Executive Summary of the Agency Plan for Fiscal Years 2020-2024

The Agency Plan identifies goals for the next 5 years, major program policies, and financial resources for both the Los Angeles County Development Authority (LACDA) Public Housing and Section 8 Tenant-Based Programs. Additionally, the Agency Plan updates information on housing needs, housing strategies, and other program and management data.

Included in the Agency Plan are the following attachments: the Capital Fund Annual Statement and Five-Year Action Plan, Resident Advisory Board comments, the Admissions and Continued Occupancy Policy and Lease Agreement and Lease Addendums for the Public Housing Program, and the Section 8 Tenant-Based Program Administrative Plan.

Agency Plan Timeline

- The LACDA must provide a draft Agency Plan for public review and comment for 45 days: December 27, 2019 through February 09, 2020.
- Public comments are taken, recorded and considered in developing the Agency Plan.
- Housing Commission approval is on February 26, 2020.
- Board of Commissioner public hearing and approval is on March 24, 2020.
- Agency Plan due to HUD by April 17, 2020.
- HUD approval 75 days after submission.
- Agency Plan effective July 1, 2020.

The Administrative Plan, ACOP and Public Housing Lease Agreement include language changes that are statutory, regulatory, and/or that clarify existing policy. Additionally, the LACDA is proposing the following major changes to the Section 8 Tenant-Based and Public Housing Programs for Fiscal Year (FY) 2020-2021.

Section 8 Tenant-Based Programs

1. Revise the Term of the Voucher Extension Process

Currently, the Administrative Plan permits voucher extensions to be granted in 30, 60, or 120-day increments, up to a maximum term of 180 calendar days, if necessary for the tenant to locate a unit. Further, the Administrative Plan permits Supervisors to authorize extensions up to a maximum term of 270 calendar days for extenuating circumstances. Approval is considered on an individual basis and requires a family’s request be supported by verifiable third-party documentation.

To establish a fair and consistent manner of granting voucher extensions, the new policy will permit the issuance of a voucher with an initial term of 60 days with an automatic approval of one 60-day extension. The LACDA case managers will approve additional extensions not to exceed a maximum term of 180 calendar days. However, when necessary, Supervisors may authorize voucher extensions beyond 180 calendar days and up to a maximum term of 365 calendar days. Extensions beyond 365 calendar days will only be considered as a reasonable accommodation for a person with disabilities.
2. Streamline the Reasonable Accommodation Process

Currently, the Administrative Plan requires that LACDA to re-verify the continued need for a reasonable accommodation when a live in-aid leaves the household.

As of July 1, 2020, the Administrative Plan will no longer mandate this verification requirement.

3. Implementation of a Rent Adjustment Effective Date Policy

Currently, the Administrative Plan only outlines the property owner’s requirements for requesting a rent adjustment, which is in accordance with the HUD mandated landlord 60-day notice to the Public Housing Agency of a rent change.

As of July 1, 2020, the LACDA will adopt the following policy to inform property owners how the LACDA selects the effective date of a rent adjustment: “All rent adjustments will be effective on the first of the month following 60-days of LACDA’s receipt of a copy of the owner’s notice to tenant or on the date specified by the owner, whichever is later.”

4. Strengthen the Waiting List Purge Process

Currently, the Administrative Plan is vague on the methods used by LACDA to purge its waiting list. As of July 1, 2020, the LACDA will provide greater detail on the methods used to purge the waiting list.

5. Implement a Portability Policy for Mainstream Voucher Applicant Families

In FY 2019, HUD awarded the LACDA an allocation of mainstream vouchers that target non-elderly disabled individuals.

Because mainstream families may experience difficulty finding suitable housing, the LACDA committed to implement a policy that would permit mainstream applicants to port to another Public Housing Agency’s jurisdiction where a suitable unit is located.


The Administrative Plan’s, Chapter 21. Project-based Voucher Program has been revised to be in line with the Housing Opportunity through Modernization Act of 2016 (HOTMA), the HUD published Federal Register notice published on January 18, 2017 and HUD’s PIH 2017-21 notice issued on October 30, 2017.

In addition to mandated changes, the LACDA has changed the following discretionary policies that will be effective July 1, 2020:

- The LACDA will remove the minimum 15 PBV Unit requirement for selection of a project.
- The LACDA adopted a policy that requires that a proposed development site that is within 500 feet of a freeway be designed in such a way as to exclude from the 500-foot freeway “buffer” area any portion of the residential building, as well as well as play areas, community rooms, gardens, patios, and other areas where residents may reasonably be expected to congregate. The LACDA shall review and approve, at its sole discretion, any site plans for developments of this type.
7. **Targeted Programs**

The LACDA currently applies local preference when determining the order in which Non-Elderly Disabled Vouchers and Mainstream Vouchers are awarded to eligible families.

As of July 1, 2020, the LACDA will no longer apply local preferences in determining the order in which Non-Elderly Disabled and Mainstream vouchers are awarded to eligible families.

8. **Housing Choice Voucher, Waiting List Local Preference Commitment**

The LACDA currently has a commitment of 50% of expected annual attrition under the Housing Choice Voucher, waiting list homeless local preference.

As of July 1, 2020, the LACDA will increase its commitment to 100% of expected annual attrition.

**Public Housing Program**

1. **New Social Services Compliance Lease Addendum**

Currently, the LACDA offers an array of social and case management services to provide residents with assistance in resolving ongoing non-compliance issues at their public housing development. Many residents at risk of being evicted do not take advantage of LACDA provided social services to assist them in complying with the LACDA’s Public Housing Lease Agreement.

The new Social Services Compliance Lease Addendum will require a resident to obtain social services after the LACDA has made concerted efforts to assist the resident with multiple and ongoing counseling sessions and referrals.

2. **New Repayment Agreement Lease Addendum and Increased Flexibility In Payments**

Currently a tenant that owes money to the LACDA and is entering into a repayment agreement, must pay an initial 50% of the debt due within 14 calendar days, and the remaining debt to be paid in equal payments within 12 months. If the debt owed is in excess of $2,400, the debt can be paid in equal payments not to exceed 24 months. Additionally, tenants transferring to another unit must still repay any debt owed related to the pre-transfer unit. The currently policy also states, that in order to assure a Resident satisfies any debts owed to the LACDA related to their pre-transfer unit, the transferring resident shall enter into a repayment agreement that will be an Addendum to the Lease Agreement of the new residence.

To be effective on July 1, 2020, the LACDA has created a new “Repayment Agreement Addendum to the Los Angeles County Development Authority Public Housing Lease Agreement” to utilize as a legal mechanism to obligate the Resident to pay debt incurred in the pre-transfer unit. Additionally, the LACDA will provided increased payment flexibilities with LACDA approval including: 1. In a lump sum amount; 2. A monthly payment; 3. A combination of a lump sum and monthly payment. The LACDA will continue to require that any repayment agreement cannot exceed 12 months for amounts under $2,400 or 24 months for any amount in excess of $2,400. These changes in the repayment policies for Public Housing are consistent with the LACDA’s Housing Choice Voucher (HCV) program current policies.
3. Change In Timeframe for Curable 14-Day And 30-Day Notices

Currently 14-day and 30-day notices are based on calendar days only. Changes to the Unlawful Detainer statutes that took effect on September 1, 2019 requires the LACDA to exclude Saturday, Sundays and holidays from the established timeframes (CA Code of Civil Procedure section 1161). This change does not apply to 3-Day and 30-Day Notices to Vacate where there is no option to cure the breach. The LACDA implemented this change effective September 1, 2019 and will amend the ACOP to reflect the change effective July 1, 2020.