



Fiscal Year 2020-2021 Admissions and Continues Occupancy Policy (ACOP) proposed policies

Below are the proposed major policy changes for the Public Housing program.

1. Interims for Income Increase

Currently, the LACDA only processes interims (income adjustments taking place in between regularly scheduled reexaminations) for income increases under the following circumstances: Start of, or phase in period, for Earned Income Disregard (EID); the increase was the result of temporary loss of income; the family is considered a zero-income family; receipt of a deferred payment in a lump sum which represents the delayed start of a periodic payment such as unemployment or social security benefits; change in family composition; or if the family requests it.

The LACDA will now additionally process interim increases under the following circumstances: a new source of income occurs; there is an increase in existing income of \$200/month or more; a change in allowable deductions occurs (i.e., childcare, disability, citizenship eligible immigration status and full-time student status), including anticipated out of pocket (not reimbursed) medical expenses and/or auxiliary expenses.

2. Increasing the number of homeless families served at the largest Public Housing properties.

The LACDA currently has a homeless preference for all Public Housing properties limited to 30% of the number of vacant general occupancy units available on July 1 of each fiscal year. For the family properties located specifically in the South Los Angeles County area, the LACDA provides an expanded waiting list homeless preference by first offering any unit that becomes available to a homeless family.

The LACDA will now provide an expanded waiting list homeless preference to allow for three (3) additional households per year at each of the LACDA's largest Public Housing properties, Carmelitos, Nueva Maravilla, and Harbor Hills.

To qualify for this preference, homeless families must be referred by a Joint Powers Authority, County agency or Community Based Organization with a contract or Memorandum of Understanding (MOU) in place with the LACDA. Additionally, the LACDA will require partner agencies to use a Coordinated Access System for homeless referrals. The referring agency must provide a certification of the family's homeless status.

3. Elderly Homeless Preference for Francisquito Villa

Currently, the LACDA has an Elderly homeless preference for the Carmelitos and Nueva Maravilla "Rosas" senior designated properties.

For the Elderly-only property, Francisquito Villa in the East Los Angeles County Area, the LACDA will expand its homeless preference by offering 25% of anticipated annual vacancies to homeless elderly families. Elderly families must be referred by a partnering agency with a contract or MOU in place with the LACDA. The referring agency must provide a certification of the elderly family's homeless status. An elderly family is a household whose head, co-head, spouse, or sole member is a person who is at least 62 years of age. It may include two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age living with one or more live-in aides.

Fiscal Year 2020-2021 Administrative Plan proposed policies

Below are the proposed major policy changes for the section 8 tenant-based rental assistance programs.

1. Housing Choice Voucher Program, Waiting List Local Preferences

HUD allows the LACDA to establish HCV Program local admission preferences and to give priority to serving families that meet those criteria. Any local preference established must be consistent with regulatory requirements, the LACDA's Agency Plan, the Consolidated Plan, and must be based on local housing needs and priorities.

Therefore, as of July 1, 2021, the LACDA's Administrative Plan (section 4.4 Local Preferences) will now include the regulatory requirement found under 24 CFR 983.260(b), which mandates the LACDA give priority for continued tenant-based assistance to a project-based family that chooses to terminate their lease after the first year of occupancy. To be eligible for the priority, the family must have given the owner advanced written notice of their intent to vacate, have notified the LACDA, and requested to move with continued tenant-based assistance, prior to moving. The family must be in good standing with the project-based unit owner.

Further, the LACDA will now include a local preference category for LACDA rental assistance program transfers approved by the Director of Housing Assistance for the following programs: the Continuum of Care (CoC); the Family Unification Program; and Housing Opportunities for Persons with AIDS. To be eligible for program transfer consideration, certain criteria must be met for each program.

Under the CoC Program, families must be currently served by the LACDA in a CoC funded, Permanent Supportive Housing (PSH) project and no longer need supportive services to maintain housing stability. The current participant must be in good standing in the PSH project. The sponsor agency providing services to the participant family must provide written certification that the family does not require PSH services to maintain housing stability.

Under the Family Unification Program (FUP), the participant must be a transition aged youth that is currently served in the FUP administered by the LACDA. To be eligible to transfer to the HCV Program, the youth participant's FUP voucher must be expiring due to its 36-month statutory time limit. A written certification must be received from the Los Angeles County Department of Children and Family Services (DCFS). DCFS must certify that the youth will lack adequate housing as a result of the FUP voucher expiration and needs a tenant-based voucher to ensure uninterrupted housing assistance.

Under the Housing Opportunities for Persons with AIDS (HOPWA), the family must be currently served with the LACDA's HOPWA funding.

All program transfer preference applicants must meet the eligibility requirements for the HCV Program in accordance with HUD and the Administrative Plan. Implementation of the LACDA rental assistance program transfer preference makes these very limited targeted program certificates available to the special populations who desperately need them.

2. Verification of Legal Identity During a Declared Disaster or Emergency

The LACDA's Administrative Plan requires applicants to furnish verification of legal identity for all family members during program admission.

As a result of the COVID-19 pandemic, as of July 1, 2021, the Administrative Plan (section 7.11.1 Verification of Legal Identity) will now include a Declared Disaster or Emergency situation clause. Often, acceptable verification of legal identity documents is not available during a declared disaster or emergency, whether it be a natural calamity (e.g., earthquake), civil disturbance, public health emergency, or other cause recognized by the Local, State or Federal government. For these instances, the LACDA will now have the flexibility to use a certified statement and/or documentation that the family has undertaken actions to obtain proper documentation for the initial leasing process. The LACDA will obtain acceptable verification of legal identity at the time of processing the annual reexamination.

3. Verification of Social Security Number During a Declared Disaster or Emergency

HUD and the LACDA's Administrative Plan require applicants and participants to disclose and document the Social Security Numbers (SSNs) of all family members, except ineligible noncitizens, as a condition of admission and continued assistance. Since disclosure and documentation of SSNs are conditions of eligibility for the HCV Program, an applicant family cannot be admitted to the program until the requirement is met. While the Public Housing Agency can extend time allowed to meet this obligation at the intake stage, failure to disclose and document SSNs as required, ultimately, results in denial of the family's application.

As a result of the COVID-19 pandemic, as of July 1, 2021, the Administrative Plan (section 7.11.8 Verification of Social Security Numbers) will now include a Declared Disaster or Emergency situation clause that will permit the LACDA the flexibility, during the initial leasing process, to use a certified statement and/or documentation that the family has undertaken actions to obtain proper documentation to satisfy HUD SSN verification requirements. The LACDA will make any corrections or adjustments to a SSN after the Family Report (HUD form 50058) has been validated by HUD through their monitoring systems or at the time of processing the family's annual reexamination, whichever is first.