



Federal Advisory Committee Act 101

What is the Federal Advisory Committee Act (FACA)?

The Federal Advisory Committee Act is a Federal statute that governs the **establishment, termination and management** of Federal Advisory Committees (FAC). Enacted to promote openness and **transparency** and **accountability** to regulate the number and duration of FACs.

When does FACA apply?

FACA applies to all groups with at least one non-Federal employee established or utilized by an agency to obtain advice or recommendations, unless an exception applies.

What are Federal Advisory Committee requirements?

- Signed/filed Charter;
- Designated Federal Officer (DFO);
- Public meetings with agenda announced in Federal Register 15 days in advance of the meeting and an opportunity for public to speak or submit written comments;
- Balanced membership; and
- Records maintained and available for public inspection.



Federal Advisory Committee Act 101

What constitutes a Federal Advisory Committee (FAC) meeting?

- A published Federal Register Notice of Meeting
 - Open, Closed or Partially Closed
- A Designated Federal Officer (DFO)
- A FACA Committee that:
 - Meets in-person, virtual or through tele- and video-conference
 - Provides advice or recommendations
- A quorum unless otherwise established in the Committee's charter or legislation.
 - Majority (more than one half) of the committee's authorized membership including ex-officio members (i.e. 50% plus one)
- An approved agenda



Federal Advisory Committee Act 101

What constitutes a “closed” meeting?

FAC meetings may also be closed in whole or in part under limited circumstances, such as when discussing trade secrets, personal information, and criminal matters.

Per FACA, there are three common exemptions to “close” a meeting:

- Discussion of classified information
- Reviews of proprietary data submitted in support of Federal grant applications (i.e., research committee)
- Deliberations involving considerations of personal privacy (i.e., Veterans’ PII, VA Medical Center tours, etc.)

Note: OGC must concur on the meeting closure.



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May FACs ever meet privately?

Yes. According to the FACA Final Rule, FACs can conduct two types of work without a public meeting:

1) Preparatory work.

- a) Two or more Committee or Subcommittee members gather to solely gather information, conduct research, analyze relevant issues, facts in preparation for a FAC meeting or to draft papers for deliberation by FAC; and
- b) Since this isn't a FAC meeting, a submission to the Federal Register is not required.

and

2) Administrative work. Two or more Committee members gather to discuss administrative matters of the FAC.



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What are “Administrative” Calls?

During an administrative call, the Committee members are allowed to discuss the following:

- ✓ Conduct FACA 101 session with Jeffrey Moragne (15 to 20 minutes)
- ✓ Conduct Ethics Training session
 - Using Ethics Training slides (30 to 45 minutes)
 - Ensure members take the VA OGC Ethics Training for Special Government Employees located at: <https://www.va.gov/OGC/docs/SGE/10.html>
- ✓ Provide / Obtain the SGE Self-Certification Statements from members
- ✓ Review, discuss, complete Financial Disclosures form 450s, if applicable
- ✓ Vendorize Committee member in VA systems, if needed
- ✓ Discuss research (i.e. what to include on the agenda, SMEs, topics)
- ✓ Finalize meeting agenda
- ✓ Finalize travel plans
- ✓ Finalize meeting logistics (i.e. date, location, number of days)

However, they are **not allowed to engage in discussing any REPORTS or RECOMMENDATIONS.** **This is not a regular FAC meeting.**



Federal Advisory Committee Act 101

Can Committee Members testify/speak on Federal Advisory Committee matters?

PERMISSIBLE

- If asked to testify, you may speak about FAC matters only in your personal capacity.
- Your testimony should clarify that you are providing your personal opinion and are not speaking on behalf of VA or the FAC.
- As a courtesy, we appreciate you informing the FAC's DFO if you are going to testify.

MISCONDUCT

- Federal Advisory Committee members do not have authority to testify on behalf of the Committee and do not speak for VA.
- Since you are acting in your personal capacity if you testify or speak, VA cannot reimburse you for expenses or pay a stipend.



Federal Advisory Committee Act 101

VA Federal Advisory Committee Best Practices

- ✓ Master Your Committee Calendar...plan 18 months of committee meetings in advance during the next meeting or an administrative call
- ✓ Know your role:...understand the Committee's Charter and guidance located in the VA Committee Members Handbook
- ✓ Subcommittees...formally establish these groups in accordance with the VA guidance to do the heavy lifting on research and assist with drafting recommendations
- ✓ Meeting Mechanics...dedicate meeting time to discuss individual presentations and how they connect to the Committee's advice/recommendations
- ✓ Cross Committee Collaboration...use your Subcommittee to engage other FACs
- ✓ SMART Template...use the template to achieve better results
- ✓ VA Library Services...use this service for data and information searches
- ✓ Subject Matter Experts...recommend stakeholders for the Committee to engage
- ✓ Annual Field Visits...do field visits and Capitol Hill meetings to better understand Veterans, Caregivers, Survivors, Stakeholders and VA Employees challenges
- ✓ FACA and Ethics questions...ask your Designated Federal Officer for guidance

Veterans and Community Oversight and Engagement Board (VCOEB)

*Virtual Meeting
January 28, 2021*

Agenda

- I. Draft Master Plan Timeline Update
 - a. Infrastructure Planning
 - b. Hospital Construction
 - c. Wadsworth Chapel
- II. Housing/Bed Breakdown
- III. Managing HUD/VASH Vouchers
- IV. Status of Seismic Retrofit Planning
- V. Reintegration District Update
- VI. List of Active Land Use Agreements

I. Draft Master Plan Timeline Update

#	West LA Campus Construction Activities	Status	#	CY2020				CY2021				CY2022				CY2023				CY2024				#
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
	EULs																							
1	Building 205/208 EUL Renovation (120 units)	Ongoing	1																					1
2	North Campus Trunk Line Extension	Pre-Construction	2																					2
3	Building 207 EUL Renovation (60 units)	Pre-Construction	3																					3
4	MacArthur Field Phase I (401A) EUL New Construction (75 units)*	Financing	4																					4
5	MacArthur Field Phase II (401B) EUL New Construction (75 units)*	TBD	5																					5
6	Building 156/157*	TBD	6																					6
7	Building 300*	TBD	7																					7
8	North Campus Water Main	TBD	8																					8
	North Campus																							
9	Columbarium Phase 1 Construction	Complete	9																					9
10	Building 212 Sub-Acute Mental Health Renovation	Design phase	10																					10
11	New Mailroom (11 months construction period)	Constr. Solicitation	11																					11
12	New VA Police Department Headquarters	Design award	12																					12
	South Campus																							
13	Building 500 Emergency Department Remodel	Ongoing	13																					13
14	New Dietetic Kitchen South Campus Construction	Ongoing	14																					14
15	Electrical Utilities (offsite work to the west of campus)	Design phase	15																					15
16	Boiler Plant	Design phase	16																					16
17	Critical Care Center (New Hospital)	Design phase	17																					17
18	Central Utility Plant	Design phase	18																					18
19	Research Facility	Design funding	19																					19

All construction activities pending acquisition of financing, negotiations, fulfillment of statutory and program requirements, and any due diligence activities

*Pending developer acquisition of financing, completion of lease negotiations, and fulfillment of all other EUL statutory and program requirements

**Completion pending any due diligence activities

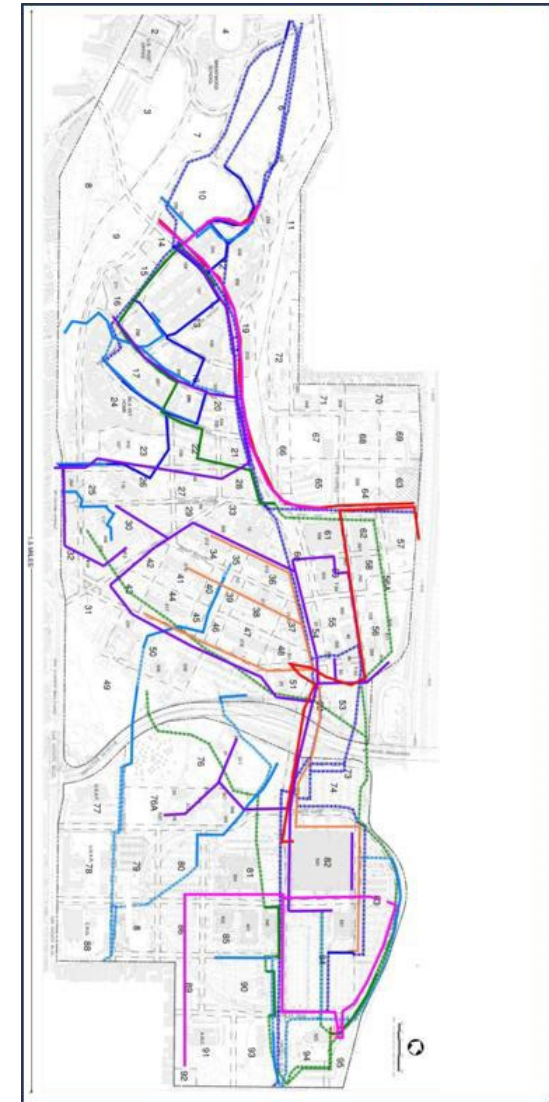
Design Phase**
Construction Activity

As of January 21st, 2021

I. Draft Master Plan Timeline Update (cont.)

Infrastructure Planning

- As part of the Master Plan Integrated Project Team (IPT), the Critical Path Working Group (CPWG) is looking at the WLA Campus (North and South Campus) activities as a whole to coordinate project timelines, demand deltas, and funding status/sources to clarify the phasing and sequencing of projects to identify pre-requisite utility projects
 - North Campus projects focus on housing
 - South Campus projects focus on Medical Center activities



I. Draft Master Plan Timeline Update (cont.)

Infrastructure Planning (cont.)

- CPWG is actively working through construction durations, timelines, and funding mechanisms for South Campus activities
- As part of the wet utilities, VA and the Principal Developer are working together to explore potential solutions to provide water to the North Campus EULs and to develop a proposed transition timeline for all North Campus steam lines
 - Redirecting the steam lines requires a holistic approach to ensure service to remaining buildings farther down the utility line is not interrupted
- At the beginning of 2021, construction began on the Dry Utility Trunk Line. This line will provide dry utilities for current and future EULs

I. Draft Master Plan Timeline Update (cont.)

Hospital (New Critical Care Center)

- Last round of user group meetings for Schematic Design 2 took place in early December 2020
- Schematic Design 2 submittal scheduled for early Q2 2021, hand over to USACE to follow

Wadsworth Chapel

- O 1/19/21, VA announced the execution of a lease with Wadsworth Chapel Heritage Partners (WCHP) to fund, design, preserve, and restore the historic Wadsworth Chapel
- The Wadsworth Chapel housed two separate chapels, one for Protestants and one for Catholics, with distinct entrances under one roof, and was previously used for religious services, weddings, substance abuse counseling and funeral services until the 1971 Slymar earthquake rendering the Chapel unusable
- The Lease is for a 20-year initial term, with 3 additional 10-year option terms at VA's discretion
- The WCHP will be responsible for restoration and historic preservation of the Wadsworth Chapel, and to provide services that principally benefit Veterans and their families

II. Housing/Bed Breakdown – Current State

Facility / Provider	Capacity	Percent Occupied	Notes
Medical Beds			
Building 217 - Domiciliary	151	58%	
Building 214 (1 st and 2 nd floors)	78	10%	
Building 214 (3 rd floor) - Domiciliary	44	27%	Currently COVID Isolation
Emergency Shelter Beds			
A Bridge Home (Service Provider CLA)	100 (*80)	63.75%	*Adjusted due to COVID/Social Distancing/Staffing
Building 257 (Service Provider ND)	46	34.8%	Low census due to COVID-19 impacts and service provider transition
Safe Sheltering Tent / Parking Sites			
CTRS	*100	42%	*Tent shelter spaces, not beds
Safe Parking (Service Provider CP)	50	26%	Parking spaces not beds. Daily in and out
Transitional Housing Beds			
Building 116 (Service Provider ND)	161	24.2%	Low census due to COVID-19 impacts
Permanent Supportive Housing Units			Enhanced-Use Lease (EUL) apartment units
Building 209	54	100%	EUL
Total WLA:	491	215	

Data as of 1/21/2021

II. Housing/Bed Breakdown – EUL Projects in Development

Location	Total Capacity	Notes
EUL Units		
B205	67	Construction (HUD-VASH Project Based Vouchers)
B208	53	Construction (HUD-VASH Project Based Vouchers)
B207	59	Construction (HUD-VASH Project Based Vouchers)
MacArthur Field (Phase 1)	74	Design
MacArthur Field (Phase 2)	74	Pre-design
B156	TBD	Pre-design
B157	TBD	Pre-design
Total Units	327+	Each building includes an additional manager unit

Additional projects and units will be developed in subsequent phases of the community plan.

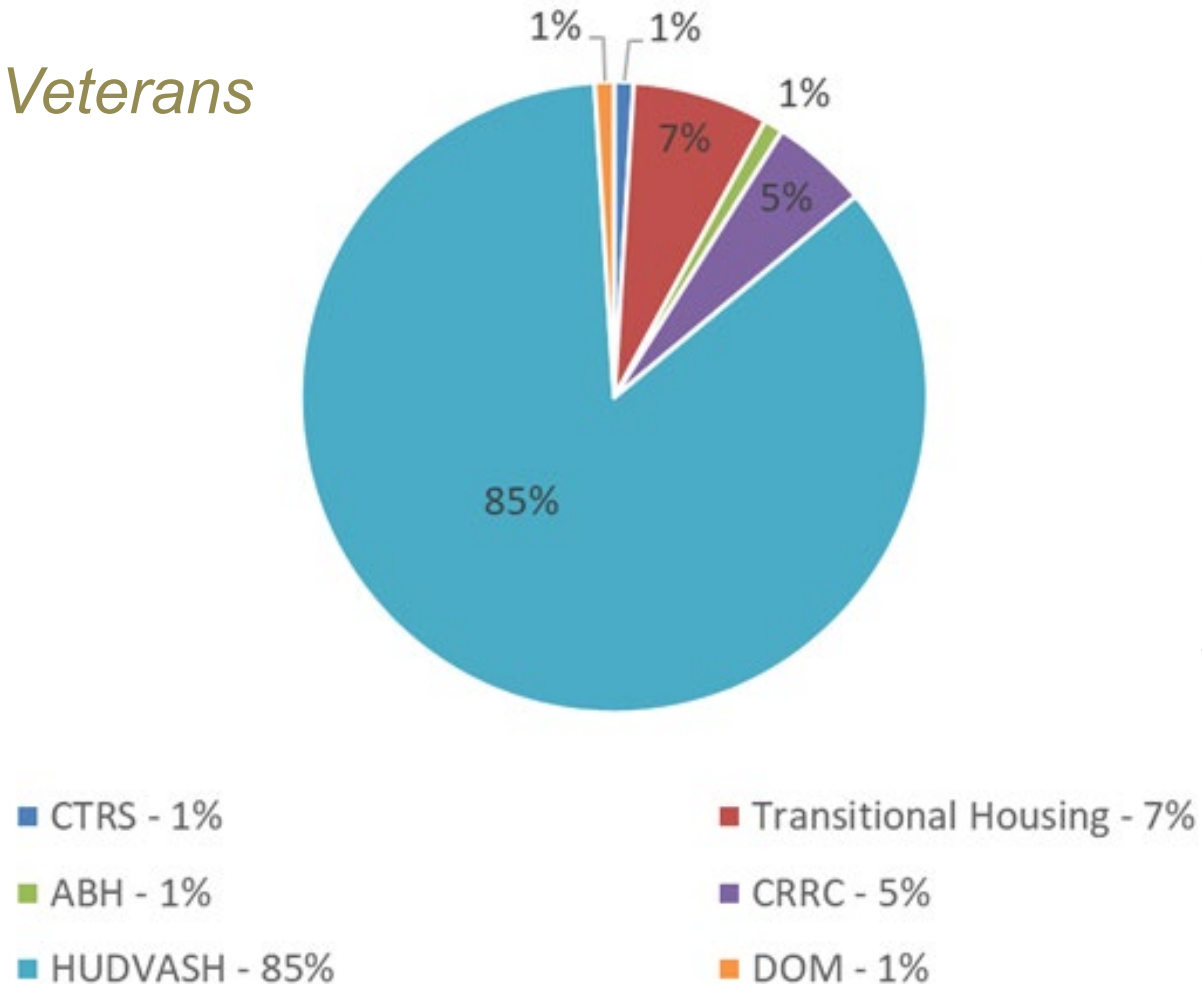
III. Managing HUD/VASH Vouchers

Project Based Voucher Requirements

- Project: A project is a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land
- Vouchers can be set aside for Veterans and families for use in Housing Projects (Project-based Vouchers)
- Tenant-based vouchers are for individual units in the larger community

III. Managing HUD/VASH Vouchers (cont.)

Veterans



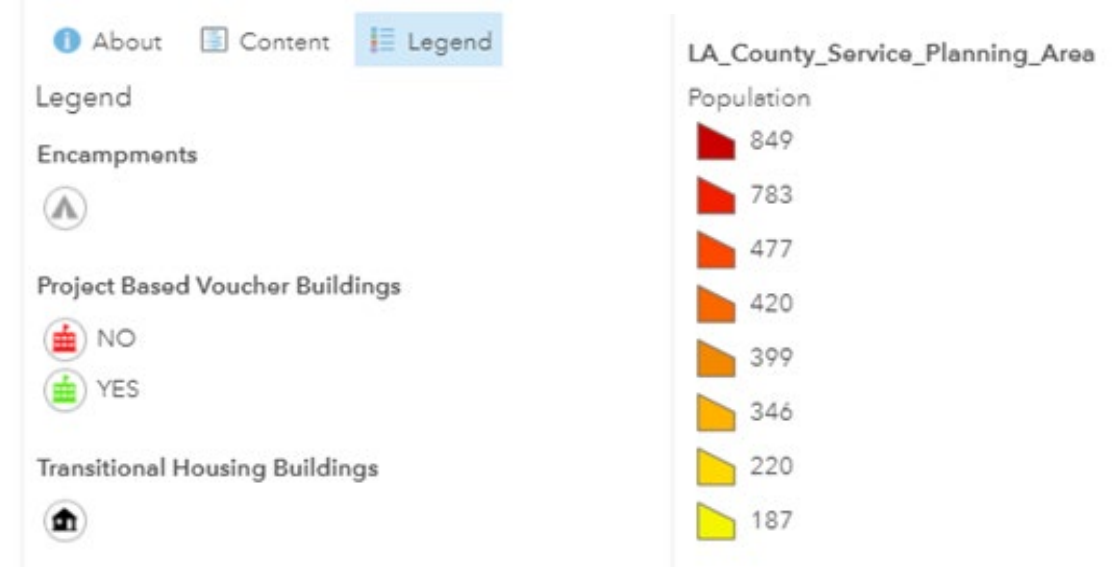
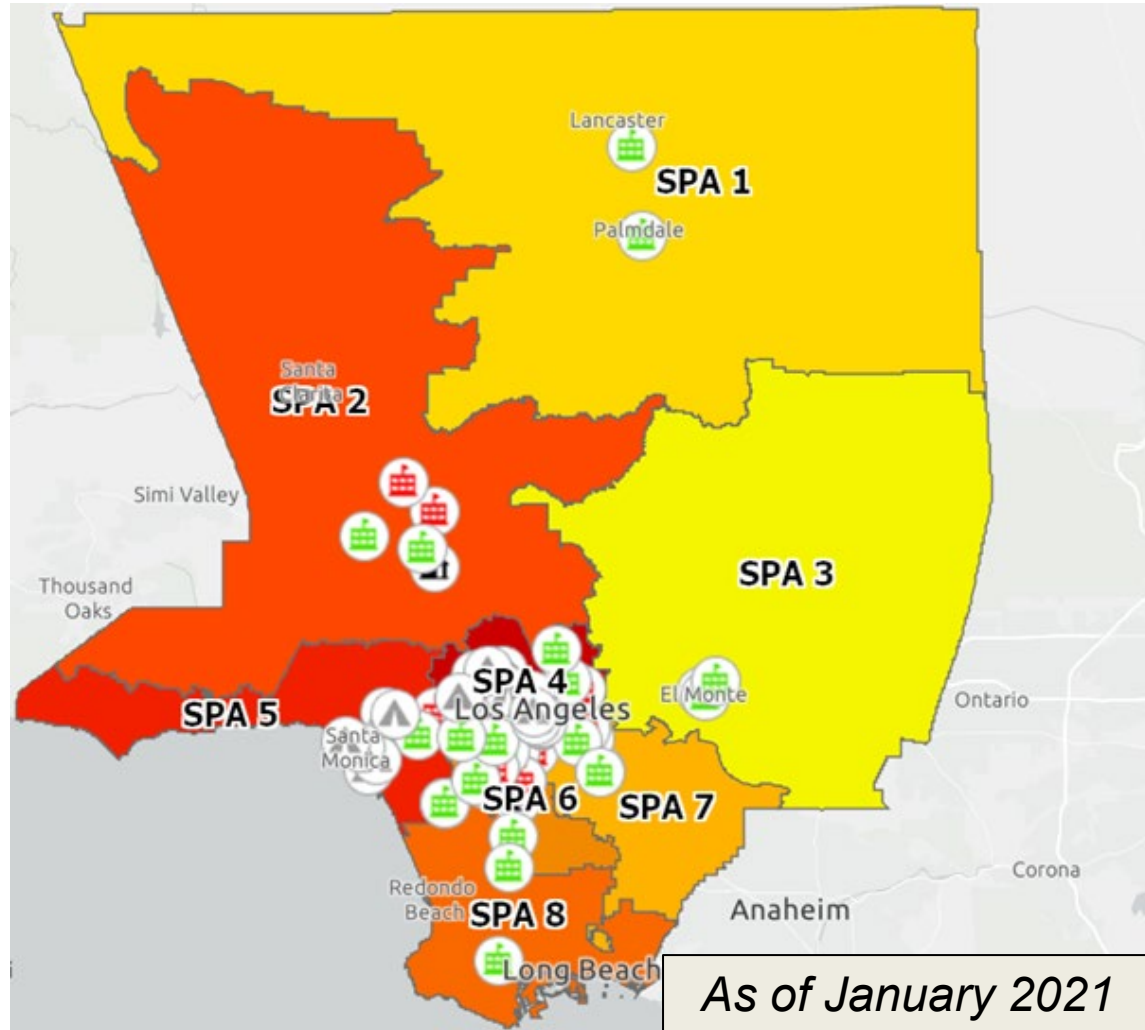
Projects in GLA Area

