



EAST AND SOUTH COUNTY SCATTERED SITES RESIDENT MEETINGS

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Agenda

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INTRODUCTION

PRESENTERS



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LACDA PROFILE & HOUSING GOALS



LACDA focuses on **affordable housing and community development** in the unincorporated areas of Los Angeles County, as well as 47 participating cities.



Housing Goals: *To Build Better Lives and Better Neighborhoods* by empowering residents and making sure properties are financially and physically stable.



About 70% of LACDA funding comes from the Federal government which supports a \$1+ billion-dollar budget and **operates over 3,200 units of public and affordable housing.**



Why make changes? Federal funding does not provide enough resources to properly and efficiently maintain housing.



SCATTERED SITE PLANS

WHAT CHANGES IS LACDA PROPOSING?

The LACDA is seeking approval from the U.S. Department of Housing and Urban Development (HUD) to change how it funds and operates some of its public housing units.

Why?

- The U.S. Congress has not provided enough funding to properly maintain public housing units.
- HUD is encouraging agencies to look at other funding and management options.

What is the LACDA planning to do?

- Preserve affordable housing units for the long-term.
- Ask HUD to approve its “disposition” application for certain East and South County “scattered sites.”



WHAT IS DISPOSITION?

HUD approval to remove units from the Public Housing Program

- Reasons for removal include:
 - Trouble maintaining healthy and safe units;
 - Long-term vacancies;
 - Inefficient operation; and
 - Scattered sites.

What does removal mean?

- Units are no longer public housing but ***remain affordable through a Section 8 Tenant Protection Voucher (TPV).***
- Properties will be offered for sale to **trusted affordable housing operators** with long-term affordability requirements.



WHAT ARE SCATTERED SITES?

HUD defines them as four units or less on one side of a city block.

