goal: Ensure equal opportunity in housing for all Americans

Goal 1: Ensure equal opportunity and affirmatively further fair housing.

HACLA Action

The Housing Authority continues to take seriously the issue of fair housing in its administration of all housing programs.

The Housing Authority is subject to the monitoring of an independent public accountant to insure that fair housing efforts continue to be implemented.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The Housing Authority has a proven capacity to administer homeownership programs for low-income families. The Housing Authority has been able to assist 103 public housing residents and Section 8 participants in achieving homeownership.

With counseling and assistance provided by the Housing Authority, eighty-three (83) families from Aliso Village utilized Hope VI relocation funds along with personnel savings to purchase a first home.

The Housing Authority has been very successful in assisting participants of the Section 8 Family Self-Sufficiency program in achieving homeownership. Of the sixty-seven graduates, twenty have utilized their individual escrow accounts to cover the down payment on their own home. Forty-two current Family Self-Sufficiency participants have escrow accounts in excess of \$10,000.

In each type of homeownership program, residents are responsible for providing a portion of the down payment either through individual savings or through participation in an escrow account. In any future homeownership programs, families will be required to provide a set minimum of the down payment utilizing their own resources. The minimum resident share will be no less than 3 percent.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
RESIDENT SATISFACTION SURVEY – FOLLOW UP PLAN
SAFETY & NEIGHBORHOOD APPEARANCE

Background

As part of the 1999 Public Housing Assessment System (PHAS) evaluation for the Housing Authority of the City of Los Angeles (HACLA), Resident Satisfaction Surveys (RASS) were sent at random to 277 HACLA residents. Of those, 92 surveys were returned to the Real Estate Assessment Center (REAC) and were the basis for the scores the HACLA received in five (5) areas of operation. These five areas were:

- Maintenance and Repair
- Communication
- Safety
- Services
- Neighborhood Appearance

Due to the scores received in Safety (47.2%) and Neighborhood Appearance (61%), the HACLA is required to include a follow-up plan in the 2001 Agency Plan.

The following pages outline the programs and systems that the HACLA has in place, that directly or indirectly address the concerns highlighted in the RASS.

It is the goal of the Housing Authority to provide residents decent, safe, and sanitary housing for its residents. To insure this, the HACLA has been proactive in identifying programs, resources and partnerships to assist in providing residents a quality living environment. The HACLA is committed to expanding the programs that are described in this Follow-Up Plan, assuming that there is funding available to do so.

General Information

The HACLA is committed to providing services to its residents to address their needs and concerns as they relate to safety, health, education, and recreational opportunities. Currently the HACLA has made sixty-one (61) units available to service providers to address these needs and concerns. If the HACLA were to receive approval and fiscal support from HUD to deprogram additional units or an increase in capital funding to leverage the construction of adequate conventional facilities, the HACLA would be able to expand the services currently offered.

The HACLA has been a recipient in the past, and is expected to again, receive Public Housing Drug Elimination Program funding (PHDEP). The expected grant is to be over \$1.8 million. These funds will be used for the following purposes:

- w To provide law enforcement personnel, resident security programs and social/human service programs, in collaboration with community service providers, faith based organizations and public and private agencies, in order to reduce crime and drug activity and their related problems in and around the targeted communities.
 - w To dedicate Police Officers to specific communities to work with the residents to identify problems and target criminal activities.
 - w To support a Resident Safety Volunteer patrol established in four (4) developments, which allows residents to take a proactive role in community safety.
 - w To provide social services, which include, but are not limited to: drug counseling programs, support groups, drug prevention sports, education, and youth leadership programs.
- § The HACLA is currently developing an intensive survey that will be provided to all residents in four (4) of the larger developments. This survey tool will enable the HACLA to pin-point attitudes and conditions within these developments and to analyze any differences. In addition, the HACLA will conduct focus groups at those same sites to further expand the Authority's knowledge base in saturating "proposed solutions." Using this information, programs and action steps can be tailored to the specific needs of each development. From this, models can be developed to implement at all other sites.

Safety

Parking Lots

- § The HACLA has instituted a permit system for all Authority owned parking lots.
- § The HACLA has contracted with a consultant in the area of Crime Prevention Through Environmental Design (CPTED) to identify recommended improvements.
- § A yearly evaluation is conducted on all parking lots to identify any major improvements needed. Additional needs are assessed during daily site inspections and repairs are made in a timely manner.