- Currently 35 projects are open, with 781 vouchers (PBV) available, 121 vacancies - 85% occupied
- 30 Projects scheduled to be completed 2021-2023; 1,186 vouchers (PBV) will be available

*As of December 2020
CERS Participants: 6,993*

III. Managing HUD/VASH Vouchers (cont.)

Point-in-Time and Housing Buildings Interactive Map



Source: <https://www.arcgis.com/home/webmap/viewer.html?webmap=61061b967b014fba868695c8b25b2e08&extent=-118.7948,33.7343,-117.7807,34.2257>

IV. Status of Seismic Retrofit Planning

- B209 – complete, turned over to Enhanced-Use Leasing program and operational as permanent supportive housing
- B205 & B208 – Shangri-La Enhanced-Use Lease development in construction (Phase 0)
- B300 – part of Principal Developer's Community Plan (Phase 1)
- B258 – part of Principal Developer's Community Plan (Phase 2)
- B114 & B115 – part of Principal Developer's Community Plan (Phase 3)
- B206 – part of Principal Developer's Community Plan (Phase 4)
- B257 – part of Principal Developer's Community Plan (Phase 4)
- B212 – in schematic design for VA construction of sub-acute mental health beds
- B259 – seismically funded project to build replacement and demolish
- B295 – NRM funded replacement project scheduled for 4Q 2023
- B222 – no funding allocated

V. Reintegration District Update

2016 Draft Master Plan: “Veterans’ Education and Enterprise Center”

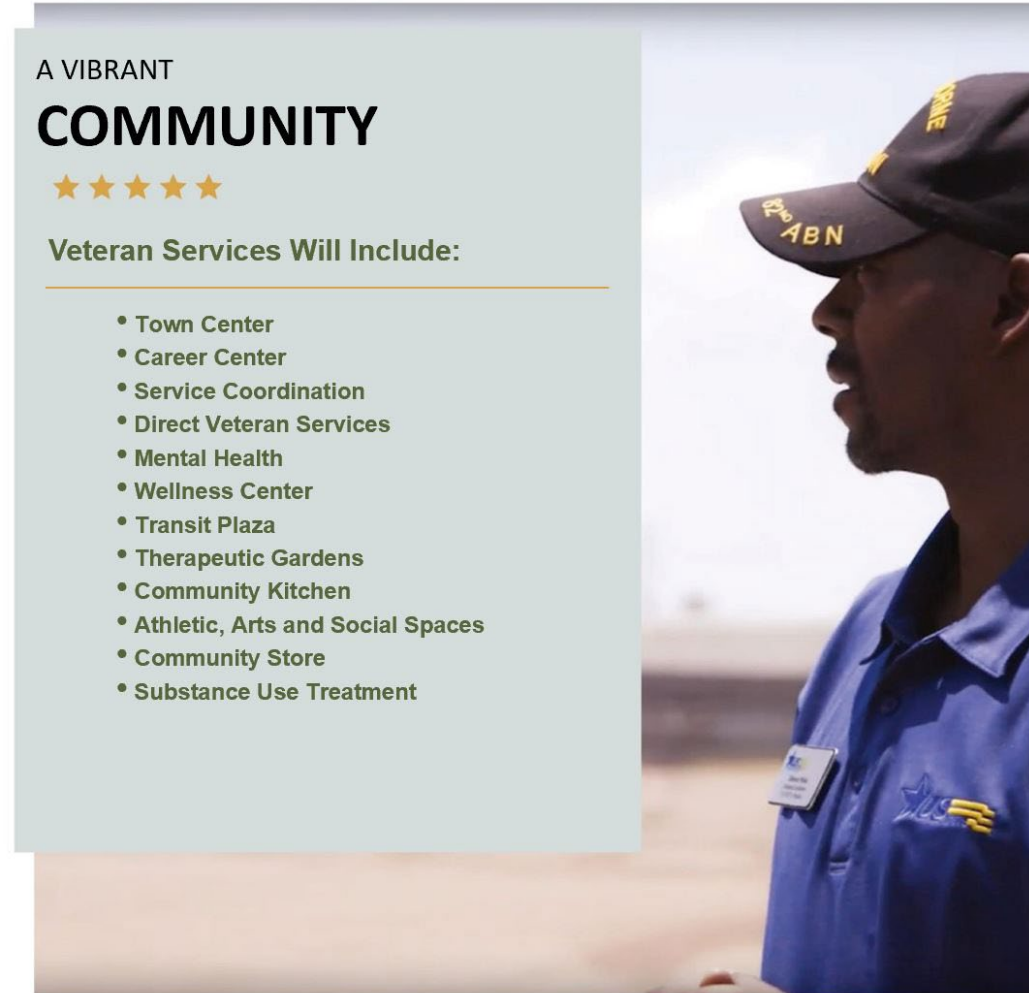
Executive Summary (page 11)

- VA recognizes that employment and job training are critical components to the revitalization process
- Currently, VA does not have the appropriate authority to add services outside of housing to the campus
- The Enterprise Center concept could offer the opportunity for Veterans, staff and community partners to collaborate and plan for the individual success of each Veteran through a balance of meaningful employment and sustainment and stable housing
- It could act as a resource for younger Veterans to engage in training opportunities for meaningful employment in the trades, software and computer industry, entertainment industry, etc.
- The Enterprise Center is intended to galvanize the tremendous commitment to Veterans by our local businesses, non-profits, institutions of higher education, Veteran Service Organizations, our elected state officials, County Commissioners and our Los Angeles community partners, etc.

V. Reintegration District Update

Current State

- Proposed area for Enterprise Center is actively used to support GLA operations. Currently, building uses include:
 - Engineering Maintenance & Operations
 - Engineering Shops
 - Grounds Storage
 - Laundry Services
 - Occupational Safety & Health Offices
 - Supply Storage
 - Supply Warehouse
 - Transportation Offices
 - Water Treatment Plant
 - Welding Shop
- At this time, GLA does not have any plans to relocate above operations
- Not as a separate district but integrated into the Principal Developer's (PDs) Community Plan, GLA plans to coordinate with the PD to develop their proposed Career Center to be part of the objectives of the Enterprise Center and to expand CERS services to also support these objectives with community partners



A VIBRANT
COMMUNITY
★★★★★

Veteran Services Will Include:

- Town Center
- Career Center
- Service Coordination
- Direct Veteran Services
- Mental Health
- Wellness Center
- Transit Plaza
- Therapeutic Gardens
- Community Kitchen
- Athletic, Arts and Social Spaces
- Community Store
- Substance Use Treatment

PD's Community Plan: July 2020 Public Hearing

VI. List of Active Land Use Agreements

Land Use Agreement Types and Authorities:

- **Enhanced Use Lease (EUL) Authority**
 - Authorizes VA to lease buildings or property to third parties for use as supportive housing for homeless Veterans and their families
 - 38 U.S.C. 8161 et seq.
- **Service Lease Authority**
 - Lease of real property for a term not to exceed 50 years to a third party to provide services that principally benefit veterans and their families
 - West Los Angeles Leasing Act of 2016 (Public Law 114-226)
- **Easement Authority**
 - General Easement Authority (38 U.S.C. 8124)
 - WLA-specific for public transportation authority and local government agencies (Public Law 114-226)
- **Revocable License Policy**
 - VA Office of Construction Facility Management Office (CFM) of Real Property (ORP) Departmental Policy

Land Use Advisory Committee (LUAC)

- The LUAC reviews third-party land use proposals to ensure request principally benefit Veterans and their families and do not place an undue burden on existing GLAHS resources
- The LUAC is responsible for making recommendations to the Medical Center Director to approve or disapprove Land Use requests. The LUAC does not possess decision-making authority

VI. List of Active Land Use Agreements (cont.)

- Land Use and Partnerships page on www.westladraftmasterplan.org provide inventory of active and in development land use agreements
- Also includes portal for submitting Third-Party Land Use Requests



For additional information and regular updates, please visit:
<https://www.westladraftmasterplan.org/land-use-partnerships>

VI. List of Active Land Use Agreements (cont.)

- **1887 Fund (Revocable License - B33)**
 - Planning associated with the prospective renovation and rehabilitation of five historic buildings on the WLA Campus
- **AM Vets Department of California Services Foundation (Revocable License - B264)**
 - Storage and delivery of furniture and household items for Veterans moving into housing through VA's HUD-VASH voucher program
- **American Veterans Post II (Revocable License - Eisenhower Gate)**
 - Sanitation services for homeless Veterans (portable toilets and hand washing station)
- **The Bandini Foundation (Revocable License - Heroes Golf Course)**
 - Veteran activities conducted on a 9-hole golf course which is open to the public, with Veterans permitted to play free of charge
- **Breitburn Energy Corporation (Lease, Revocable License, & Donation Agreement - Maverick Natural Resources, LLC)**
 - Oil drilling lease with Bureau of Land Management (BLM)
 - Donation agreement with Disabled American Veterans, Department of California (DAV-CA) to provide transportation services to Veterans and their families to and from the WLA Campus
- **Brentwood School (Lease)**
 - Athletic facilities, Veteran Center for Recreation and Education, other special programs and events benefitting Veterans and their families

**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

VI. List of Active Land Use Agreements

- **Building 205 Holdings (EUL - B205)**
 - Under renovation: homeless Veteran permanent supportive housing
- **Building 208 Holdings (EUL - B208)**
 - Under renovation: homeless Veteran permanent supportive housing
- **CalTrans (Easement - State of California Department of Transportation)**
 - Highway and maintenance easement involving a portion of the 405 Freeway onramps/offramps
- **Carlos Lopez & Associates (Revocable License - B337)**
 - Transitional housing services provider offices for operation of "A Bridge Home" facility for homeless Veterans
- **City of Los Angeles (Easement - A Bridge Home)**
 - Easement for City construction of "A Bridge Home" facility for homeless Veterans
- **City of Los Angeles (Revocable License - Veterans Barrington Park)**
 - Day-to-day management and maintenance of Veterans Barrington Park located on seven (7) acres
- **Community Partners (Revocable License – Lot 1)**
 - Safe Parking LA
 - Overnight secure parking site for homeless Veterans living in their cars
- **County of Los Angeles (Revocable License - Eisenhower Gate)**
 - Trash & refuse services for use by homeless Veterans on San Vicente Boulevard

**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

VI. List of Active Land Use Agreements (cont.)

- **Department of Homeland Security (Inter-agency Agreement - Building 23)**
 - First responder training and technology initiative to enhance security within the WLA Campus
- **LACMTA Purple Line Transit Facilities (Easement under negotiation, Access Agreements)**
 - Two property access agreements are in place that permit LACMTA's due diligence and preliminary construction activities during negotiations
 - Negotiations in process with Los Angeles County Metropolitan Transportation Authority (LACMTA) regarding an easement for the Purple Line Extension Transit Project and transit facilities (subway station and tunnel)
- **New Directions (Lease - B116)**
 - Transitional housing and support services for homeless Veterans
- **New Directions (MOA - B257)**
 - Emergency shelter bed services provider in Welcome Center
- **Regents of the University of California (Lease - UCLA Jackie Robinson Stadium)**
 - Lease for property used by the UCLA men's baseball team for athletic fields and complex
 - Generates rent plus in-kind consideration is distributed within three categories:
 - (a) Establish & Operate a UCLA Veterans Legal Clinic on WLA Campus,
 - (b) Design & Implement a VA Family Resource & Well-Being Center (known as the UCLA/VA Veteran Family Wellness Center) and a VA Mental Health & Addictions Center (known as the Center of Excellence) on WLA Campus, and
 - (c) In-Kind Services (Campus Beautification, Veteran Events, etc.).

**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

VI. List of Active Land Use Agreements (cont.)

- **Regents of the University of California (Revocable License - UCLA Veterans Legal Clinic B206)**
 - Veteran legal services provided through UCLA School of Law staff and students
- **Regents of the University of California (Revocable License - UCLA/VA Family Wellness Center B220)**
 - Wellbeing program focused on Veteran families
- **Safety Park Corporation (Lease – Barrington Village Parking Lots)**
 - Lease for parking lot operations and Veteran employment/training
- **SCAQMD (Easement - South Coast Air Quality Management District)**
 - Monitors regional pollution levels to achieve certain air quality standards
- **SCE (Southern California Edison)**
 - Access and maintain conduit improvements servicing CalVet State Home
- **SCE (Southern California Edison)**
 - Access and maintain conduit improvements servicing Patriot House (B525)
- **The Salvation Army (Revocable License - B257)**
 - Veteran support services comprised of housing, career development, and job placement services
- **VA Building 207 LP (EUL - B207)**
 - Under renovation; homeless Veteran permanent supportive housing

**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

VI. List of Active Land Use Agreements (cont.)

- **VA Desert Pacific Credit Union (Revocable License - B500)**
 - Financial and banking services for Veteran patients, visitors, and staff
- **Veterans Housing Partnership (EUL - B209)**
 - Operational; homeless Veteran permanent supportive housing
- **Veterans Park Conservancy (Revocable License – Rose Garden)**
 - Beautification and upkeep to support Veteran events/programs
- **Volunteers of America Los Angeles (Revocable License - B257)**
 - Veteran support services comprised of housing and job placement services
- **Wadsworth Chapel Heritage Partners (Lease - B20)**
 - Wadsworth Chapel Under Renovation (Design & Fund-Raising Phase)
 - Will provide services that principally benefit Veterans and their families, including services for the purpose of the promotion of health and wellness, and nutrition and spiritual wellness
 - Lessee to fund, design, preserve, rehabilitate, maintain, operate, and manage the Wadsworth Chapel
- **Westside Food Bank (Revocable License)**
 - Distributes free fresh produce to Veterans on a weekly basis

**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

Questions



TRANSFORMING A CAMPUS INTO A COMMUNITY

WEST LOS ANGELES VA CAMPUS REDEVELOPMENT

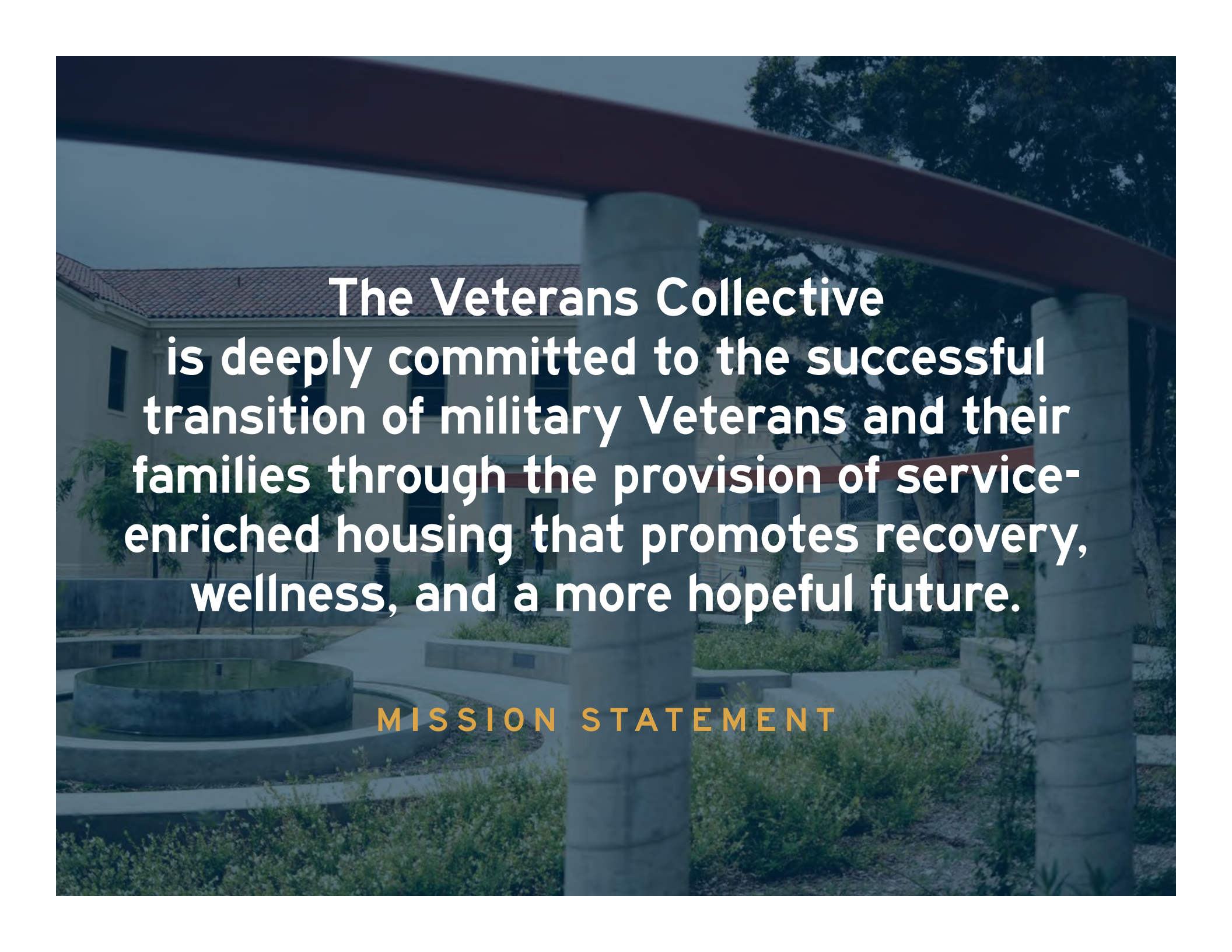
DEVELOPMENT TEAM



THOMAS SAFRAN
& ASSOCIATES

COLLABORATIVE PARTNERS





**The Veterans Collective
is deeply committed to the successful
transition of military Veterans and their
families through the provision of service-
enriched housing that promotes recovery,
wellness, and a more hopeful future.**

MISSION STATEMENT



GUIDING PRINCIPLES



HOME

Holistically assemble services, amenities and housing that anchor our residents in home.



NURTURE

Support residents' mental, physical and emotional health and connectivity within and beyond this community.



OPPORTUNITY

Embrace Veterans, stakeholders, and partners with shared values and respect.



RESTORE

Serve as a responsible steward for the historic built and natural environments of the community.



OUTSTANDING

Build monumentally modest neighborhoods for Veterans.



SUSTAIN

Ensure the long term fiscal health, viability and success of the community.

ESTABLISH
ORDER



Create sense of hierarchy, orientation, and monumentality across the community through organization of structures and landscape.

URBAN DESIGN
STRATEGIES



ASSEMBLE
HARMONY



Preserve the architectural heritage of the community and integrate new construction within the existing community.

CONNECT TO
CONTEXT



Foster physical connections both within the VA community and beyond into the surrounding community. Create meaningful gathering places where community can be brought together.

BUILD
CRITICAL MASS



Cluster development, uses, and infrastructure improvements to build critical mass of activity, services, and amenities within the community. Be thoughtful on phasing, focusing development on areas that can be fully claimed, built out and utilized.