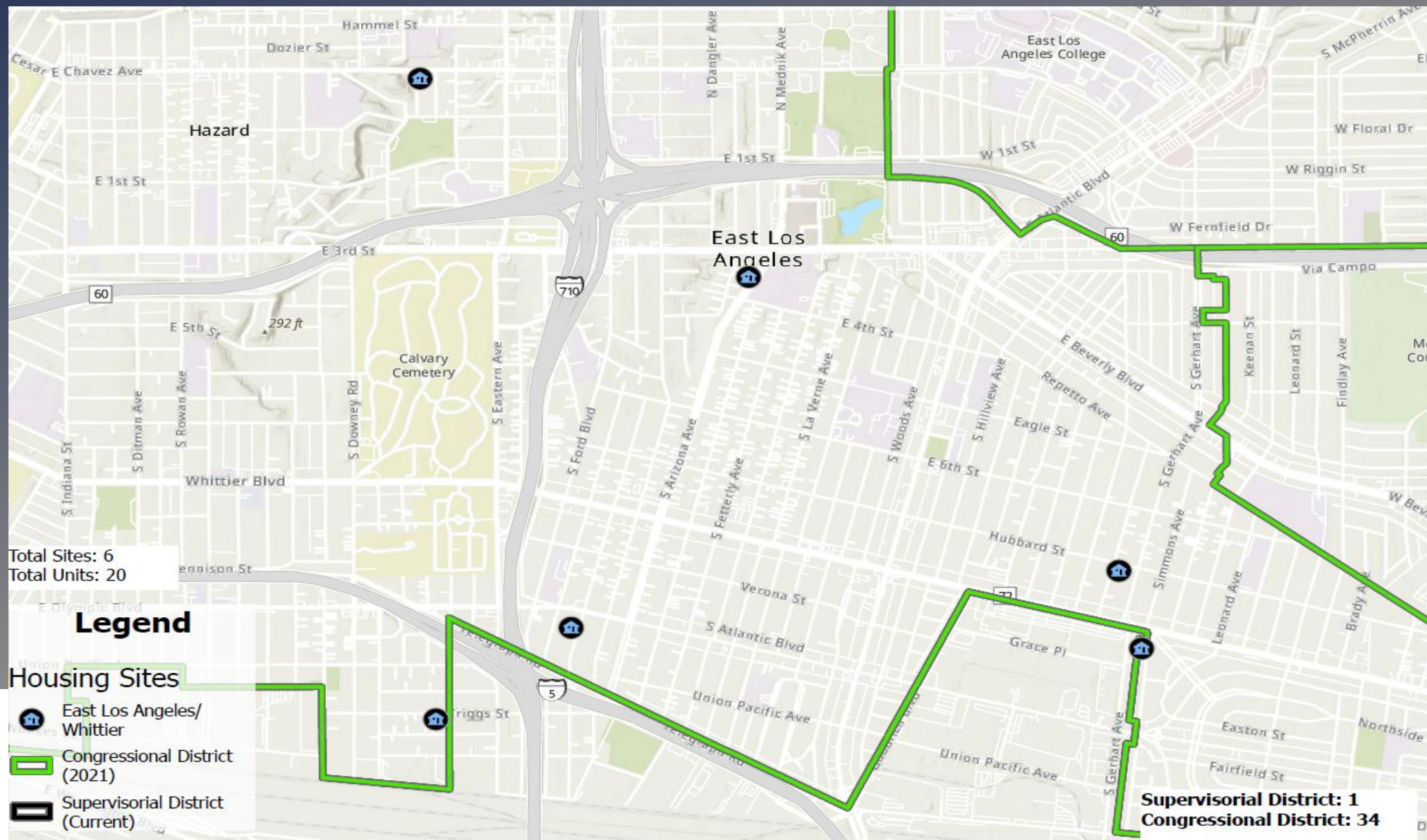
Challenges

- Scattered site units are farther apart and more expensive to operate.
- Affordable housing operators can keep these units affordable for longer and in better condition.

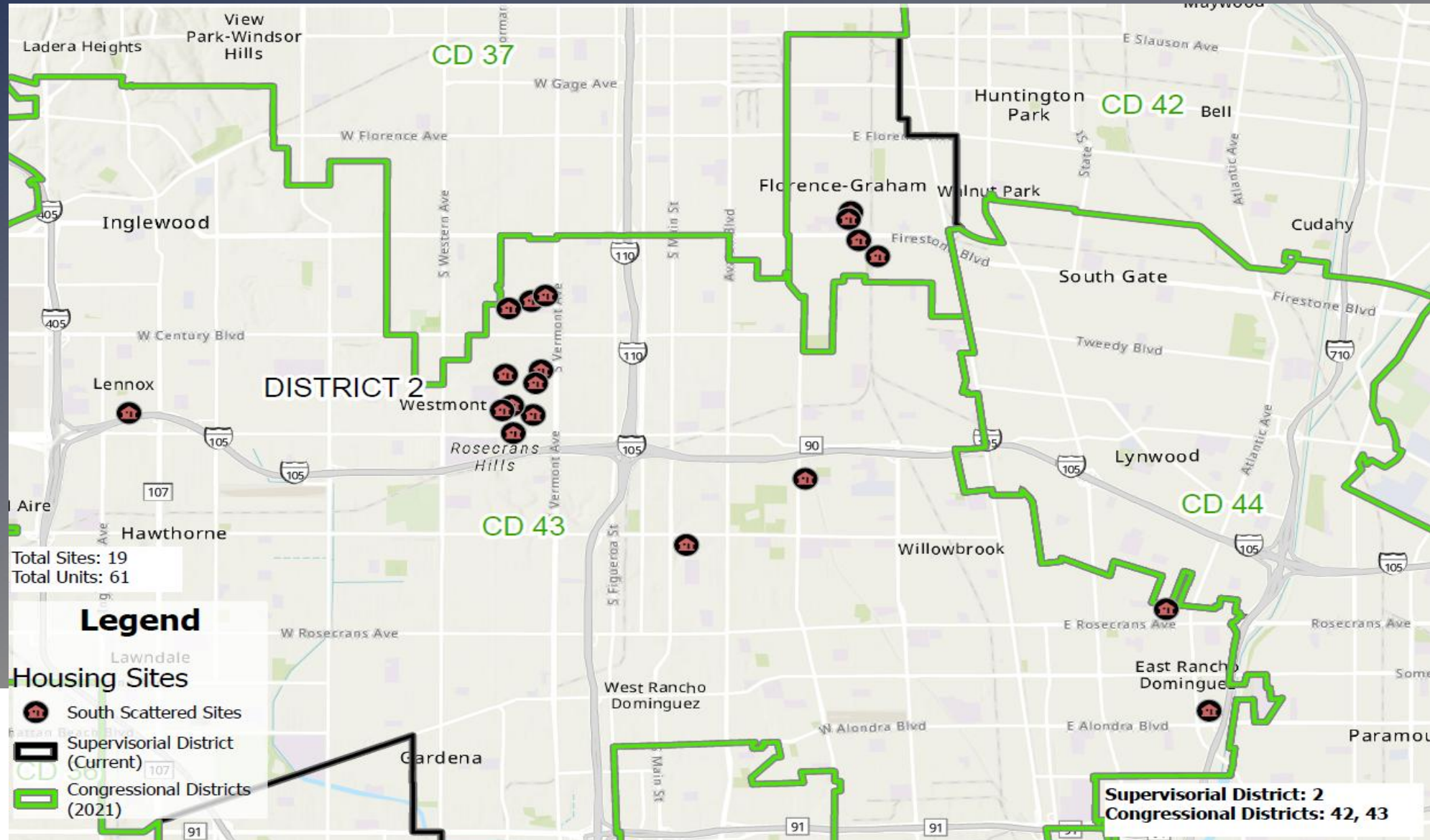
Which scattered sites are being proposed for disposition?