Police visibility

Currently the HACLA operates its own police department, *Housing Authority Public Safety Department* (HAPSD), that services all HACLA properties. In addition, the HACLA has an

agreement with the City of Los Angeles Police Department (LAPD) to provide baseline services to all properties. HAPSD works in partnership with LAPD in all aspects of public safety and crime prevention and reporting. In addition, the HACLA regularly collaborates with other local, state and federal law and safety organizations to address both single and broad range issues of which there is a mutual concern.

The HAPSD plays an active role in crime prevention through the developments. As new residents move in, representatives from HAPSD make home visits to inform residents of the role for the HAPSD and the services offered.

HAPSD participates in large community events such as health fairs, safety fairs and other special events.

The HAPSD is a regular participant in the development and administering of the PHDEP grant application and programs, including the utilization of a Community Resource Officer program, where officers are assigned to individual housing developments.

The HAPSD regularly patrols all developments and informs site management of any problems or suspected activity.

The HACLA will continue to address the cost effectiveness of the HAPSD programs within the context of limited funding participation by HUD.

Tenant Screening

All residents and adult household members must submit to a criminal background screening as part of the application process. Those applicants who fail to meet the HACLA's thresholds are not accepted. Additional improvements to this system are under consideration.

New residents are provided information concerning acceptable behavior and what constitutes criminal and evictable offenses. Additional program approaches are under consideration and funding yet to be identified.

New households are visited by the HAPSD to introduce them to the services of the department and to reinforce what is expected by residents as it comes to crime prevention and reporting.

Exterior Lighting

Each month housing management conducts an evening lighting survey to identify missing, broken, or damaged fixtures and bulbs. Any problems that are identified are repaired in a timely fashion.

Residents are encouraged to call the Work Order Center to report any lights that are inoperable.

The HACLA continues to make efforts to identify and install lighting and fixtures that are less prone to vandalism and damage.

Locks

Every unit is inspected at least once a year. If damage to external door locks are visible at that time, an emergency work order is submitted and the work is completed within 24 hours.

Residents are instructed to call the Work Order Center whenever there is any additional damage or need for locks to be repaired.

In response to residents concerns about safety and to minimize potential re-keying costs, Housing Management has instituted a quadrant system for master keys. Rather than a single master key, each development is divided into four and a different master key is assigned to each quadrant. If a master key is lost or stolen, only a quarter of the development needs to be re-keyed.

Home Safety

As funds are made available, and with resident input, improvement to the safety features of units at certain developments occurs. This includes redesigning windows to allow for security bars and the installation of security screens.

At four (4) developments, Resident Safety Volunteer Program has been instituted to train residents to take an active role in creating a safer community.

Drug Prevention and Education

Utilizing PHDEP funds, the HACLA runs a Drug Elimination Program at eight (8) sites. The purpose of the program is to provide daily services and programs to youth and adults. Services include counseling and referrals, recreations, educational enrichment, and community wide special events.

The HACLA has made available over 20 units to be utilized by programs that address drug elimination and education. As additional space is identified, there is the possibility to expand the numbers and types of services available to residents.

When applying for and administering Drug Elimination Grants, the HACLA continues to coordinate with elected resident organizations and local service providers to identify the activities most needed at a site and the types of services that could best address those needs.

Through the use of PHDEP funds, recreation programs are offered throughout the year. This includes Authority-wide sports leagues, special field trips, after-school programs, and participation in City-wide events, such as the Inner-City Games.

Vacant Units

The HACLA has a policy to board up vacant units to prevent vandals, transients or others from damaging the unit or becoming a nuisance. Housing management and site maintenance staff inspects vacant units daily to insure that the units have not been disturbed.

During HAPSD daily patrols of the developments, any suspicious activity or modification to vacant units are investigated and reported to housing management.

Management Response

If there are documentable offenses committed by a resident or any household member, managers are quick to investigate and act. Depending upon the seriousness of the offense, action taken may include a three (3) day notice to correct or quit and may proceed to eviction.

Neighborhood Appearance

The Housing Authority has taken great efforts to develop systems and procedures to improve the appearance of its developments. Due to the open design of the public housing developments, the definition of “neighborhood” often encompasses the surrounding community, of which the HACLA has no control over. For the purpose of this response, the HACLA is defining “neighborhood” to be the property directly owned and operated by the Housing Authority.

Resident responsibility

- § Residents are routinely reminded and encouraged to call the Work Order Center when they see something that needs repair or attention, whether in their unit or on the property.