CREATE MONUMENTAL
MODESTY



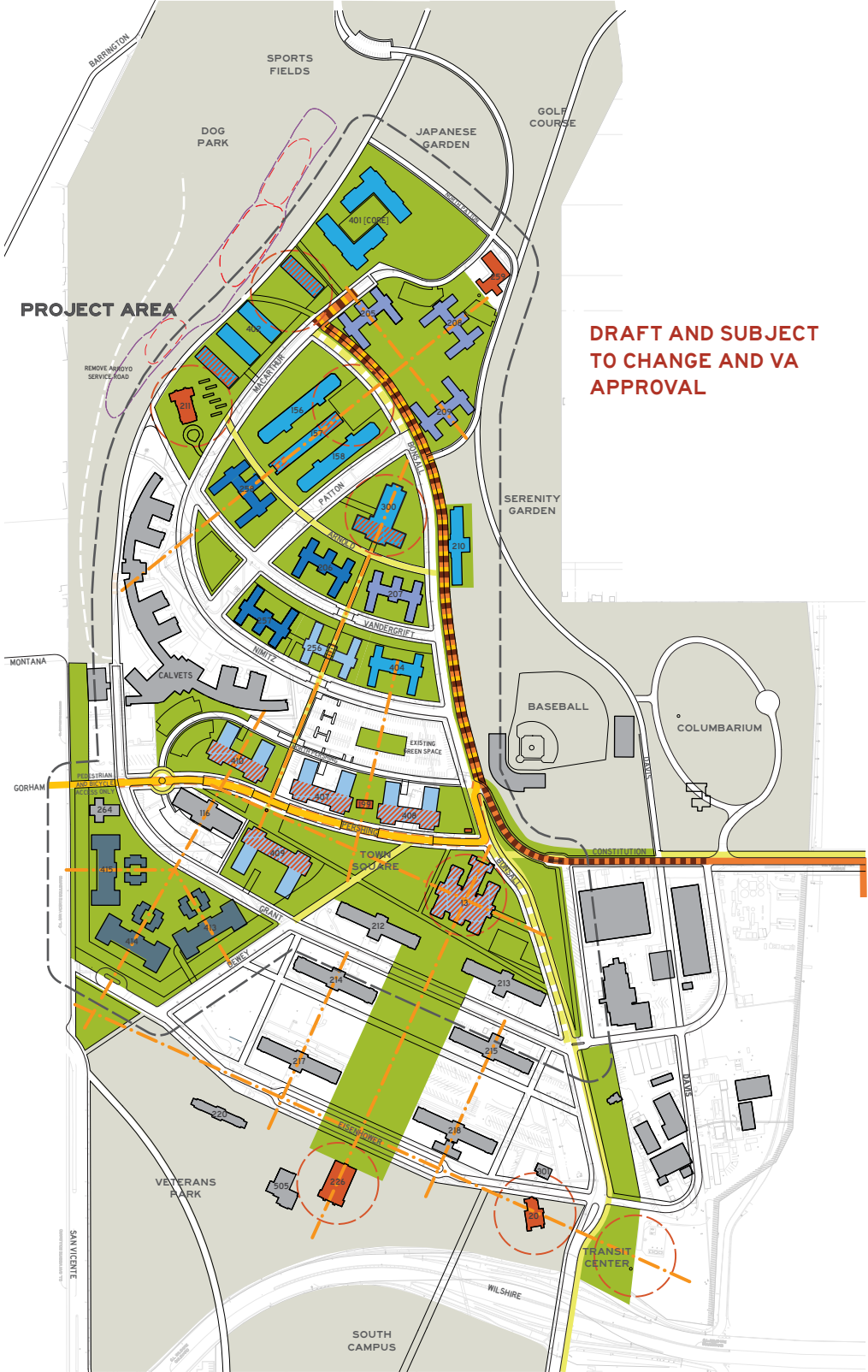
Enhance the civic design and architecture of the West LA-VA community through historic preservation, new construction, monuments, public art, and landscape design.

DRAFT COMMUNITY PLAN

COMPOSITE






LEGEND

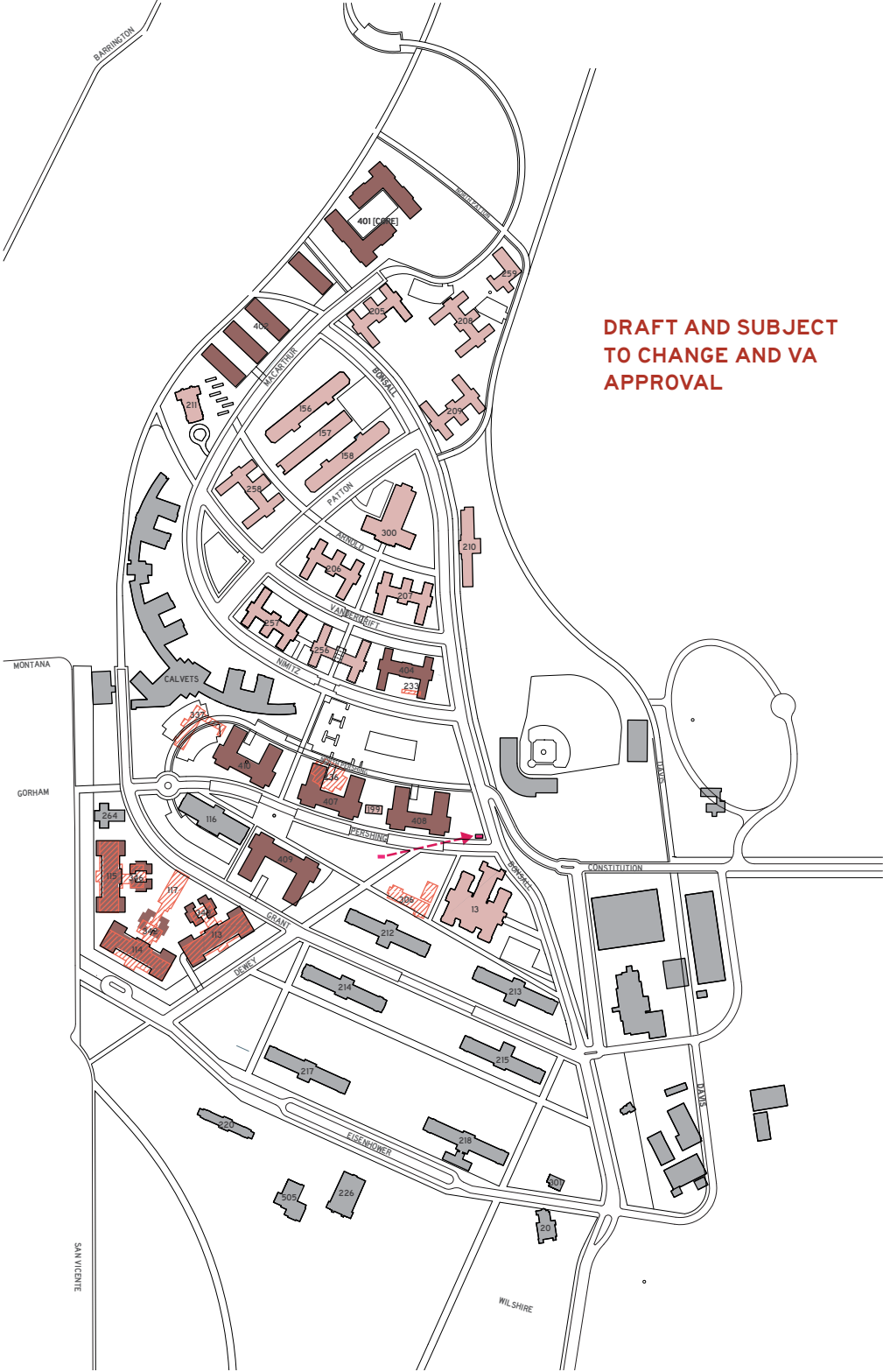
- PHASE 0
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- COMMUNITY
- OPEN SPACE
- GROUND FLOOR ACTIVITY
- ELECTRICAL
- NATURAL GAS
- DATA AND COMMUNICATIONS



DRAFT COMMUNITY PLAN

DEVELOPMENT TYPE

LEGEND	RESIDENTIAL BUILDINGS	UNITS
 NEW CONSTRUCTION	12	1,062 (63%)
 ADAPTIVE REUSE	13	629 (37%)
 RELOCATION		
 NOT A PART		
 DEMOLISH		





DRAFT COMMUNITY PLAN

HOUSING DEVELOPMENT PHASES

LEGEND

	PHASE 0	241 HOMES (INCLUDING SHANGRI-LA)
	PHASE 1	603 HOMES (INCLUDING CORE)
	PHASE 2	440 HOMES

PHASE 0 – 2 TOTAL 1284 HOMES

	PHASE 3	275 HOMES
	PHASE 4	132 HOMES

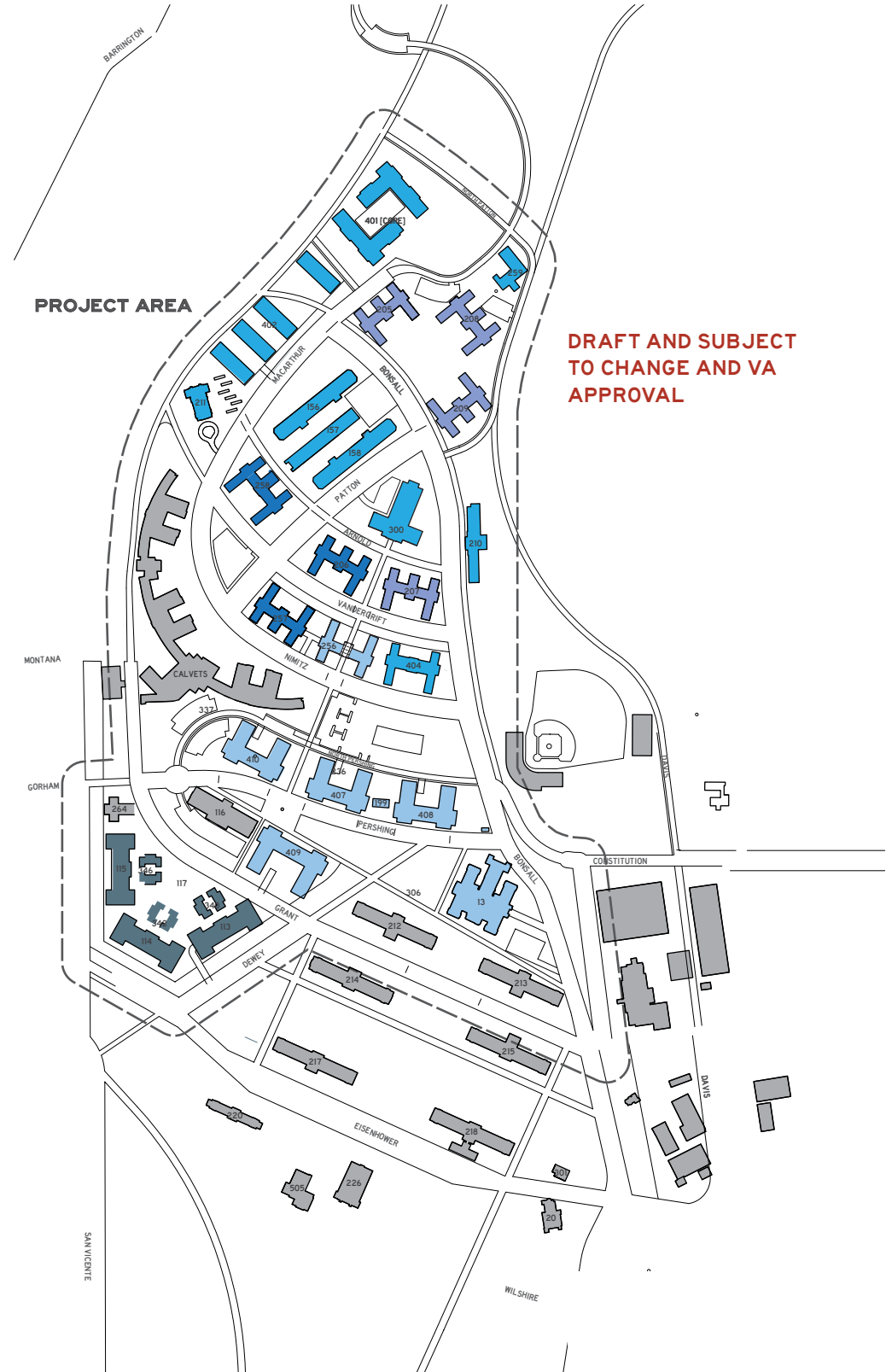
CUMULATIVE TOTAL 1691 HOMES

TOTAL UNITS

1,450 HOMES PRINCIPAL DEVELOPER COMMUNITY PLAN

241 HOMES HOMES DEVELOPED BY OTHERS

1,691 HOMES TOTAL NORTH CAMPUS BUILD



MILESTONES + KEY HIGHLIGHTS



Completion of Public Hearing Process

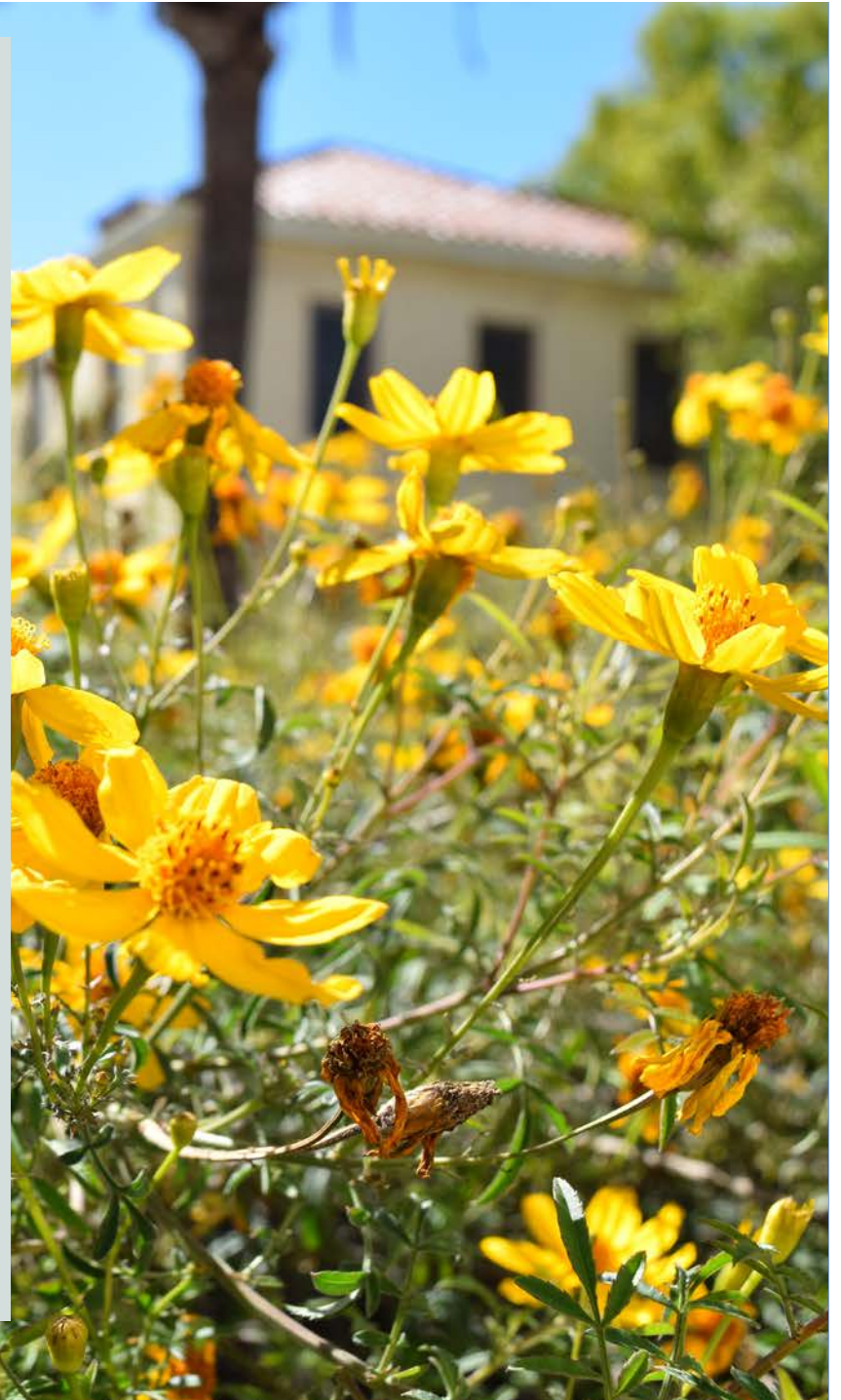
Execution of EUL for Building 207 and construction start
(in addition to Buildings 205 and 208)

Initiation of dry utility infrastructure work on Bonsall

Progress on wet utility infrastructure planning












Financing applications for Phase 1 developments

Isakson Roe Veterans Healthcare and Benefits
Improvement Act



DRAFT COMMUNITY PLAN

COMPOSITE PHASE 0

LEGEND		PHASE UNIT COUNT	CUMULATIVE UNIT COUNT
	PHASE 0	241 HOMES (INCLUDING SHANGRI-LA)	241 HOMES
	PHASE 1	603 HOMES (INCLUDING CORE)	844 HOMES
	PHASE 2	440 HOMES	1284 HOMES
	PHASE 3	275 HOMES	1559 HOMES
	PHASE 4	132 HOMES	1691 HOMES
	COMMUNITY		
	OPEN SPACE		
	GROUND FLOOR ACTIVITY		
	ELECTRICAL		
	NATURAL GAS		
	DATA AND COMMUNICATIONS		



BUILDING UPDATES





BLDG 207 UPDATE

B207 IS PART OF PHASE 0



Type **Adaptive Reuse**

Unit Count **60 (59 Veteran + 1 manager)**

Population **Homeless Veteran Seniors (62+)**

Construction Start **January 2021**

Construction Finish **Summer 2022**



INFRASTRUCTURE BONSALL UTILITY TRUNK LINE DRY UTILITIES

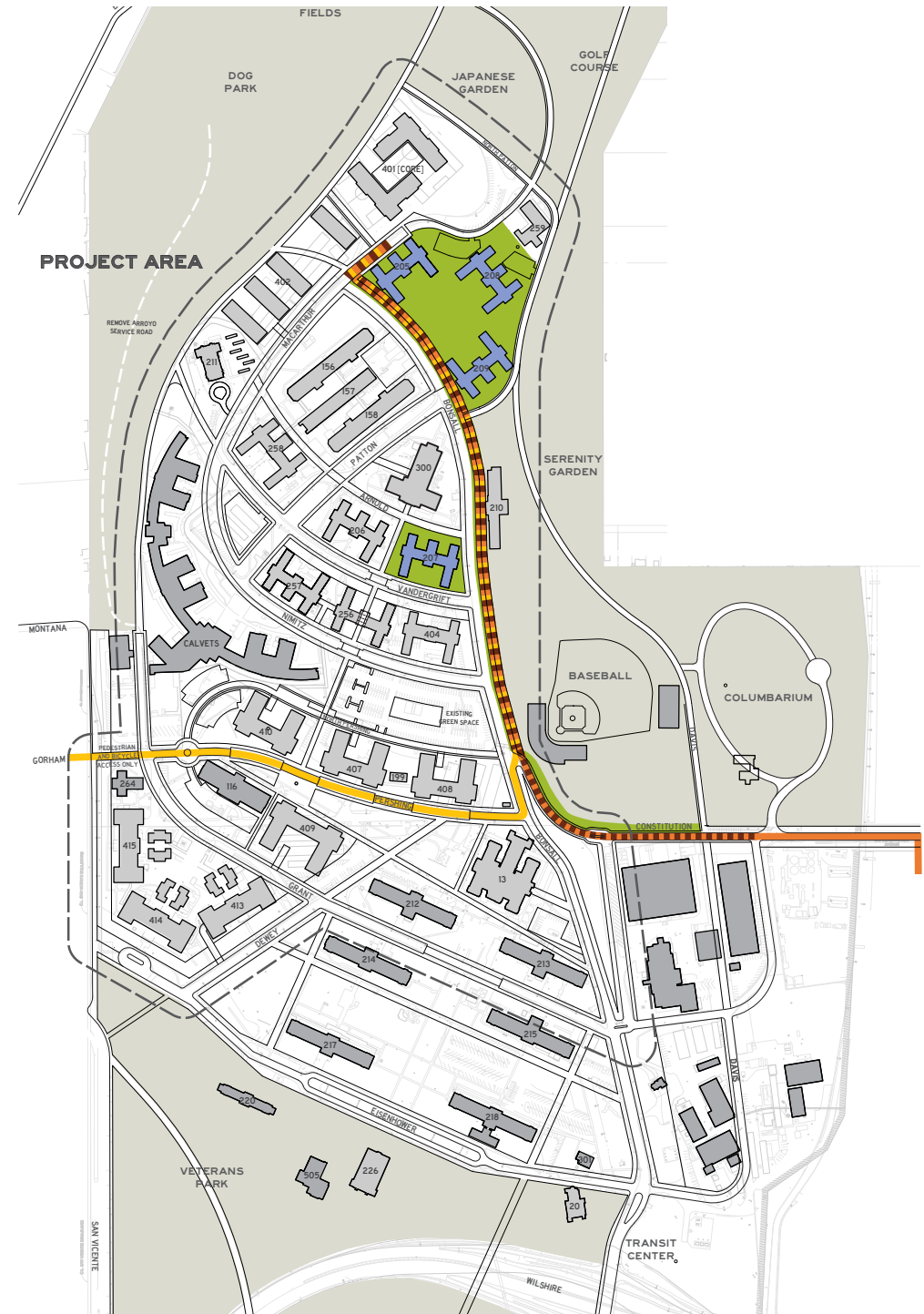


Estimated cost ~\$10 million

Construction start in December 2020;
Completion targeted for Summer 2021












Scope, cost, schedule, financing
approved by VA, SHPO, and Local AHJ

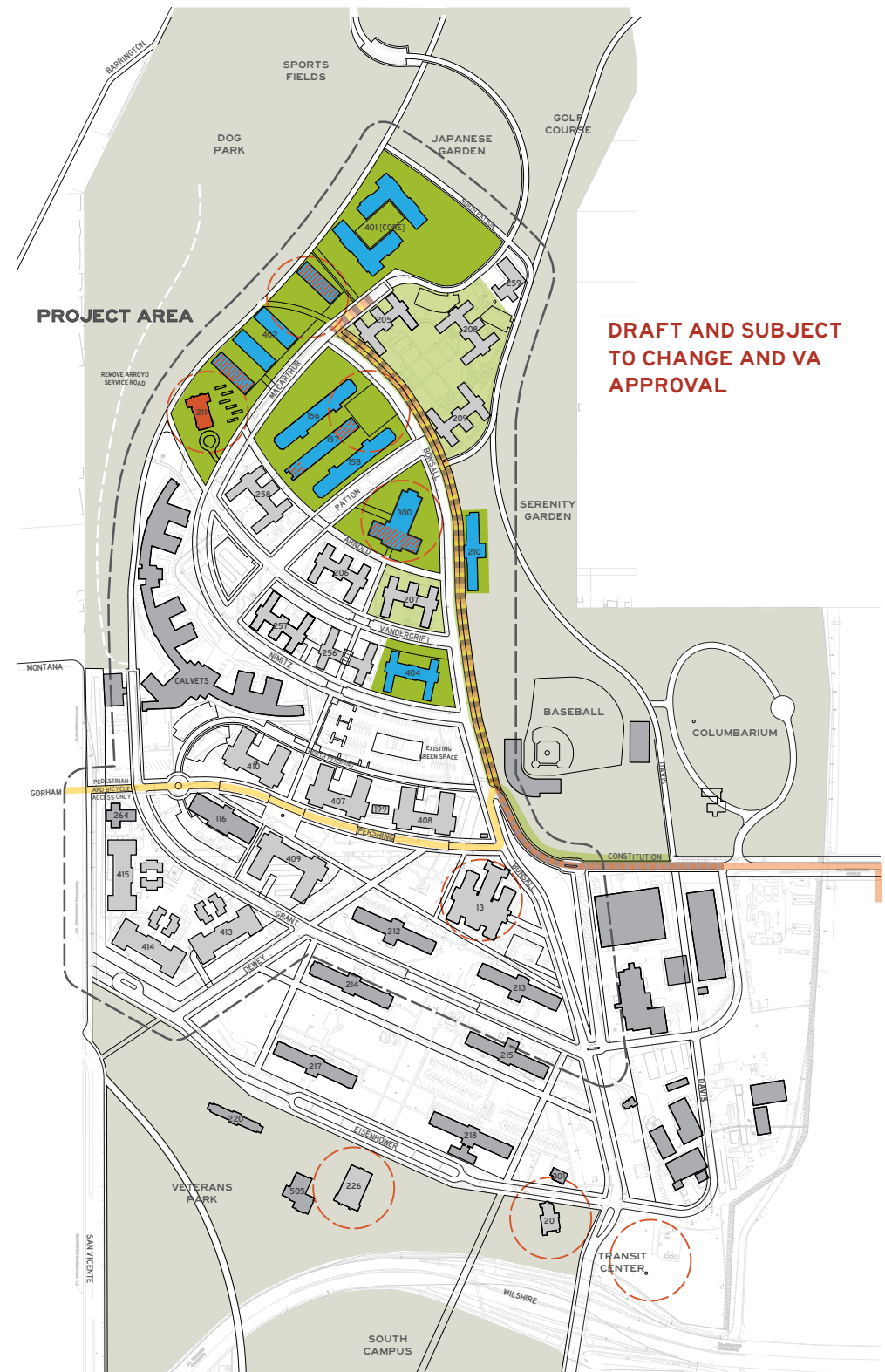
Funding through VA capital contribution



 ELECTRICAL  DATA + COMMUNICATIONS  NATURAL GAS

DRAFT COMMUNITY PLAN COMPOSITE PHASE 1

LEGEND	PHASE UNIT COUNT		CUMULATIVE UNIT COUNT
	PHASE 0	241 HOMES (INCLUDING SHANGRI-LA)	241 HOMES
	PHASE 1	603 HOMES (INCLUDING CORE)	844 HOMES
	PHASE 2	440 HOMES	1284 HOMES
	PHASE 3	275 HOMES	1559 HOMES
	PHASE 4	132 HOMES	1691 HOMES
	COMMUNITY		
	OPEN SPACE		
	GROUND FLOOR ACTIVITY		
	ELECTRICAL		
	NATURAL GAS		
	DATA AND COMMUNICATIONS		



BUILDING UPDATES





Type **New Construction**

Unit Count **120 (119 Veteran + 1 manager)**

Population **Homeless Veteran**

Construction Start **2Q 2022***

Construction Finish **4Q 2023***

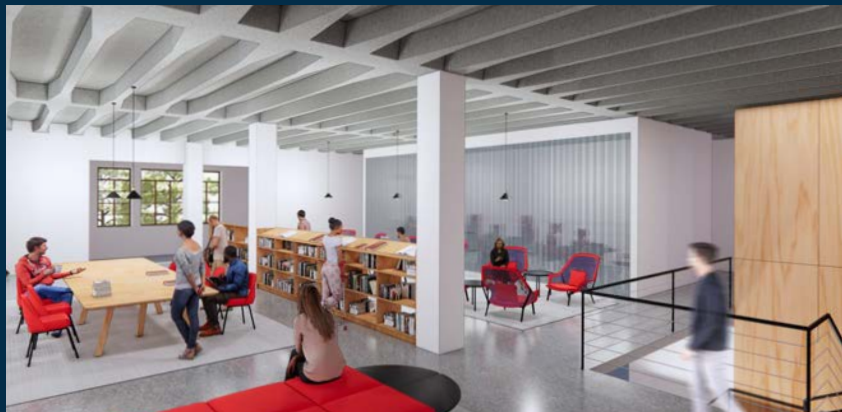
*Timeline based on award of competitive 2021 funding.





BLDG 300 UPDATE

B300 IS PART OF PHASE 1



Type **Adaptive Reuse + New Construction**

Unit Count **44 (43 Veteran + 1 manager)**

Population **Homeless Veteran**

Construction Start **2Q 2022***

Construction Finish **Summer 2023***

*Timeline based on award of competitive 2021 funding.





BLDG 210 UPDATE

B210 IS PART OF PHASE 1



Type **Adaptive Reuse**

Unit Count **40 (39 Veteran + 1 manager)**

Population **Homeless Veteran**

Construction Start **2Q 2023***

Construction Finish **Summer 2024***

**Timeline based on award of competitive 2021 funding.*

BUILDING 210 - BASEMENT

LOWER GROUND FLOOR: POTENTIAL FOR (20) BEDS
OF TRANSITIONAL WOMENS HOUSING





BLDG 404 UPDATE

B404 IS PART OF PHASE 1



Type **New Construction**

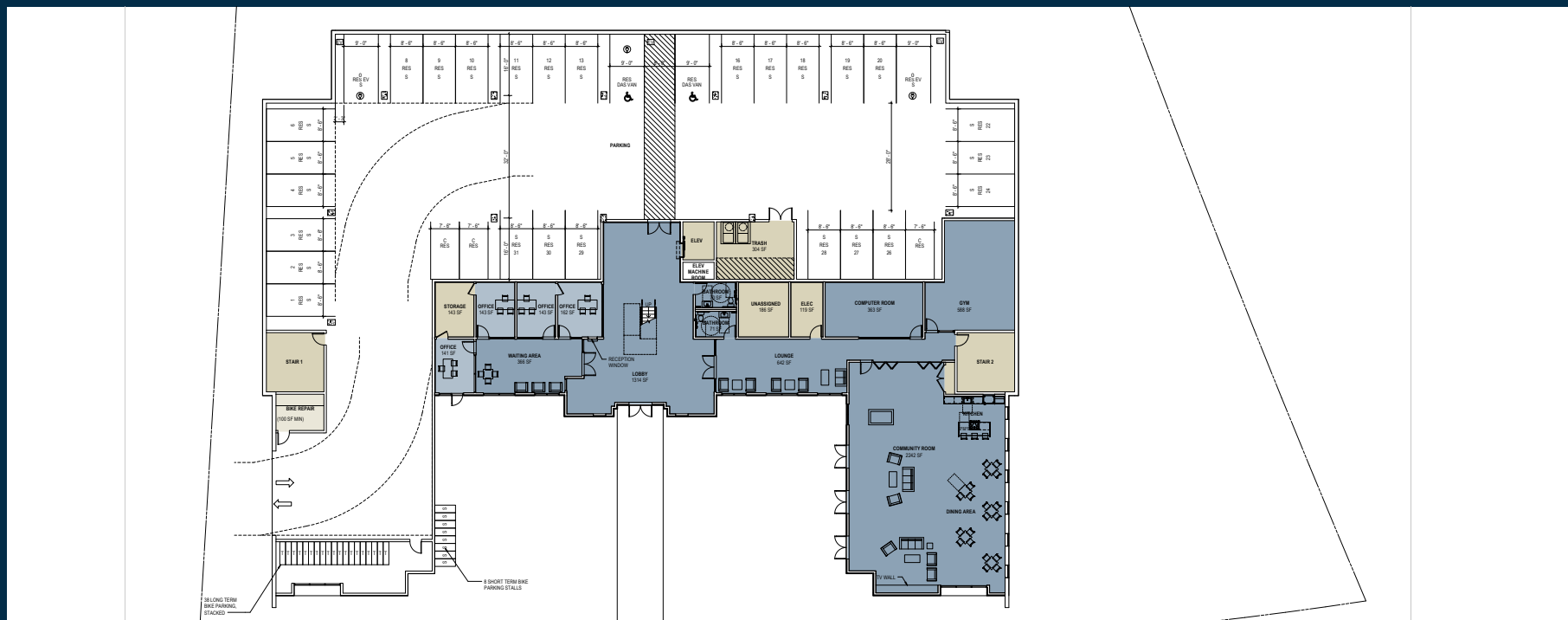
Unit Count **77 Units (76 Veteran + 1 Manager)**

Population **Homeless Veteran**

Construction Start **2Q 2024***

Construction Finish **4Q 2025***

*Timeline based on award of competitive 2021 funding.





BLDG 156 + 157

UPDATE

B156 + B157 ARE PART OF PHASE 1



Type **Adaptive Reuse**

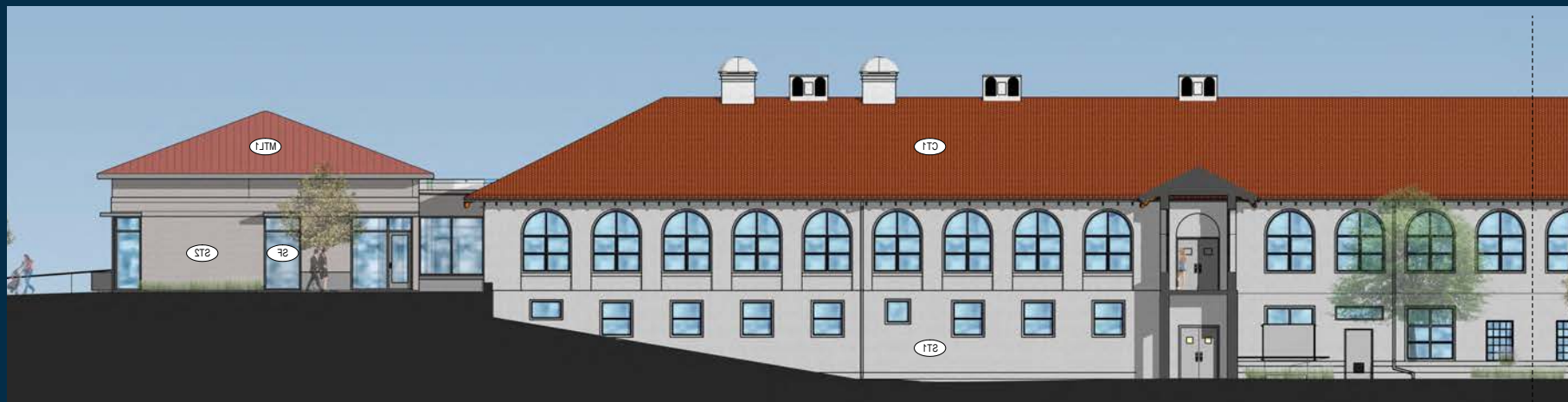
Unit Count **112 (110 Veteran + 2 Manager's Units)**

Population **Homeless Veteran**

Construction Start **2Q 2022***

Construction Finish **4Q 2023***

*Timeline based on award of competitive 2021 funding.



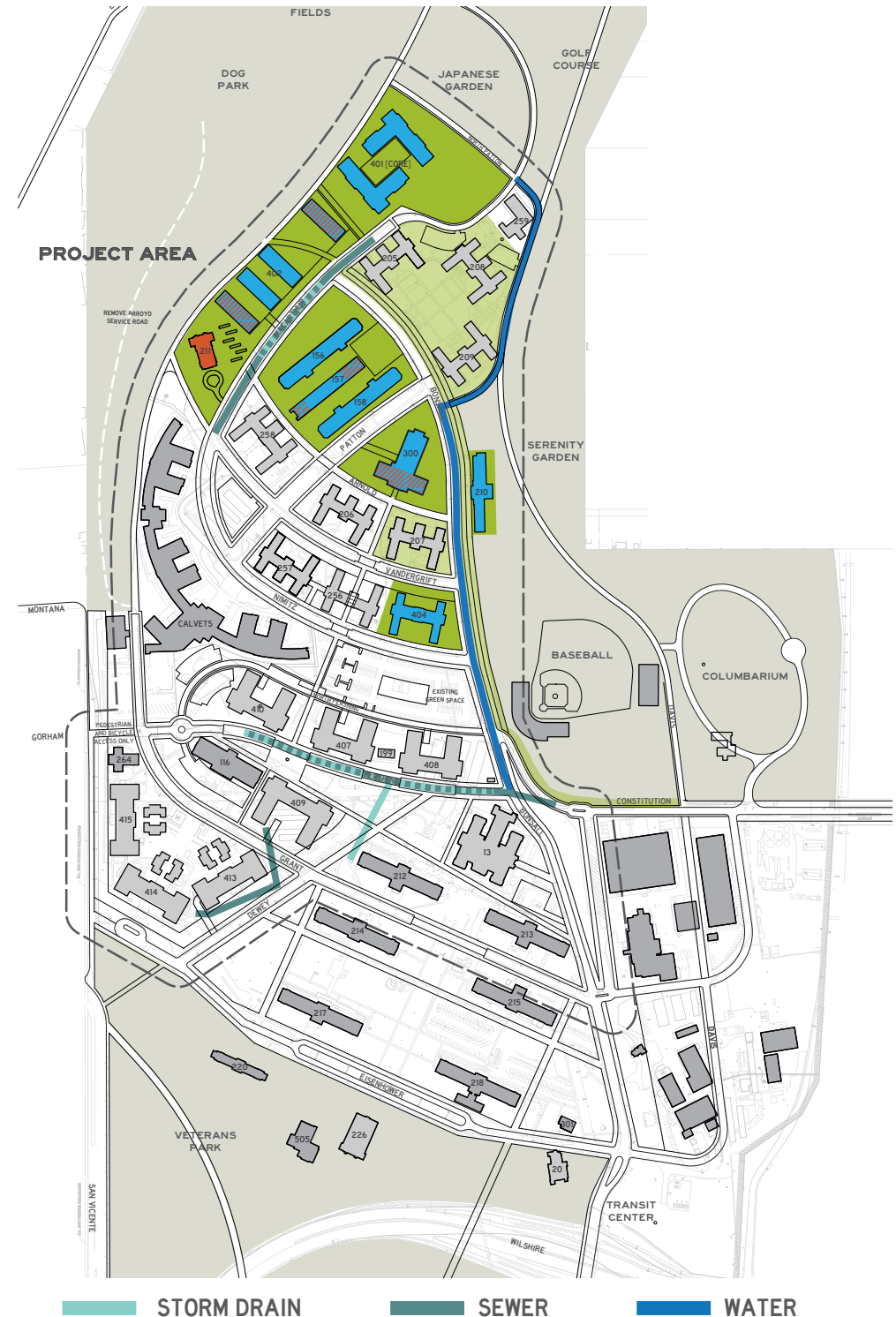
INFRASTRUCTURE CONCEPTUAL WET UTILITY PLAN



Projected start date mid/late 2021
Completion targeted early/mid 2022

Scope, cost, schedule, and financing
subject to review and approval of VA
along with local approvals and permits

Potential infrastructure funding includes
State and Federal resources



NEXT STEPS + THE YEAR AHEAD



Completion of
community plan

Predevelopment and
diligence activities

Advocacy and
fundraising efforts

Construction
activities

Infrastructure
work: dry utilities,
wet utilities,
transportation

Backbone
organization
and community
development

CHALLENGES, CONSTRAINTS + NEEDS

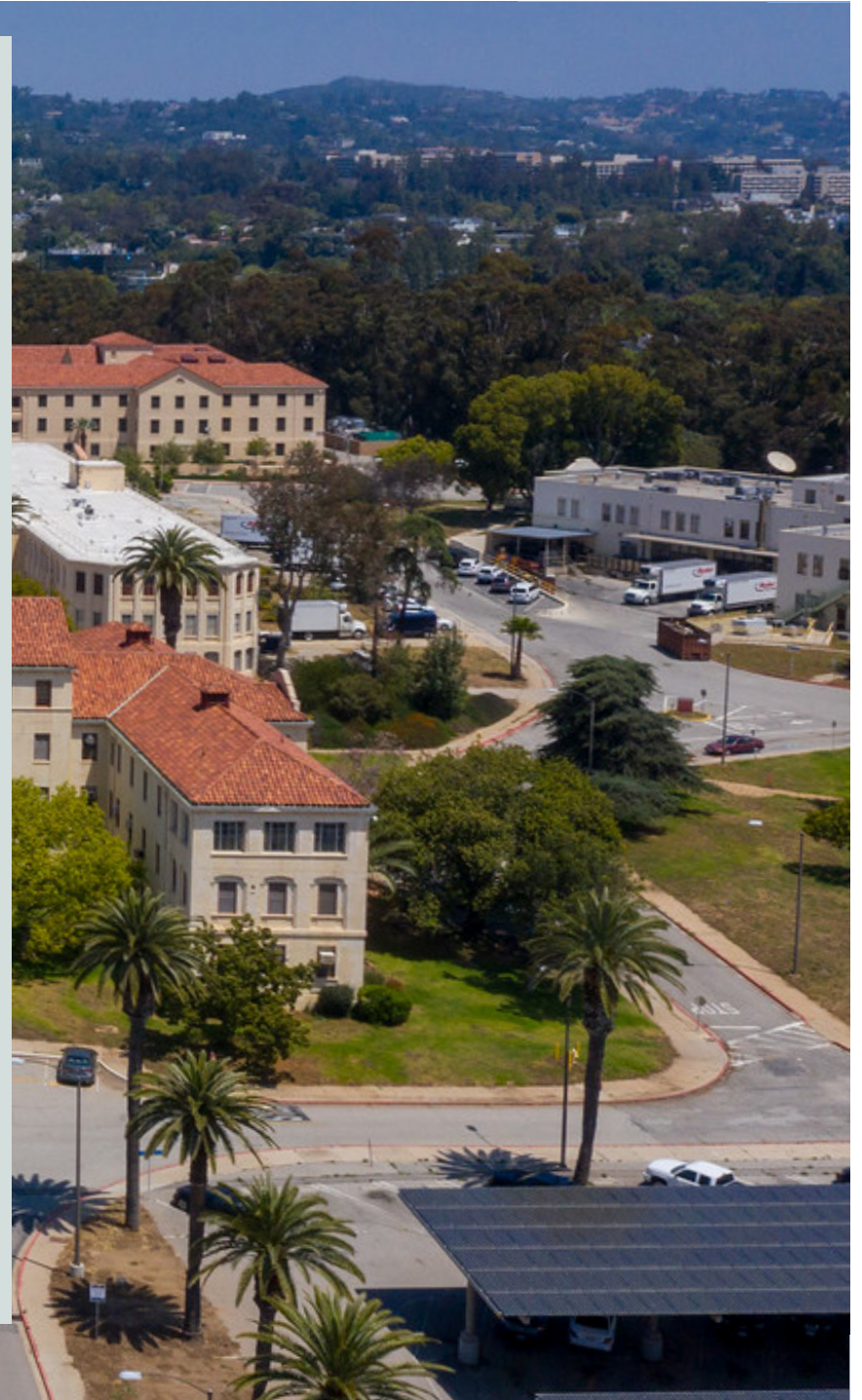


STATE + FEDERAL AFFORDABLE HOUSING FINANCING

Funding Limitations: Amount, timing,
competitiveness and uniqueness of West LA VA