- § Residents are required as part of the lease agreement to maintain their unit and surrounding areas (yard, balconies...) in a neat and sanitary manner. Additional programs to educate residents about their responsibilities are under consideration, and funding yet to be identified.

Vacancies

Vacant units and buildings are boarded up to prevent vandalism.

During HAPSD regularly patrols of the community, management is notified if it appears that a vacant unit has been entered.

Pest Extermination

Authority wide, each unit undergoes extermination twice a year. Additional treatment is made available to residents as needed.

The HACLA provides vector and pest control traps to residents, free of charge.

After units undergo modernization, the unit and resident’s belongings are exterminated to prevent any possible re-infestation.

Graffiti

Within the first two hours of each work day, site managers and/or maintenance supervisors are to identify any new graffiti within the HACLA development and have it removed within that day.

Noise

As part of the lease provisions, residents are not to be a nuisance to other residents. Loud music or other noise is not to be able to heard outside the unit between the hours of 10 pm and 7 am. Flagrant and frequent violation of this provision is ground for non-renewal of a lease.

Trash/Litter

The City of Los Angeles provides regularly scheduled weekly trash picked-ups throughout all of the HACLA developments.

As needed, special large item pick up is available to residents by the HACLA.

At many of the larger developments trash compactors are utilized to prevent overflow of receptacles.

To pick up any miscellaneous trash and litter, ground crews are scheduled for each development immediately following the City's trash pick up.

Recreation Facilities

While many of the HACLA properties have recreation facilities on site, most of these are not controlled by the HACLA. The City of Los Angeles Department of Recreation and Parks has the primary responsibility to administer programs and maintain these facilities. The HACLA makes every effort to coordinates use of the facilities and assist in identifying funds for improvement and expansion of services. Ultimately, it is the Department of Recreation and Parks who are to be held accountable.

The HACLA maintain numerous Tot-lots throughout the developments. Over the past five (5) years, there have been expansive remodeling and improvements done to the tot-lots. As funds are made available, the HACLA will continue to improve on these and other play areas, which are within its immediate control.

The HACLA continues to seek funds to expand the availability of multipurpose recreational centers for all large public housing sites.

Broken Glass

- The HACLA has on staff a crew of glaziers that can administer any repairs that are needed.
- As with all repairs, residents are requested to call the Work Order Center if they notice any broken windows within the development.
- Other broken glass (bottles, etc), located in common areas once identified is care of in a timely manner.

Abandoned Cars

As part of the daily property inspection done by site managers and/or maintenance supervisors, abandoned cars are noted and reported to HAPSD. Once the legal time period (72 hours) has elapsed, abandoned vehicles are towed away.

Common Areas

Management and/or maintenance are required to do a daily site walk through the development to identify real or potential problems. Any required work is reported and taken care of in a timely manner.

Regional ground crews rotate through developments on a scheduled basis and if needed for special tasks.

Building Exterior

Management and/or maintenance are required to do a daily site walk through the development to identify real or potential problems. Any required work is reported and taken care of in a timely manner.

Most of the developments have undergone extensive exterior repainting over the last two years. Additional sites are scheduled to do so as well.

As part of the Capital Fund Program, management and residents are surveyed to identify those items that need major undertaking.

As with all aspects of the property, residents are encouraged to report to the Work Order Center and to management any items that need repair or are an immediate threat to health and safety.

Summary

As the above listing indicates, there is not a lack of programs or policies in place to address the issues presented in the RASS. Over the course of the year, the efforts the HACLA will focus on improving what is already in place. These will include the following:

Extensive re-education of residents as to the services that are available and resident rights and responsibilities.

Re-education efforts of residents will be included as a part of the annual lease review and regularly scheduled resident meetings.

Increased accountability on the part of site based HACLA employees.

Increased efforts to identify alternative funding to expand programs and services to underserved communities.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Significant Changes to the Agency Plan

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define what is a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a substantial change it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and approval by the Housing Authority Board of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

1. Changes to tenant/resident admissions policies;
2. Changes to the Section 8 termination policy;
3. Changes to the tenant/resident screening policy;
4. Changes to public housing rent policies;
5. Changes to the organization of the waiting list;
6. Additions of non-emergency work items (not included in Annual Statement or the 5-Year action Plan);
7. Change in the use of replacement reserve funds under the Capital Fund;
8. Addition of new activities not included in the PHDEP plan;
9. Change in regard to demolition, disposition, designation, homeownership, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.