Bond Volume Cap

Project-based VASH Vouchers



CHALLENGES, CONSTRAINTS + NEEDS



INFRASTRUCTURE

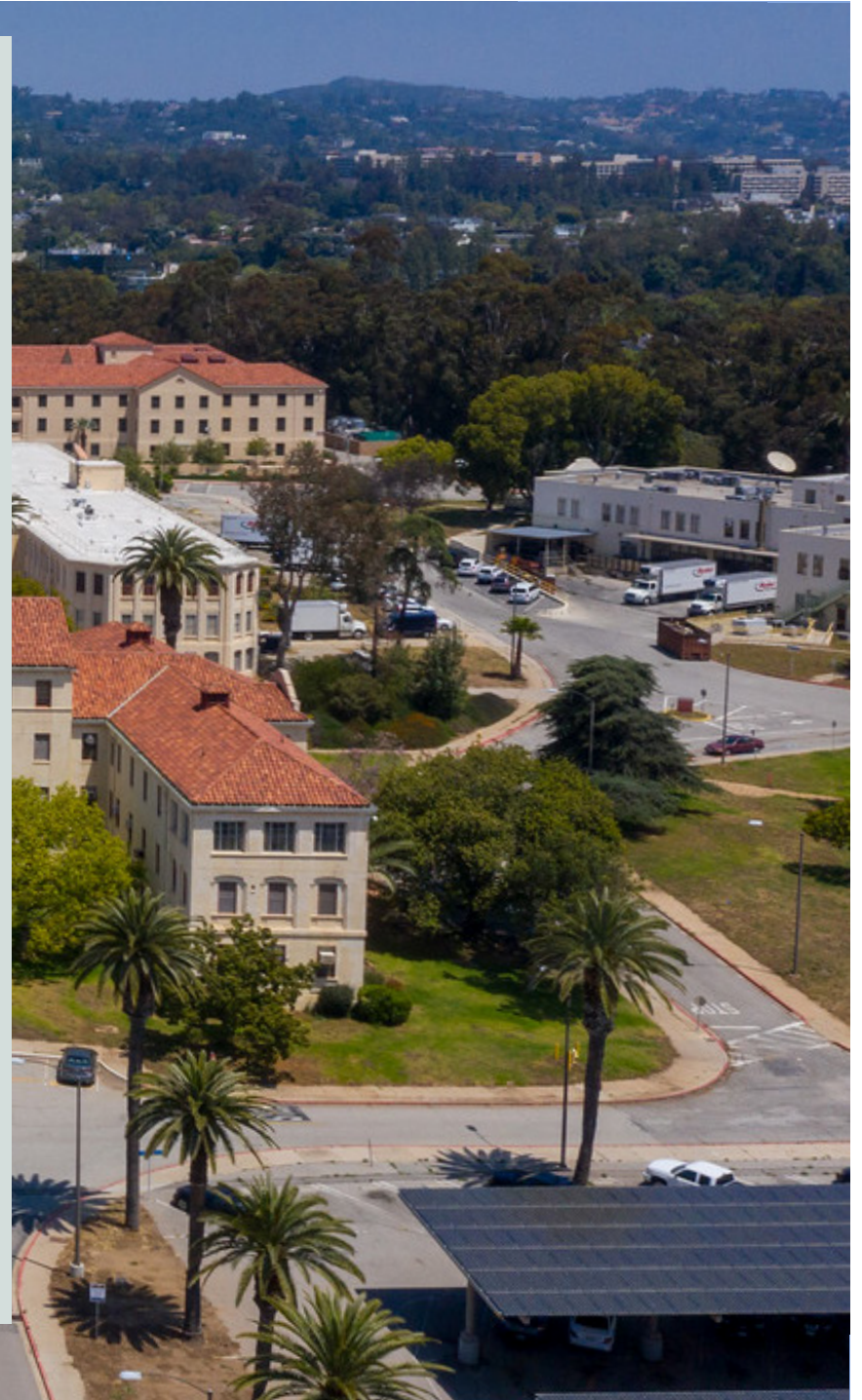
Aging wet utility infrastructure
(water, stormwater, and sewer)

Aging transportation infrastructure
(streets, sidewalks, parking)

LEGISLATIVE NEEDS

West LA VA Campus Improvement Act

Appropriations for extraordinary capital needs





THANK YOU

WWW.WLAVC.ORG



A VIBRANT COMMUNITY



Veteran Services Will Include:

- Town Center
- Career Center
- Service Coordination
- Direct Veteran Services
- Mental Health
- Wellness Center
- Transit Plaza
- Therapeutic Gardens
- Community Kitchen
- Athletic, Arts and Social Spaces
- Community Store
- Substance Use Treatment



THERAPEUTIC COMMUNITY APPROACH



Housing Addresses
Acute Issue of Homelessness

Services Focus on Long-Term Healing

- TC Builds Upon Camaraderie of Veterans
- Veteran Leadership, Responsibility, & Sense of Belonging
- Housing Retention, Community Integration, Quality of life
- Peer Mentors
- Peer Support Groups & Activities
- Menu of Classes/Groups
- Therapeutic Stations
- Veteran Council
- Town Hall Meetings
- Recognition for Successes
- Community Volunteering



THERAPEUTIC COMMUNITY STAFF



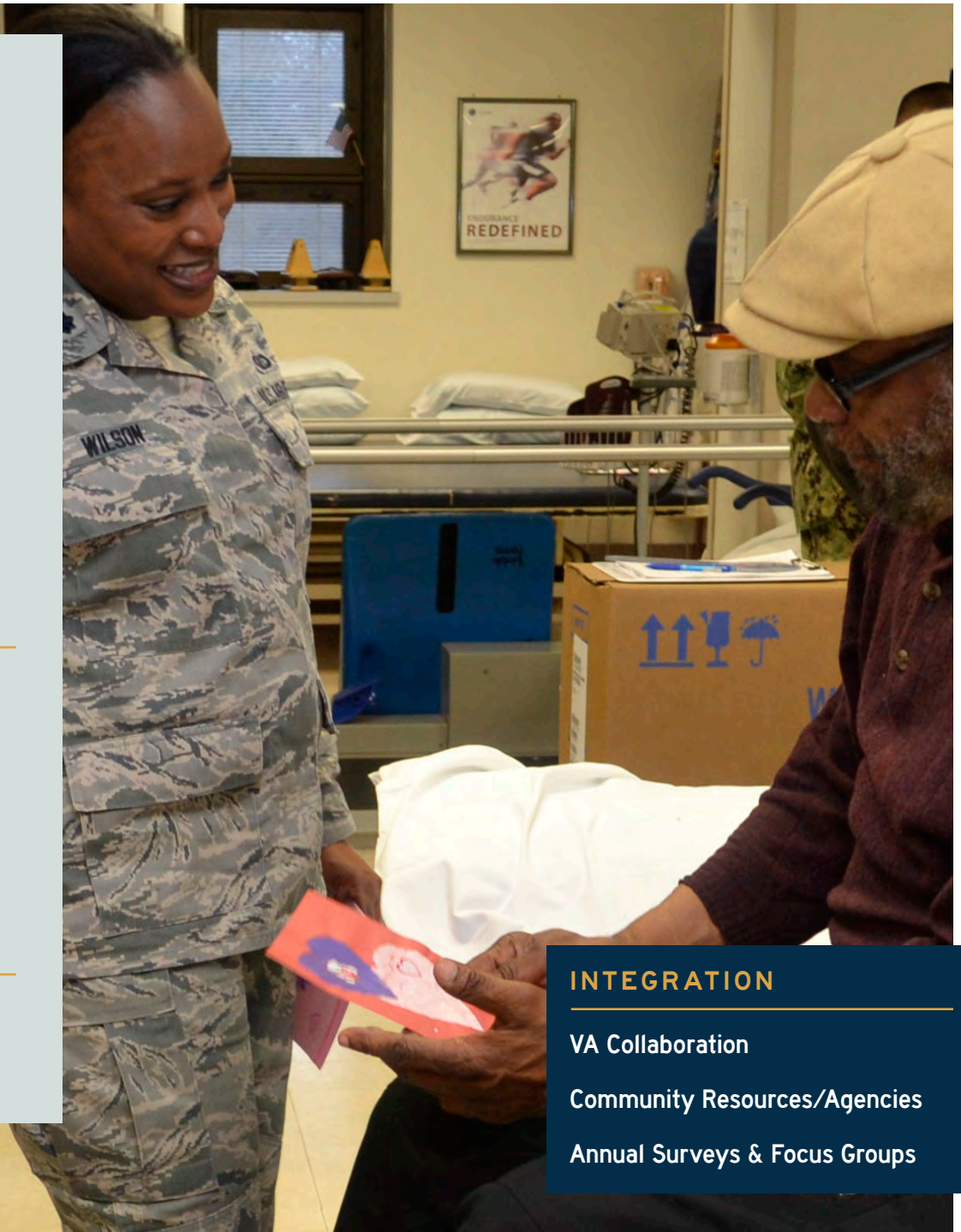
Case Management

- Veteran-Centered Services
- Tiered Levels of Need
- Appropriate Caseload Ratio
- Scheduled Appointments
- Individualized Service Plans
- After Hours Availability
- Tenant Responsibility
- Therapeutic Redirection

Veteran Support Specialist

- Safety & Welfare Checks
- Monitor ADLs
- VA Navigation
- Supports Veteran Council
- Coordinates Volunteers
- Liaison Between Clinicians & Property Mgmt

Leverage Existing Staff & Programs



INTEGRATION

VA Collaboration

Community Resources/Agencies

Annual Surveys & Focus Groups

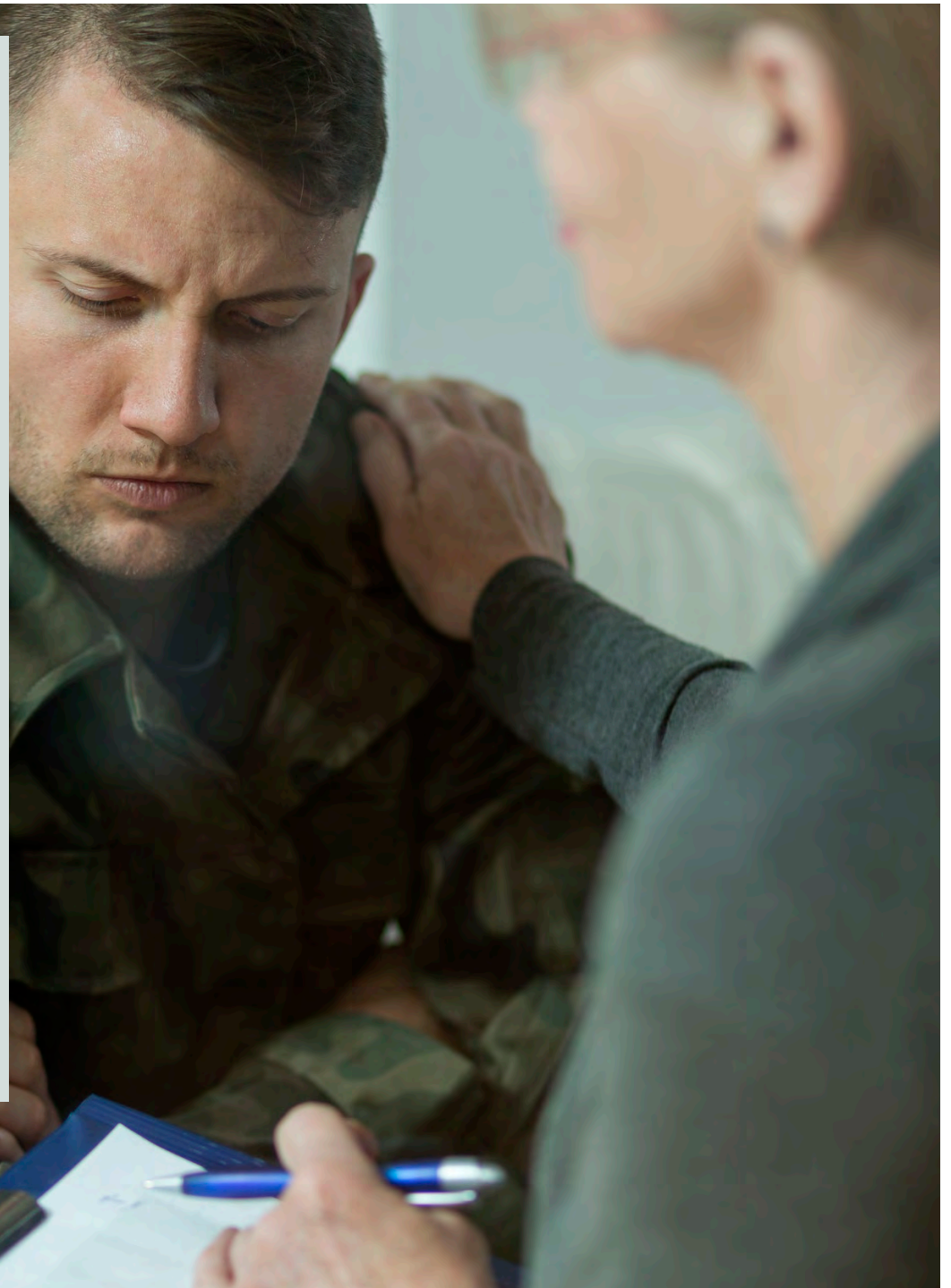
MEASURING + FACILITATING SUCCESS



Veteran Inclusion & Community Inclusion

Theory of Practice & Theory for Practice

- Strengths-Based
- Solution-Focused
- Motivational Interviewing
- Stages of Change
- Harm Reduction
- Dialectical Behavioral Therapy
- Cognitive Behavioral Therapy
- Trauma Informed Care
 - Safety
 - Trustworthiness
 - Choice
 - Collaboration
 - Empowerment



Los Angeles County Development Authority

Project-Based Veterans Affairs Supportive Housing (PBVASH) Voucher Program

Major Differences Between Tenant-Based and Project-Based Vouchers:

Tenant-Based Vouchers	Project-Based Vouchers
Assistance is tied to the tenant; When the tenant vacates the unit, the assistance is terminated	Assistance is tied to the unit; When the tenant vacates the unit, the LACDA will obtain a referral from the VA to occupy the unit
No vacancy payments	Up to 2 months vacancy payments
Tenant may pay up to 40% of income at lease-up	Tenant may pay no more than 30% of income
12-month lease between tenant and owner	20-year contract between LACDA and owner
LACDA has an interagency agreement with the City of Los Angeles and veterans may use their VASH voucher within the City of Los Angeles	PBVASH vouchers may only be committed to projects in the LACDA's jurisdiction

West Los Angeles VA Campus:

The VA has competitively awarded *Enhanced-Use Leases* to a number of affordable housing developers to develop and rehabilitate housing at the VA Campus. The developers then request PBVASH vouchers from the LACDA to make their projects financially viable.

Currently, one project is under construction for 59 vouchers, one project is under commitment (pre-development) for 148 vouchers, and three projects have submitted applications that are under review for a total of 261 PBVASH vouchers.

Attachment: PBV rules and regulations

CHAPTER 21: PROJECT-BASED VOUCHER PROGRAM

21.1 INTRODUCTION

[24 CFR §983.5 and §983.2]

The Project-Based Voucher (PBV) program is administered by Public Housing Agencies (PHA's) who also administer the tenant-based Housing Choice Voucher program under an Annual Contributions Contract (ACC) with HUD. PBV is assistance that is tied directly to a unit in an approved project, unlike the Housing Choice Voucher program, where assistance is tied to the participant. HUD permits PHA's to take up to 20 percent of its authorized units and attach the funding to specific units rather than using it for tenant-based assistance. The policies regarding the Housing Choice Voucher program apply to the PBV program, except where they are specifically altered in this chapter.

In administering the Project-Based Voucher program, LACDA's goals are to:

- Attract more affordable developments to the LACDA's jurisdiction;
- Preserve affordable units that might otherwise become market-rate units;
- Increase affordability of housing for families making below 30% of the area median income;
- Further HUD and LACDA goals of deconcentration; and
- Increase housing opportunities for target populations (ex. Elderly, Disabled, Chronically Homeless, Special needs families, Transition aged youth)

The LACDA may enter into contracts for Project-Based Vouchers based on the policies outlined in this chapter.

21.2 LEVEL OF ASSISTANCE

[24 CFR §983.6; FR Notice 1/18/2017]

The LACDA will operate a project-based voucher program using up to 20% of the authorized units for Project-Based Vouchers.

When PBV units are already selected for project-based assistance either under an agreement to enter into HAP contract or a HAP contract, the LACDA is not required to reduce the number of the units if the amount of authorized units is subsequently reduced. However, the LACDA is responsible for determining the amount of budget authority that is available for project-based vouchers and ensuring that the amount of assistance that is attached to units is within the amounts available under the ACC, regardless of whether the LACDA has vouchers available for project-basing.

21.2.1 Additional project-based units

[FR Notice 1/18/2017; Notice PIH 2017-21]

As permitted, LACDA may project-base an additional 10 percent of its vouchers above the 20 percent program limit. The vouchers may be distributed among

one, all, or a combination of the categories as long as the total number of vouchers does not exceed the 10 percent cap. Vouchers under this requirement will be tied to units that qualify under this exception only if the units:

- Are specifically made available to house individuals and families that meet the definition of homeless under Section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302) and contained in the Continuum of Care Interim Rule at 24 CFR 578.3.
- Are specifically made available to house families that are comprised of or include a veteran. A veteran means an individual that has served in the United States Armed Forces.
- Provide supportive housing to persons with disabilities or elderly persons as defined in 24 CFR §5.403.
- Are located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year Estimates.

Impact on Existing Contract. PBV units that fall into one of the four categories listed above may be covered by this 10 percent exception authority only if the units are covered under a HAP contract that was first executed on or after April 18, 2017. Units added on or after April 18, 2017, through an amendment of a HAP contract that was first executed prior to April 18, 2017, are not eligible for the 10 percent exception authority.

21.2.2 Units Not Subject to the PBV Program Limitation **[FR Notice 1/18/2017; Notice PIH 2017-21]**

PBV units under the RAD program and HUD-VASH PBV set-aside vouchers do not count towards the 20 percent limitation when the PBV assistance is attached to them.

In addition, units that were previously subject to certain federal rent restrictions or were receiving another type of long-term housing subsidy provided by HUD are not subject to the cap. The unit must be covered under a PBV HAP contract that first became effective on or after April 18, 2017.

21.3 HUD NOTIFICATION OF INTENT TO PROJECT-BASE

The LACDA must notify HUD of its intent to project-base its vouchers. The LACDA must submit to the local HUD Office the following information:

- The number of units authorized under the ACC for LACDA;
- The number of PBV units entirely excluded from the percentage limitation;
- The number of units qualifying under the 10 percent program cap exception category;
- The number of units currently committed to PBV (excluding those PBV units meeting an exception). To arrive at the “number of units committed to PBV,” total the number of units that are:
 1. Currently under PBV HAP contract;
 2. Under an Agreement to Enter into HAP contract (AHAP); and/or
 3. Covered by a notice of proposal selection (24 CFR §983.51(d)); and
- The number of units to which the LACDA is proposing to attach project-base assistance through the new Request for Proposal (RFP) or selection.

The above information must be submitted no later than 14 calendar days prior to undertaking any of the following actions:

- Issuing a request for proposal (RFP) (24 CFR §983.51(b)(1));
- Selecting a project based on a previous competition (24 CFR §983.51(b)(2));
- If applicable, selecting a project without following a competitive process (certain PHA-Owned projects).

The LACDA must await a response from HUD prior to proceeding with the proposal.

21.4 OWNER PROPOSAL SELECTION PROCEDURE **[24 CFR §983.51]**

The LACDA may use one of the following methods to select owner proposals:

1. Request for Proposal (RFP): The LACDA may issue a competitive request for PBV proposals. An RFP may not be limited to a single site and may not impose restrictions that practically preclude owner submission of proposals for PBV on different sites.

The LACDA will publish an RFP in at least one newspaper of general circulation, as well as post the RFP on the LACDA's website. The submission deadline will be included in the RFP and a detailed application and selection criteria will be provided to all interested parties.

2. At the discretion of the LACDA, projects may be selected for PBV assistance using proposals for housing developed using federal, state, or local government housing assistance, community development, or a supportive services program that requires competitive selection of proposals (e.g., HOME, competitively-awarded Low-Income Housing Tax Credit, Affordable Housing Trust Funds), where the proposal has already been selected in accordance with such program's competitive selection requirements within three years of the LACDA's PBV selection date, and the earlier selection proposal did not involve any consideration that the project would receive PBV assistance.

Once a project is selected to receive PBV assistance, the LACDA will give public notice within 60 days of its selection on its website at www.lacda.org.

21.4.1 Units Selected Non-Competitively

[FR Notice 1/18/2017 and PIH Notice 2017-21]

Project-based assistance for Housing Authority-owned properties will not be competitively bid. To project-base Housing Authority-owned units, the LACDA must be engaged in an initiative to improve, develop, or replace a public housing property or site. The LACDA can make project-based funding available in its owned properties in response to a written request. A separate request is required per property and must include the following: name and address of the property; the total number of units; requested number of units project-based vouchers, number of vouchers requested per unit size (including square footage

for SRO's), proposed rent per unit size, population to be served, and name, title and contact information for the project liaison. An original signature from the Department Director or authorized delegate is required on the written request. E-mailed and/or faxed requests will not be accepted.

21.5 HOUSING ELIGIBLE FOR ASSISTANCE **[24 CFR §983.52 AND §983.53]**

The LACDA will consider proposals for existing, newly constructed, and rehabilitated housing.

The following types of housing are ineligible under the Project-Based Voucher Program:

- Shared housing;
- Units on the grounds of a penal, reformatory, medical, mental, or similar public or private institution;
- Nursing homes or facilities providing continuous psychiatric, medical, nursing services, board and care, or intermediate care, except an assisted-living facility that provides home health care services such as nursing and therapy for residents of the housing;
- Units owned or controlled by an educational institution or its affiliate and are designated for occupancy by students of the institution;
- Manufactured homes; and
- Transitional Housing;
- Units occupied by owners; and
- Units occupied by ineligible families.

PBV assistance may not be attached to units for which construction or rehabilitation has started after the proposal submission and prior to the execution of an AHAP.

A member of a cooperative who owns shares in the project assisted under the PBV program is not to be considered an owner for purposes of participation in the PBV program.

21.6 CAP ON NUMBER OF PBV UNITS IN EACH PROJECT **[24 CFR §983.56]**

The LACDA may not select a proposal to provide PBV assistance for units in a project or enter into an agreement to enter into a HAP or a HAP contract to provide PBV assistance for units in a project, if the total number of dwelling units in the project that will receive PBV assistance during the term of the PBV HAP contract is more than the greater of 25 units or 25 percent of the number of dwelling units (assisted or unassisted) in the project.

21.6.1 Exception to 25 Percent per Project Cap **[24 CFR §983.56 and PIH Notice 2017-21]**

As of April 18, 2017, units are not counted against the 25 percent per project cap if:

- The units are exclusively for elderly families.
- The units are for households eligible for supportive services available to all families receiving PBV assistance in the project.
- If the project is located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year estimates, the project cap is the greater of 25 units or 40 percent (instead of 25 percent) of units in the project.

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) eliminated the project cap exemption for projects that serve disabled families and modified the exception for supportive services

Projects where the caps were implemented prior to HOTMA (HAP Contracts were executed prior to 04/18/2017) must continue to use the former exceptions until the project's HAP contract under the old requirements is renewed or unless the PHA and owner agree to amend the conditions of the HAP contract. However, the LACDA will not make changes to a HAP contract if it is determined that the change would jeopardize an assisted family's eligibility for continued assistance in the project.

21.6.2 Supportive Services – HOTMA

As of 04/18/2017, the project and LACDA must make supportive services available to all families receiving PBV assistance in the project, but the families does not actually have to accept and receive supportive services for the exception to apply to the unit. It is not necessary that the supportive services be provided at or by the project, but must be reasonably available to families receiving PBV assistance at the project and designed to help families in the project achieve self-sufficiency or live in the community as independently as possible.

If a family at the time of initial tenancy is receiving, and while the resident of an excepted unit has received, FSS supportive services or any other supportive services, and successfully completes the FSS contract of participation or the supportive services requirement, the unit continues to count as an excepted unit for as long as the family resides in the unit.

The LACDA will not require families living in excepted units to receive supportive services. Families will be offered the opportunity to enroll in either LACDA's FSS program or other Supportive Services Program offered through the project, as a condition of occupancy.

Supportive Services offered include, but are not limited to:

- LACDA's Family Self-Sufficiency (FSS) program;
- Case Management
- Mental Health Care
- Substance Use Services

- Employment and Training
- Education program where there is a reasonable expectation of leading to self-sufficiency
- Life Skills
- Physical Health Care
- Benefits Assistance
- Representative Payee
- Legal Assistance
- Child Care (if applicable)
- Adult Day Care

21.6.3 Pre HOTMA Projects

Projects under HAP contract in effect prior to April 18, 2017, remain obligated by the terms of those HAP contracts with respect to the requirements that apply to the number and types of excepted units in a project, unless the owner of the project and LACDA mutually agree to change those requirements.

The LACDA and owner may agree to change such HAP contract requirements as it pertains to the exception categories of elderly families and families eligible for supportive services. The LACDA and owner must not change the terms of an existing HAP contract to add a new category of excepted unit.

The PBV contract may not be changed to conform with the HOTMA requirement if the change would jeopardize an assisted family's eligibility for continued assistance at the project (e.g. the excepted units at the project include units designated for families with a household member with disabilities, and changing to the HOTMA standard would result in those units no longer being eligible as excepted units unless the owner makes supportive services available to all assisted families in the project).

A HAP contract may be amended, at LACDA's discretion, to add additional PBV units in the same project. The LACDA may use this amendment process to add units where applying the new project cap definition results in more PBV units. HOTMA overrides existing regulation so that new units may be added at any time during the term of the HAP contract without being subject to competitive selection procedures. All other requirements of 24 CFR §983.207(b) must be met, including not exceeding the 20 percent program cap.

21.6.4 Supportive Services – Pre-HOTMA Projects

For projects using the former supportive services statutory exemption (which required that the family be receiving the supportive services) and/or the exemption for families with a household member with disabilities, the LACDA and the owner will continue to operate under the pre-HOTMA requirements and will continue to renew HAP contracts under the old requirements, unless the LACDA and the owner agree by mutual consent to change the conditions to conform with the HOTMA requirement.

21.6.5 Qualifications for Supportive Services – Pre HOTMA Projects

It is not necessary that the supportive services be provided at or by the project.

At least one member of the family must be receiving the supportive service for the unit to remain excepted from the 25% cap.

Participation in medical- or disability-related services is not required as a condition of living in an excepted unit, other than a substance use treatment program for the member of the family with the substance misuse disorder, although such services may be offered.

21.6.6 Supportive Services Monitoring – Pre HOTMA Projects

Participant compliance with a supportive service contract will be monitored at least annually. The LACDA will request a status update for the participant's supportive service contract at the anniversary of said contract. The LACDA may request a status update on the supportive service contract more frequently, at its discretion.

Providers of supportive services must provide the LACDA any changes to the program within thirty days of when those changes occur. Providers must also immediately report to the LACDA when a family fails to meet the supportive service contract requirements.

21.6.7 Failure to Meet Supportive Service Requirements – Pre HOTMA Projects

When a family living in an excepted unit fails to meet the requirements of a supportive service contract, and is living in the excepted unit because of the supportive services received, the LACDA will propose termination of the contract. The family will not be issued a voucher to move.

The owner and participant will be given a sixty-day notice of the proposed termination of the HAP contract. The owner may at that time terminate the lease and issue an order to vacate by the HAP contract termination date.

If a family fails to meet the requirements of the supportive service contract for good cause, as determined by the LACDA, and is qualified to become reinstated in the supportive service program within a reasonable time period, the LACDA may counsel the family on its obligations and allow reinstatement of the supportive service contract.

21.7 PROJECT SELECTION CRITERIA **[24 CFR §983.57]**

The following criteria will be considered when evaluating proposals for Project-Based Voucher assistance:

1. Housing that serves homeless families;
2. Housing that serves disabled families or individuals;
3. Housing that serves elderly families or individuals;
4. Housing that serves families with children, consistent with the needs indicated by HACoLA's waiting list; and/or

5. Other documented needs
6. Serving very low-income families in mixed-income projects;
7. Other appropriate criteria consistent with regulation.
8. Housing that provides an appropriate level of supportive services to residents;
9. Housing that serves low- to extremely low-income families for the life of the project;
10. Other criteria consistent with regulation.

21.7.1 Selection Requirements for All PBV Assisted Proposals

Eligible projects must meet the following LACDA requirement:

If any portion of a proposed development site is within 500 feet of a freeway, the project must be designed in such a way as to exclude from this 500-foot freeway “buffer” area any portion of the residential building, 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.

21.7.2 Selection Requirements for All Housing Types

A project may be selected to receive PBV assistance only if it is or will be located in a census tract that meets one of the following criteria:

- (i) A HUD-designated Enterprise Zone, Economic Community or Renewal Community;
- (ii) The concentration of assisted units will be or has decreased as a result of public housing demolition;
- (iii) Is undergoing significant revitalization;
- (iv) State, local, or federal dollars have been invested in the area that has assisted in the achievement of the statutory requirement;
- (v) New market rate units are being developed that will positively impact the poverty rate in the area;
- (vi) Meaningful opportunities for educational and economic advancement exist.

Additionally, the site must be suitable in terms of furthering and facilitating all Fair Housing requirements.

The site must also meet the HQS site and neighborhood standards found in section 10.3.11 of this Plan.

21.7.3 Requirements for Selecting Existing and Rehabilitated Housing **[24 CFR §983.151]**

The LACDA will only select existing and rehabilitated housing projects that meet the following criteria:

- (1) The site is adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities and streets must be available to service the site. (The existence of a private disposal system and private sanitary water supply for the site, approved in accordance with law, may be considered adequate utilities.)
- (2) Promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
- (3) Be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.
- (4) Be so located that travel time and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers is not excessive. This requirement does not apply to senior projects.

21.7.4 Requirements for Selecting New Construction Housing

The LACDA will select only new construction housing projects that meet the following criteria:

- (1) The site must be adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities (water, sewer, gas, and electricity) and streets must be available to service the site.
- (2) The site must not be located in an area of minority concentration, except as permitted under number (3) of this section.
- (3) A project may be located in an area of minority concentration only if:
 - (i) Sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside areas of minority concentration;
 - a. Application of this sufficient, comparable opportunities standard involves assessing the following factors:
 - i. Significant number of assisted housing units is available outside areas of minority concentration.
 - ii. There is significant integration of assisted housing projects constructed or rehabilitated in the past 10 years, relative to the racial mix of the eligible population.
 - iii. There are racially integrated neighborhoods in the surrounding area.
 - iv. Minority families have benefited from local activities (e.g., acquisition and write-down of sites, tax relief programs for homeowners, acquisitions of units for use as assisted housing

- units) undertaken to expand choice for minority families outside of areas of minority concentration.
- (v) Comparable housing opportunities have been made available outside areas of minority concentration through other programs.
 - (vi) The project is necessary to meet overriding housing needs that cannot be met in that housing market area.
 - 1. Application of the “overriding housing needs” criterion may permit approval of sites that are an integral part of an overall local strategy for the preservation or restoration of the immediate neighborhood and of sites in a neighborhood experiencing significant private investment that is demonstrably improving the economic character of the area (a “revitalizing area”).
 - 2. An “overriding housing need,” may not serve as the basis for determining that a site is acceptable, if the basis for the decision is that discrimination related to race, color, religion, sex, national origin, age, familial status, or disability renders sites outside areas of minority concentration unavailable or if the use of this standard in recent years has had the effect of circumventing the obligation to provide housing choice.
- (4) The site must promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas poverty concentration.
- (5) The neighborhood must not be seriously detrimental to family life or one in which substandard dwellings or other undesirable conditions predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.
- (6) The housing must be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.
- (7) Except for new construction housing designed for elderly persons, travel time, and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers, must not be excessive.

21.7.5 PHA-owned Units

[24 CFR §983.51(e), §983.59, FR-5976-N-03 and PIH Notice 2017-21]

A Housing Authority-owned project may be assisted under the project based program only if the independent entity reviews the selection process and determines that the Housing Authority-owned units were appropriately selected based on the selection process and determines that the Housing Authority-owned units were appropriately selected based on the selection procedures outlined in the LACDA’s Administrative Plan. When the LACDA selects a proposal for housing that is owned or controlled by the LACDA, the LACDA must

identify the entity that will review the LACDA proposal selection process and perform specific functions with respect to rent determinations and inspections.

In the case of Housing Authority-owned units, the term of the HAP contract and any HAP contract renewal must be agreed upon by the LACDA and the independent entity. In addition, an independent entity must determine the rent to owner, the redetermined rent to owner, and reasonable rent. Housing Quality Standards inspections must also be conducted by an independent entity.

The independent entity that performs these program services may be the unit of general local government for the LACDA's jurisdiction, or another HUD-approved public or private independent entity.

21.8 AGREEMENT TO ENTER INTO THE HAP CONTRACT **[24 CFR §983.152]**

If a rehabilitated or newly constructed project, as defined by regulation, is selected by the LACDA to receive Project-Based Vouchers, the LACDA will enter into an Agreement to enter into a Housing Assistance Payment (AHAP) contract with the owner in the form required by HUD.

In the AHAP, the owner agrees to develop the contract units to comply with HQS, and the LACDA agrees that, upon timely completion of the development in accordance with the terms of the AHAP, the LACDA will enter into a HAP contract with the owner for the contract units.

The LACDA may not pay or enter into an agreement if commencement of construction or rehabilitation occurs after proposal submission. Rehabilitation begins with the physical commencement of rehabilitation activity on the housing. Commencement of construction occurs when excavation of site preparation (including clearing of the land) begins.

Delays in completion of rehab/construction may result in termination of the agreement.

The PHA may extend the completion deadline for unforeseen factors outside of the owner's control.

The owner must obtain the PHA's approval for any changes in work. If the owner does not do so, the PHA may set a lower initial rent.

21.8.1 Subsidy Layering Review (SLR) **[24 CFR §983.55]**

The LACDA may only provide assistance in accordance with HUD subsidy layering regulations and other requirements.

A subsidy layering review will not be required to enter into an agreement or to execute a contract between the LACDA and the owner when a project has not received any form of government housing assistance, other than the PBV assistance.

A subsidy layering review is required for any new construction or rehabilitation project receiving a form of government housing assistance in addition to project-based vouchers. The LACDA will not enter into an AHAP with the owner until the

project has successfully passed a subsidy layering review by HUD or other HUD-approved agency

The owner must certify in the HAP contract that the project has not received and will not receive any other form of public assistance during the life of the HAP contract other than that disclosed in the subsidy layering review.

21.8.2 Environmental Review **[24 CFR §983.58]**

The Project Based Voucher program is subject to National Environmental Policy Act environmental review pursuant to the requirements at 24 CFR Part §983.58 and 24 CFR Part 58.

If it is determined that an environmental review is required for new construction or rehabilitation projects, the LACDA will not commit any funds under PBV assistance nor enter into an AHAP with the owner until HUD approves a release of funds.

21.9 SELECTION OF PARTICIPANTS **[24 CFR §983.251]**

The LACDA will only provide PBV assistance to families determined eligible, consistent with Chapter Two of this Plan.

21.9.1 Waiting List

The LACDA will use a separate waiting list for each project receiving Project-Based Voucher assistance or sets of units within a project if there are multiple eligibility restrictions for special needs populations.

If applicable, projects receiving Project-Based Voucher or Project-Based VASH assistance are required to use a Coordinated Access System to identify and refer 80 percent of its eligible applicants for the project's waiting list.

Applicants currently on the tenant-based assistance waiting list will be given an opportunity to place their name on a PBV waiting list, with their original date and time intact. If a new applicant applies to the tenant-based waiting list, the applicant will be given the opportunity to also place their name on any open PBV waiting list.

Upon admission to the PBV program, the applicants name will be removed from any other project-based voucher waiting lists that the applicant has applied for.

21.9.2 Protection of In-Place Families

Families who reside in units selected to receive PBV assistance on the proposal selection date and who are also eligible in accordance with Section 2.2 of this Plan, will be given the opportunity to place their name on the appropriate PBV site-based waiting list. An absolute preference will be given to that family to be selected from the waiting list. If the family is then determined fully eligible for the PBV program under all LACDA eligibility criteria, the family will then be referred to the owner for an appropriately-sized unit in the project.

21.9.3 Local Preferences

Applicants on any PBV waiting list are subject to the system of local preferences as it pertains to that particular waiting list. PBV site-based waiting lists will have admissions preferences that reflect the target population of each project.

When PBV buildings are selected, the LACDA will publicly notice the selection, as well as the target population of each project. As new waiting lists are opened, a notice will be sent to the Housing Choice Voucher (Section 8) tenant-based waiting list identifying available site-based PBV lists and their respective admissions preferences. If a site-based waiting list is opened to the public, it will be advertised on the LACDA's website, along with its admissions preferences.

Disabled families who need an available accessible unit at a particular project may be awarded first preference from the waiting list.

Disabled families may not be required to accept the supportive services offered nor can a preference be granted for those with a particular disability.

21.9.4 Refusal of Assistance

If a family refuses an offer of PBV assistance or the owner rejects a family for admission to the owner's PBV units, the LACDA may remove the family from the site-based waiting list from which they were selected. Such refusal will not affect the family's position on the tenant-based waiting list or any other PBV site-based waiting list, nor affect any admissions preference for which the family qualifies.

21.10 INFORMATION FOR ACCEPTED FAMILIES **[24 CFR §983.252]**

When a family accepts an offer of PBV assistance, the LACDA will provide the family an oral briefing. Attendance at this briefing is mandatory. The briefing will include:

- A description of how the program works;
- Family and owner responsibilities.

A briefing packet will be provided with information regarding:

1. How the LACDA determines total tenant payment;
2. Family obligations; and
3. Applicable fair housing information.

21.11 LEASING OF CONTRACT UNITS **[24 CFR §983.253]**

Owners must lease contract units only to eligible families, selected and referred by the LACDA's from the waiting list, during the term of the HAP contract.

Owners must develop written tenant selection procedures consistent with the purpose of improving housing opportunities for very low-income families, related to program eligibility and an applicant's ability to perform lease obligations.

An owner must promptly notify, in writing, any rejected applicant of the grounds for rejection.

Owners must follow the LACDA's subsidy standards when leasing units to referred families.

21.12 VACANCIES
[24 CFR §983.254]

The owner must promptly notify the LACDA of any current or expected vacancy in a contract unit. After owner notice, the LACDA will promptly refer a sufficient number of families to the owner to fill the vacancy.

If any contract unit has been vacant for at least 120 days since the owner notice of vacancy, the LACDA may give notice to the owner amending the HAP contract to reduce the number of contract units by the number of units that have been vacant for that period.

21.13 TENANT SCREENING
[24 CFR §983.255]

The LACDA may take into consideration any admission criteria outlined in Chapter Two of this Plan in order to screen applicants for eligibility; however, it is the responsibility of the owner to screen applicants for behavior and suitability for tenancy.

The LACDA will provide the owner with the tenant's current and former address, as well as the name and address of the current and/or former landlord, if known. This policy is consistent with information provided to owners under the Housing Choice Voucher program.

21.14 HOUSING ASSISTANCE PAYMENTS CONTRACT

The LACDA must enter into a Housing Assistance Payments (HAP) contract with the owner in order to provide housing assistance payments for eligible families. The LACDA will make housing assistance payments to the owner in accordance with the HAP contract, for contract units leased and occupied by eligible families during the term of the HAP contract.

The LACDA will use the most recent HUD-approved form of the HAP contract.

21.14.1 Execution of the HAP Contract
[24 CFR §983.204, 24 CFR §983.209]

Before the HAP contract may be executed, the LACDA will inspect each contract unit in accordance with section 21.15 of this chapter and Chapter Ten of this Plan.

For existing housing, the HAP contract must be executed within 90 days of passed inspections for all proposed units under the HAP contract.

For new construction or rehabilitated housing, the HAP contract is executed within 60 days after the LACDA has inspected the completed units and is satisfied that

said units are completed in accordance with the AHAP and the owner has furnished the required evidence of completion.

By execution of the HAP contract, the owner certifies:

- The owner is and will maintain all contract units in accordance with HQS;
- The owner is providing all services, maintenance, equipment and utilities as agreed to under the HAP contract and in the leases with assisted families;
- Each contract unit is leased to an eligible family and the lease complies with the HAP contract and HUD requirements;
- Members of the assisted family reside in the contract unit and it is their only residence;
- The owner is not a relative of any member of the assisted family by blood or operation of law;
- The amount of the housing assistance payment is the correct amount due under the HAP contract;
- The rent to owner for each contract unit does not exceed the rent due to owner for any comparable, unassisted unit;
- The owner will not receive any other payments beyond the tenant rent and housing assistance payments for the contract unit; and
- The family does not own or have any interest in the contract unit.

21.14.2 Term of the HAP Contract
[24 CFR §983.205 and PIH Notice 2017-21]

As of April 18, 2017, the LACDA may enter into a new HAP contract with an owner for an initial term of up to twenty years. The length of the initial term of the HAP contract may not be less than one year.

For any PBV HAP contract that is still within the initial term, the LACDA and owner may mutually agree to extend the contract for up to the maximum initial term of 20 years. If the HAP contract is no longer in the initial term, the LACDA will not extend the initial term.

The LACDA may further extend the HAP contract beyond 20 years from the end of the initial term as long as the following conditions are met:

- The LACDA must determine such extension is appropriate to continue providing affordable housing for low-income families or to expand housing opportunities;
- The determination must be made no earlier than 24 months prior to the expiration of the HAP contract.
- The term of the new extension may not exceed 20 years.

Regardless of the length of the extension, all such extensions must meet the same conditions.

The HAP contract may be terminated by the LACDA for insufficient funds. If it is determined there are insufficient funds available to continue to assist all contract units for the full term, the LACDA may give notice to the owner for all or any of the contract units, in accordance with HUD instructions.

21.14.3 Amendments to the HAP Contract
[24 CFR §983.207]

Amendment to Substitute Contract Units – The LACDA may amend the HAP contract to substitute a different unit with the same number of bedrooms in the same building for the previously assisted unit. Prior to the substitution, the LACDA will inspect the proposed substitution unit and determine reasonable rent.

Amendment to Add Contract Units – At the discretion of the LACDA and provided the number of PBV-assisted units in a project will not exceed the 25% cap or the 20% budget authority for the PBV program, the HAP contract may be amended during the three-year period immediately following the execution date of the HAP contract to add additional PBV units to a building.

If there are already exception units (units in excess of the 25% cap) designated in the HAP contract, the contract may be amended during the same three year period to add additional exception units, provided that the addition does not exceed the 20% budget authority.

The anniversary and expiration date for the added units in either situation will be the same as for the existing units under the HAP contract.

21.14.4 Termination of the HAP Contract by the LACDA
[24 CFR §983.205(c) and FR Notice 1/18/2017]

The HAP Contract provides that the term of the PHA's contractual agreement is subject to the availability of sufficient appropriated funding as determined by HUD or the PHA in accordance with HUD instruction. For these purposes, sufficient funding means the availability of appropriations, and of funding under the ACC from such appropriations, to make full payment of housing assistance payments payable to the owner for any contract year in accordance with the terms of the HAP contract.

In times of insufficient funding, HUD requires that the PHA first take all cost-saving measures prior to failing to make payments under existing PBV HAP Contracts.

If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP Contract, the PHA may terminate the HAP contract by notice to the owner.

As such, the LACDA will implement the HAP Contract termination in accordance with HUD instructions.

21.14.5 Termination of the HAP Contract by the Owner
[24 CFR §983.205(d)]

If in accordance with program requirements the amount of rent to an owner for any contract is reduced below the amount of the rent to owner at the beginning of the HAP contract term, the owner may terminate the HAP contract by giving notice to

LACDA. In such cases, families living in the contracted units must be offered tenant-based assistance.

21.14.6 Statutory Notice Requirements - Contract Termination or Expiration

[24 CFR §983.206; FR Notice 01/18/2017; and Notice PIH 2017-21]

Not less than one year before the HAP contract terminates, or if the owner refuses to renew the HAP contract, the owner must notify the LACDA and assisted tenants of the termination. The notice must be provided in the form prescribed by HUD. If the owner does not give timely notice, the owner must permit the tenants in assisted units to remain in their units for the required notice period with no increase in the tenant portion of their rent, and with no eviction as a result of the owner's inability to collect an increased tenant portion of rent. An owner may renew the terminating contract for a period of time sufficient to give tenants one-year advanced notice under such terms as HUD may require.

Upon termination or expiration of the contract, a family living at the property is entitled to receive a tenant-based voucher. Tenant-based assistance would not begin until the owner's required notice period ends. The LACDA must provide the family with a voucher and the family must also be given the option by the LACDA and owner to remain in their unit with HCV tenant-based assistance as long as the unit complies with inspection and rent reasonableness if the gross rent exceeds the applicable payment standard. The family has a right to remain in the project as long as the units are used for rental housing and are otherwise eligible for HCV assistance. The owner may not terminate the tenancy of a family that exercises its right to remain except for serious or repeated lease violations or other good cause. Families that receive a tenant-based voucher at the expiration of the PBV HAP contract are not new admissions to the HCV tenant-based program, and are not subject to income eligibility requirements or any other admissions requirements. If the family chooses to remain in their unit with tenant-based assistance, the family may do so regardless of whether the family share would initially exceed 40 percent of the family's adjusted monthly income.

21.15 HOUSING QUALITY STANDARDS (HQS) INSPECTIONS
[24 CFR §983.103]

HQS inspections will be conducted in accordance with Chapter Ten of this Plan. The LACDA may not perform inspections on units where there is a direct or indirect interest by any of its employees or officers.

The LACDA will inspect PBV units at the following times:

- Pre-selection – the LACDA will inspect the proposed site before the proposal of Existing Housing selection date. For existing units, units must substantially comply with HQS before the proposal selection date. Units must fully comply before the HAP contract may be executed;
- Pre-HAP Contract;
- Turnover – the LACDA must inspect a unit before a new family moves in. The unit must fully comply with HQS before a family may receive assistance in that unit;

- Annual – The LACDA will conduct inspections on a random sample of at least 20% of contract units in a building annually. Turnover inspections are not counted toward annual inspections.
- If more than 20% of the annual sample fails the HQS inspections, 100% of the contract units in the building must be inspected.
- Other times – the LACDA will inspect PBV units at other times as necessary to insure the contract units are in compliance with HQS and that the owner is providing utilities, maintenance and other services in accordance with the HAP contract.

21.15.1 HQS Violation
[24 CFR §983.207]

The LACDA may make no HAP payments to the owner during any period in which the contract unit does not comply with HQS or any other HAP contract requirement.

Remedies for HQS violation include abatement or reduction in HAP payments, reduction of contract units, and termination of the HAP contract.

21.15.2 Inspecting PHA-owned Units
[24 CFR §983.103(f)]

In the case of Housing Authority-owned units, the inspection must be performed by an independent agency designated by the LACDA and approved by HUD. The independent entity must furnish a copy of each inspection report to the LACDA and to the HUD field office where the project is located. The LACDA must take all necessary actions in response to inspection reports from the independent agency, including exercise of contractual remedies for violation of the HAP contract by the Housing Authority-owner.

21.16 RESTRICTIONS ON RENTING TO RELATIVES
[24 CFR §983.251(a)(4)]

The LACDA will not approve a tenancy if the owner, including principal owners or other interested parties, is the parent, child, grandparent, grandchild, sister, or brother of any member of the family unless the approval is the result of a reasonable accommodation for a disabled family member.

21.17 LEASE
[24 CFR §983.256]

Owners must use the same lease for contract units as for unassisted units, with the lease being in accordance with state law.

The lease must include the HUD tenancy addendum. All provisions in the tenancy addendum must be included in the lease. Provisions in the addendum shall prevail over provisions in the lease.

The initial term of the lease must be for at least one year.

In addition to an initial term of at least one year, the lease must provide for automatic renewal after the initial term. Automatic renewal may be in the form of:

- Renewal for successive definite terms (ex: Month to month or year to year)
- Automatic indefinite extension of the lease term

The lease must specify:

- Names of the owner and tenant;
- Identifying information of the unit rented;
- Term of the lease and any provision for renewal;
- The amount of tenant rent to owner;
- Specification of services, maintenance, equipment, and utilities to be provided by the owner;
- The amount of any charges for food, furniture, or supportive services.

21.17.1 Changes in the Lease

If the tenant and owner agree to any changes in the lease, the change must be in writing and must be submitted to the LACDA immediately.

The owner must notify the LACDA of any proposed change in the lease regarding responsibility for utilities. Such changes may only be made with approval of the LACDA. If the LACDA approves a change in responsibilities for utilities, rent reasonableness must then be re-determined. The rent to owner will be re-calculated from the effective date of the change.

21.17.2 Absence from the Unit

The LACDA's absence policies found in Chapter Six of this Plan will apply to the PBV program. The lease may specify a maximum period of family absence from the unit that is shorter than that specified by the LACDA.

The HAP contract will not be terminated if the family is absent for longer than the maximum period permitted by the LACDA.

21.17.3 Owner Termination of Tenancy and Eviction

Grounds for owner termination and eviction reflect the policies outlined in Chapter Fourteen of this Plan, except that an owner may not terminate tenancy after the initial term of the lease for business or economic reasons, or to repossess the unit for personal, family, or nonresidential use.

If an owner refuses to renew the lease without good cause, the family will be issued a tenant-based voucher and the unit will be removed from the HAP contract.

The lease terminates if the owner terminates the lease for good cause, or the owner and tenant agree to terminate the lease

Owners who wish to terminate a HAP contract by either allowing it to expire or refusing to renew it must give the LACDA and the tenants at least 1 year notice. If a proper notice is not given, the owner must allow families to remain in their units for the balance of the notice period without an increase in the tenant's portion of

rent. Under this circumstance, the owner may not evict a family due to an inability to collect an increased tenant portion of rent. An owner may renew a terminating contract for a period long enough to give tenants at least a 1 year notice.

21.17.4 PHA Terminations **[24 CFR §983.2(c)(5)]**

The LACDA may terminate a family that violates the family obligations of the PBV program. Subsequent to a proposed termination of a family's assistance, the LACDA will advise the family of its right to an informal hearing as outlined in chapter sixteen of this plan.

The LACDA is required to automatically terminate the HAP contract 180 calendar days after the last housing assistance payment is made to the owner.

- If the family still resides in the unit after the 180 day period and there is still no HAP payment on their behalf, the unit will be removed from the contract.
- If the family has resided in the unit for more than one year, they may request a tenant based voucher and attempt to find a unit for which there will be a HAP payment. No voucher will be issued to a family whose assistance has already been terminated.
- If the unit is in a fully assisted project it may be reinstated once the ineligible family vacates the unit, and in a partially assisted project, another unit may be substituted for the ineligible unit. In both cases the reinstatement/substitution must be in compliance with PBV regulations.

Additionally, the lease terminates if the LACDA terminates the HAP contract or if the LACDA terminates the family's assistance.

The termination of a family's assistance by the PHA alone does not result in an eviction. An owner must pursue eviction in local court. If the owner decides not to pursue eviction, the LACDA may elect to either substitute the ineligible unit or remove the ineligible unit from the HAP contract.

21.17.5 Security Deposits **[24 CFR §983.258]**

The owner may collect a security deposit from the tenant. The amount may not exceed that allowed by state and local law or that charged to unassisted units in the same building.

When the tenant moves out, the owner may use the amount of the deposit, in accordance with the lease and state and local law, as reimbursement for any unpaid tenant rent, damage to the unit, or any other amount the tenant owes under the lease.

The owner must give the tenant a written list of all items charged against the security deposit and the amount of each item. After deducting the amount used to reimburse the owner, the owner must promptly refund the full amount of the balance to the tenant.

If the balance is not sufficient to cover amounts the tenant may owe under the lease, the owner may seek the remainder from the tenant. The LACDA has no

liability or responsibility for payment of any amount owed by the family to the owner.

21.18 CURRENT PARTICIPANT RIGHT TO MOVE WITH TENANT-BASED ASSISTANCE
[24 CFR §983.260]

Eligible families may terminate the assisted lease at any time after the first year of occupancy. Families who wish to move must first contact the LACDA to request a voucher before submitting a lease termination notice to the owner. Once the LACDA has received a written request for a voucher, the family will be issued a new voucher. If the reexamination is current (within 12 months) the LACDA will not conduct a reexamination before issuing the voucher unless there are reported changes to income or the family composition that would require an interim reexamination. At the same time the voucher is issued, the family will receive a Request for Tenancy Approval (RTA). The family should begin looking for housing immediately in order to ensure a smooth transition to the new unit.

If the family terminates the assisted lease before the end of one year, the family relinquishes the opportunity for continued tenant-based assistance.

Requests to move for families wishing to port to another jurisdiction must be submitted in writing.

If a tenant-based voucher is not available at the time of the family's request, the PHA will give the family priority to receive the next available opportunity for continued tenant-based assistance.

21.19 FAMILY OCCUPANCY OF WRONG-SIZE OR ACCESSIBLE UNIT
[24 CFR §983.260]

If the LACDA determines that a family is occupying the wrong-size unit, or a unit with accessibility features the family does not require, and is needed by a family that requires the accessibility features, the LACDA will offer the family continued assistance in another unit and will notify the family and owner immediately of its offer of continued assistance and determination.

The LACDA may offer continued assistance either in another PBV unit or a tenant-based voucher. If appropriate, the LACDA may refer the family to an available public housing unit or other public or private tenant-based assistance (e.g. HOME).

If the family is given a tenant-based voucher, policies under the Housing Choice Voucher program regarding voucher issuance and expiration will apply. If a family fails to lease a unit with the tenant-based voucher, assistance will be terminated upon expiration of the voucher (and any subsequent extensions granted by the LACDA)

Upon determination that the family is occupying a wrong-size unit or a unit with accessibility features not required by the family and continued assistance is offered in the form of a project-based voucher, the family will have ninety days in which to move to another unit. If the family fails to move or refuses the offer of continued assistance in another unit, assistance to the family will be terminated.

21.20 DETERMINING RENT TO OWNER**[24 CFR §983.301, 24 CFR §983.302, and 24 CFR §983.303(b)(1)]**

The amount of estimated rent to owner must be included in the Agreement for rehabilitated or newly constructed housing. The actual rent to owner must be determined at the beginning of the HAP contract term for all types of housing.

The LACDA may include as part of the HAP contract, a provision that the rent to owner will not be reduced below the initial rent. If the LACDA elects to include such a provision, the rent to owner will not be reduced below the initial rental amount during subsequent reasonable rent re-determinations. Additionally, rents will only be reduced below the initial amounts to correct errors in calculations or if additional housing assistance has been combined with the PBV assistance after the execution of the initial HAP contract and a decrease is required due to subsidy layering requirements.

The amount of rent to owner is redetermined at the owner's request for a rent increase and when there is a 10% decrease in the published FMR.

Except for certain tax credit units specified below, the amount of rent to owner must not exceed the lowest of:

- An amount determined by the PHA that does not exceed 110% of the FMR (or any exception payment standard approved by HUD), minus the utility allowance; The LACDA will cap this amount at the current payment standard in effect at the time of the determination.
- The reasonable rent; or
- The rent requested by the owner.

21.20.1 Housing Authority – Owned Units**[24 CFR §983.301(g)]**

For Housing Authority-owned PBV units, the amount of reasonable rent must be determined by an independent agency approved by HUD in accordance with PBV requirements. The independent entity must provide a copy of the determination of reasonable rent for PHA-owned units to the LACDA and to the HUD field office where the project is located.

Therefore, the initial rent to owner and the annual redetermination of rent at the anniversary of the HAP contract are determined by the independent entity approved by HUD. The LACDA must use the rent to owner established by the independent entity.

21.20.2 Redetermination of Rent to Owner**[24 CFR §983.302]**

The LACDA will only redetermine rent to the owner when the owner requests an increase at the annual anniversary of the HAP contract or when there is a 10% decrease in the published FMR. Notice of rent increase and other limitations on rent adjustments must conform to the above stated policies and section 11.3 of this Plan.

If there is a decrease in rent due to a 10% decrease in the published FMR, the rent to owner must be decreased, whether or not the owner requested a rent adjustment.

The notice of rent adjustment from the LACDA constitutes an amendment of rent to owner specified in the HAP contract.

Rent reasonableness will be determined by a HUD-approved, independent entity for units owned by the LACDA. The entity will provide a copy of the determination to the LACDA and the HUD Los Angeles field office.

The LACDA will not approve and the owner may not receive any increase of rent to owner until and unless the owner has complied with all requirements of the HAP contract, including compliance with Housing Quality Standards. The owner may not receive any retroactive increase of rent for any period of noncompliance.

21.20.3 Rent Determination for Projects with Other Subsidies **[24 CFR §983.304]**

Rents may not exceed rent limits as established by the applicable federal program for units subsidized under the following programs:

1. HOME;
2. Insured or non-insured Section 236 project;
3. Formerly insured or non-insured Section 236 project that continues to receive Interest Reduction Payment following a decoupling action;
4. Section 221(d)(3) below market interest rate (BMIR) project;
5. Section 515 project of the Rural Housing Service;
6. Any other type of federally subsidized project specified by HUD.

The LACDA may set reasonable rents up to 110 percent of the HUD Market Rent in projects receiving Low-Income Housing Tax Credits (LIHTC), even if the rent level exceeds the maximum rent under the LIHTC program.

The LACDA may, at its discretion include provisions in the HAP contract to reduce the initial amount of rent to the owner because of other governmental subsidies.

21.20.4 Rent Control and Other Rent Limitations **[24 CFR §983.305]**

Rent control and other rent limitations under local, state or federal law will apply.

21.21 PAYMENT TO OWNER **[24 CFR §983.351]**

The LACDA will make HAP payments to the owner in accordance with the HAP contract for the months in which the contracted unit is leased to and occupied by an eligible family. Except for discretionary vacancy payments described in section 21.20.1 of this chapter, the LACDA will not make any payments for any month after the month in which the family moves out of the unit. In order to continue receiving

HAP payments, the owner must comply with all provisions of the HAP contract, including HQS.

21.21.1 Vacancy Payments
[24 CFR §983.352]

If a family moves out of a contract unit, the owner may keep the payment for the full calendar month in which the family moves out. The owner may not keep the payment if the LACDA determines that the vacancy is the owner's fault.

Subject to available funding, the LACDA may provide for vacancy payments to the owner not to exceed two months following move out. The vacancy payment may not exceed the amount of monthly rent under the assisted lease, minus any rent received by the owner, including any available amount from the tenant's security deposit.

Vacancy payments may only cover periods the unit is actually vacant.

The LACDA will only make vacancy payments to the owner if:

- The owner gives prompt, written notice to the LACDA certifying that the family vacated the unit, including the date the family moved out within 72 hours upon learning of the move out, and certifies:
 - The vacancy is not the fault of the owner and the unit was vacant during the period claimed;
 - The owner has taken every reasonable step to minimize the likelihood and length of the vacancy.

The owner must then submit a form requesting vacancy payments and provide the amount of the tenant's security deposit with any amount available to reimburse unpaid rent. The form must accompany receipts substantiating any damages the owner claims from the security deposit. The owner must certify on this form that no other payments were received for the unit during the period vacancy claimed.

21.21.2 Other Charges and Fees
[24 CFR §983.354]

The owner may not require the family to pay charges for any meals or supportive services unless the project is an assisted living development, in which case owners may charge tenants, family members, or both for meals and supportive services. These charges may not be included in the rent to owner and may not be used to calculate rent reasonableness. Nonpayment of such charges is grounds for termination under the lease only in an assisted living development.

The owner may not charge tenants or family members extra amounts for items customarily included in the rent in Los Angeles County, or provided at no additional cost for unsubsidized tenants on the premises.

STREAMLINING HOUSING PLACEMENTS

Housing Acquisition Strategies from the Flexible
Housing Subsidy Pool, a Nationally Recognized
Supportive Housing Solution

**The solution to
homelessness is housing.
Throughout LA County,
there are vacant units
waiting to be leased.**



Flexible Housing Subsidy Pool

WHAT'S THE MODEL?

Evidence-based supportive housing solution connects unhoused individuals to available units and provides wrap-around supportive services.

HOW DOES IT WORK?

At scale, a pooled housing approach matches vulnerable households with housing options in real time to meet the public health emergency of homelessness. Model works for all populations, including Veterans.

WHAT'S THE IMPACT?

There were **171** housing placements in Year 1 of LA County's Flex Pool. Since then, there have been over **8,500** cumulative placements.



Model Overview



**Landlord
Engagement
Creates Portfolio
of Units**



**Tenancy
Supports Team
Ensures Housing
Stability**



**Operations Team
Streamlines Lease
& Rent Process**



**Intensive Case
Management
Provides Wrap-
Around Support**

How it Works

Brilliant Corners
curates a portfolio
of units based on
client needs
through landlord
engagement

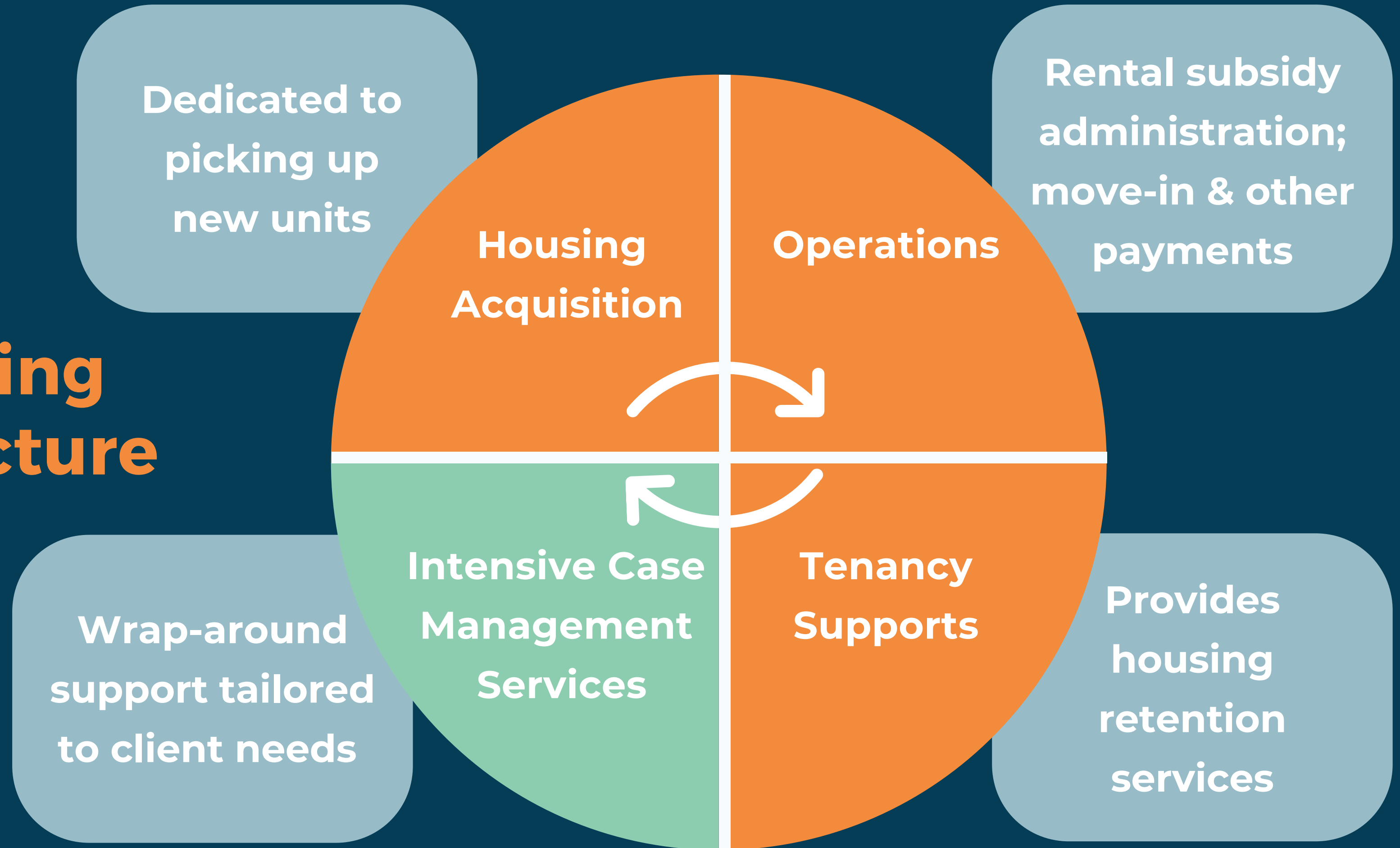
Partners
refer client

Client moves into
unit and is provided
housing retention
and case
management
services

Units are held to
create pool

Brilliant Corners
matches client to
available unit

Staffing Structure



Housing Retention Services

WRAPAROUND SUPPORT

After moving into a unit, tenants receive ongoing support from Brilliant Corners Housing Coordinators during the lease to ensure positive tenant-landlord relationships and lease compliance.



Understanding Landlord Motivation

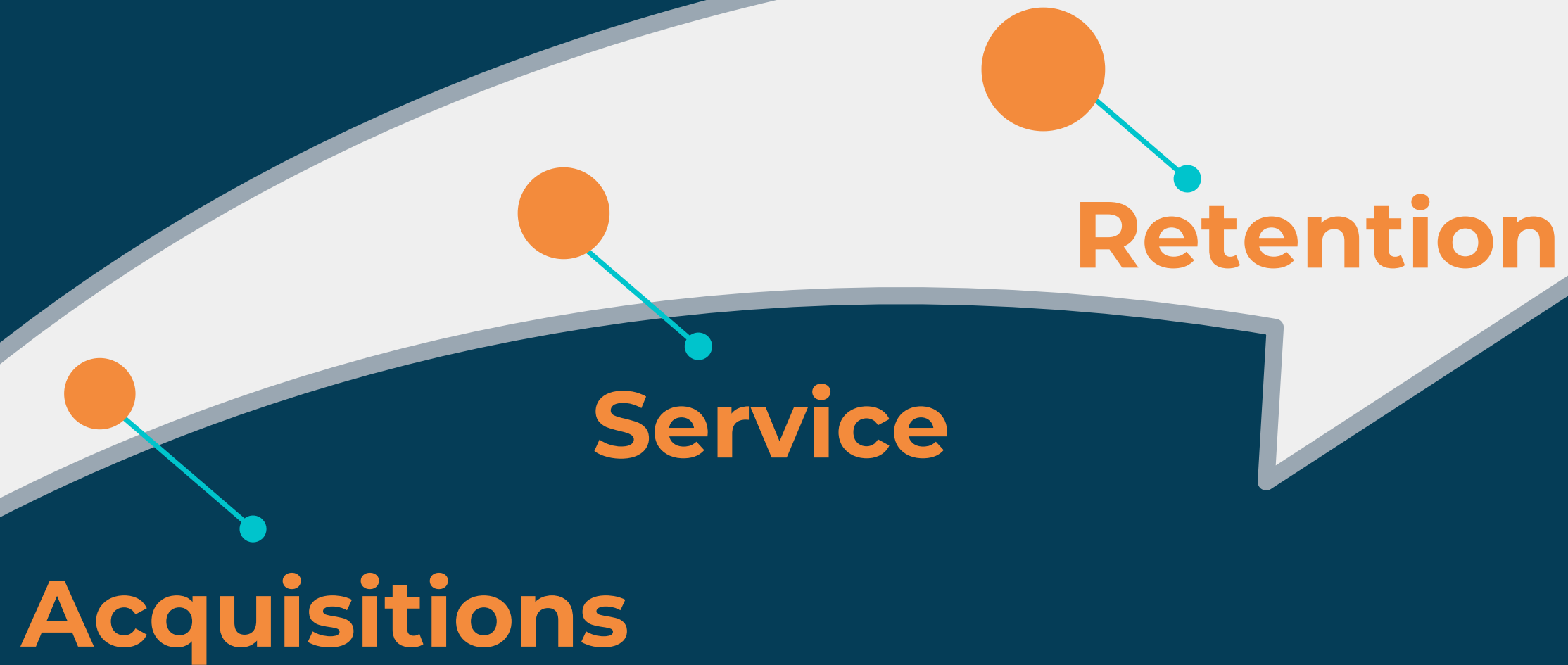
Rent

**No
Vacancies**

**Damage
Mitigation**

Support

Our Housing Acquisition Approach



Brilliant Corners' Housing Acquisition Model

STANDARD FINANCIAL TOOLS

Unit Holding Agreement

Funding to quickly hold vacant units for client match.

Streamlined Inspections

Specialists are mobilized to conduct housing quality inspections, making this process happen faster than traditional Housing Authorities, shortening the time to bring units online.

Move-in Payments

Security deposit, first & last month's rent.

Move-in Assistance

Funding for household needs: furniture, bedding, cookware, & utility turn-on fees.

Property Provider Incentives

Encourage property provider participation, such as lease-signing bonus & inspection repair funds.

Flexible Financial Assistance

Funding to support & maintain client's tenancy: past-due rent balances; unit repairs; unit modifications.

Rent Subsidy Administration

Brilliant Corners administers ongoing rental payments, requiring full Operations Team capacity.

Best Practices for Key Account Management

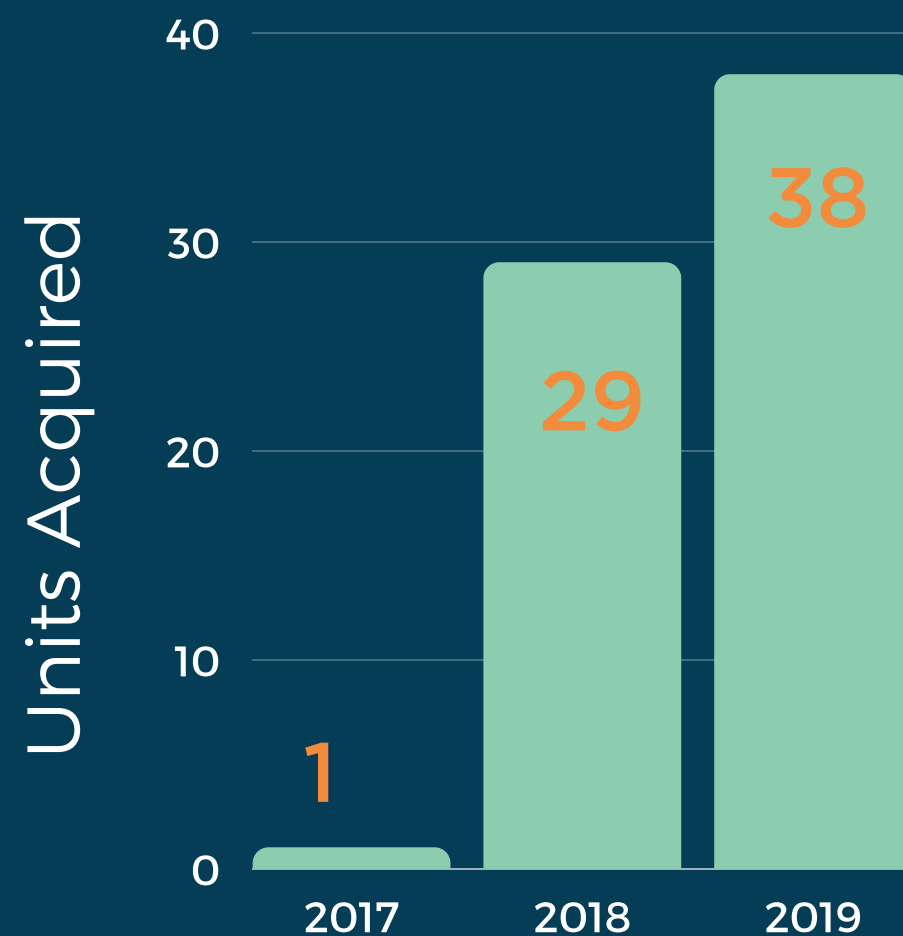
ACCOUNT OVERVIEW

Total Number of units with Brilliant Corners: 68
Total Number of properties with Brilliant Corners: 35
Rent Roll Per Month: \$104,379.36

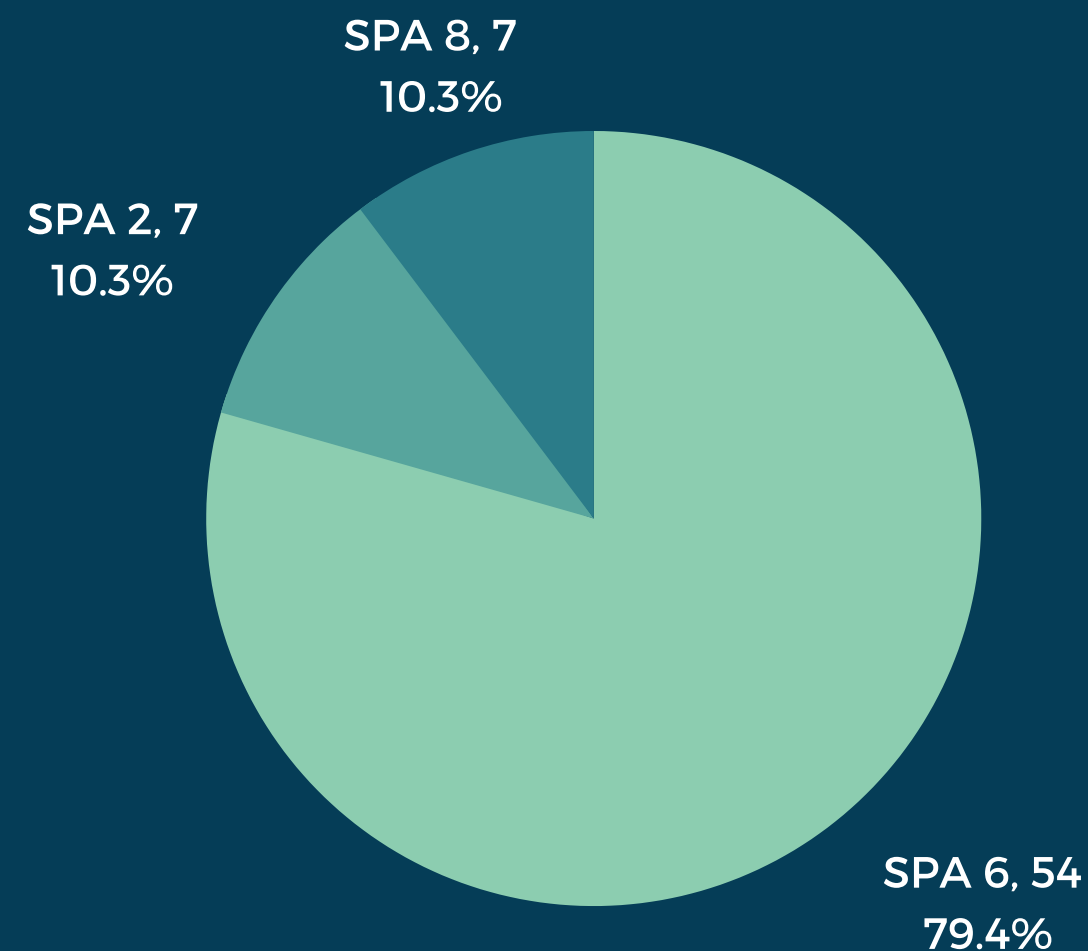
SCREENING CRITERIA

Flexibility with Credit Score and Income
Flexibility with Eviction
Semi-Flexibility with criminal background: non violent

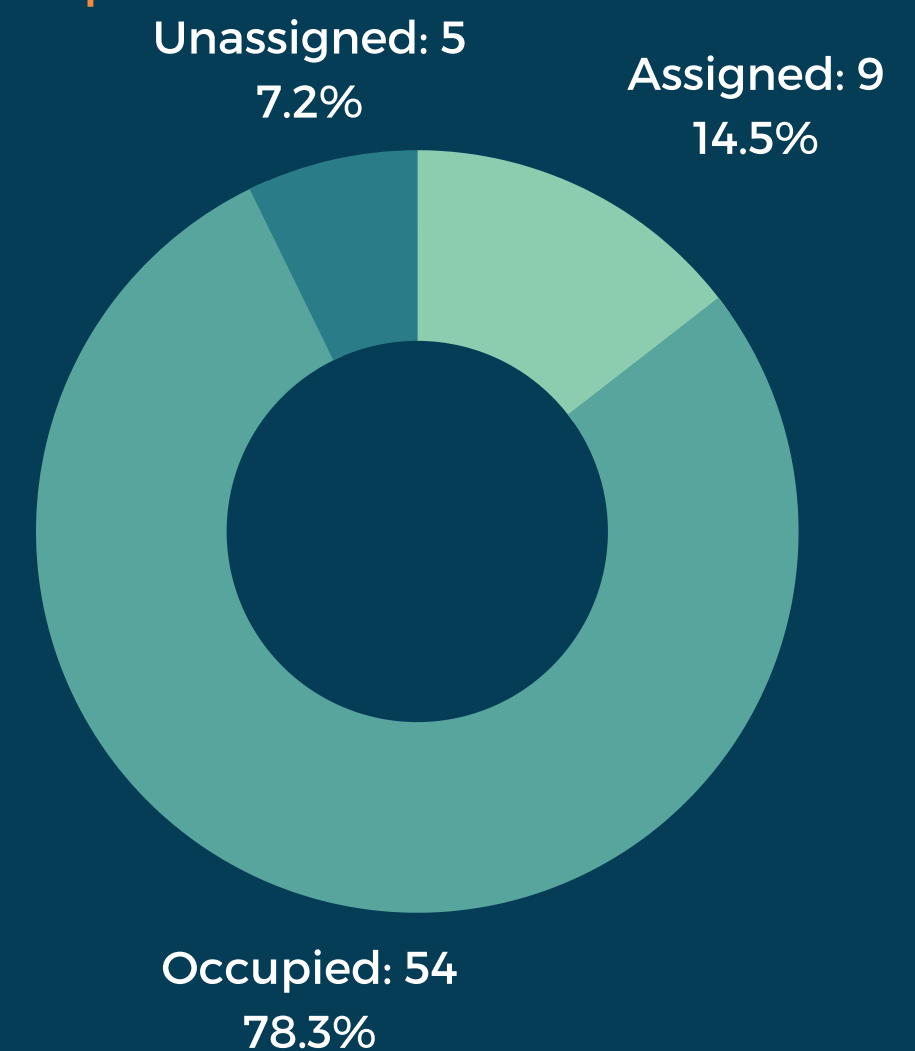
Portfolio Growth



Number of Units per SPA



Occupied and Vacant Units



Brilliant Corners & VA: San Francisco

SAN FRANCISCO HUD-VASH PROGRAM:

- Brilliant Corners has contracted with SFVA since 2011, now serving 209 clients
- 99% housing retention rate
- Partnered with SFVA Community-Based Outpatient Clinic (CBOC) mental health providers to form a Housing First Pilot team

COLMA VETERANS VILLAGE

- 66-unit affordable housing community in the Bay Area serving low-income Veterans
- Opened in 2019; Brilliant Corners has been involved since proposal
- In partnership with Mercy Housing and SFVA, Brilliant Corners' Veterans Services team provides on-site wrap-around supportive services

Brilliant Corners & VA: San Diego

SAN DIEGO

The San Diego Flex Pool was launched in fall 2020. The Flex Pool receives referrals from VASH, which provides housing vouchers to veterans experiencing homelessness. Brilliant Corners provides Housing Locator, Tenancy Supports, and Operations Services.

Services include:

- Housing Unit Identification and placement
- Move-in Coordination
- Housing Retention Services
- Partnership with VA

SDFHP Stats:

- Referrals in Pipeline: 26
- Placements: 11

In addition to our current partnerships with the VA, Brilliant Corners serves nearly **100** additional Veterans across our other statewide housing programs.

A Place to Call Home

A key takeaway from operating the Flexible Housing Subsidy Pool is that the **combination of housing locator services, tenancy support and wrap-around case management is the key recipe for success.**

Professionalizing these functions—as they are different skill sets—contributes to:

- 🏠 Program impact
- 🏠 Exceptional service for clients and landlord partners alike
- 🏠 Ability to rapidly scale housing placements for thousands of our unhoused neighbors



The Shockley Family, San Francisco HUD-VASH clients, at their new home.

Thank you!

Please contact us with any further questions:

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