- Scattered sites in East County, 20 units
- Scattered sites in South County, 61 units





SOUTH COUNTY SCATTERED SITES





RESIDENT IMPACT



HOW WILL THIS IMPACT RESIDENTS?

- Rents will **remain affordable** through a Section 8 Tenant Protection Voucher.
- Resident organizations have the **opportunity to purchase scattered site properties**.
 - Financing must be secured within 60 days.
- **Housing Choice:** Residents will be able to choose whether they want to remain in their current unit **or** move to another unit using a voucher.
- **Rent:** Most residents will not have rent increases.
 - Section 8 and public housing rents are both based on 30% of income.



RESIDENT ENGAGEMENT

- Written Notice
- Meetings: before submitting application
 - Two in-person East County meetings
 - Two in-person South County meetings
 - Two virtual meetings
- Meetings: after receiving approval
 - Two in-person East County meetings
 - Two in-person South County meetings
 - Two virtual meetings
- Additional update meetings as needed
- Website and email specifically for residents
- Residents are encouraged to ask questions and express concerns throughout the process



TIMELINE

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Spring 2026

- Resident Meetings, in-person and virtual
 - Residents in affected units & Resident Advisory Board

Summer 2026

- LA County Supervisors Review and Approval

Fall 2026

- Submission of Disposition Application to HUD

Winter 2026

- Approval from HUD

After Approval

- Additional Resident Meetings and Notify Affordable Housing Operators





LACDA'S VISION FOR AFFORDABLE HOUSING



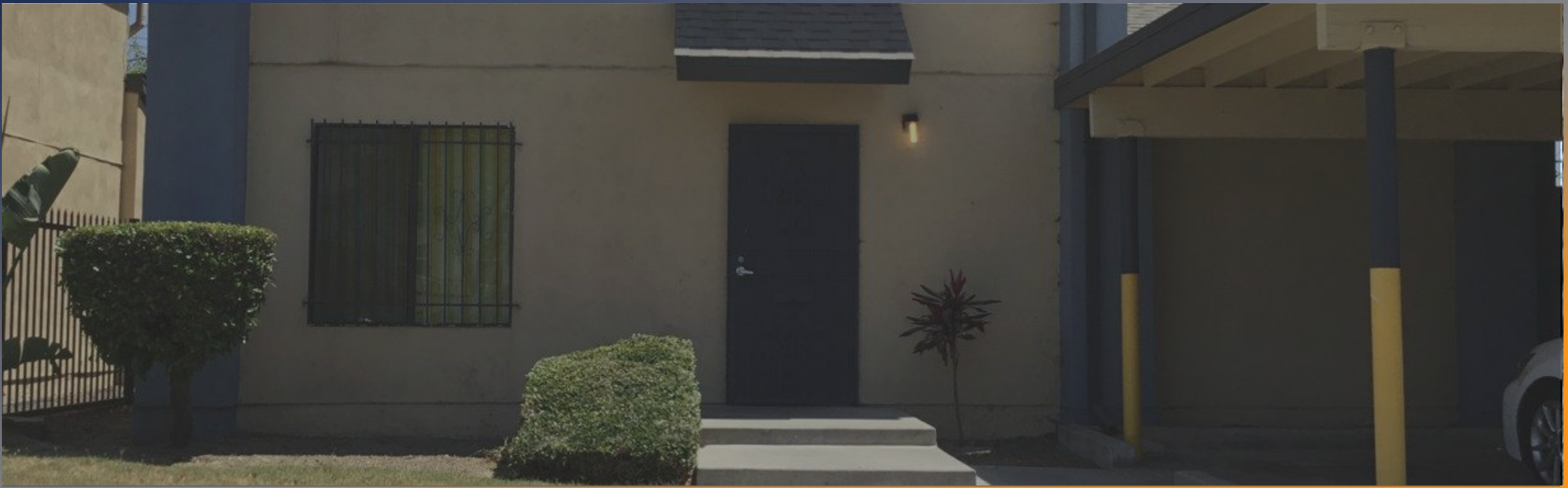
FUTURE VISION

- Preserve affordable housing units and make them available for the long-term.
- The LACDA will continue evaluating its public housing units to see if there are better, more efficient ways to operate them as affordable housing.
- Future plans include additional scattered site dispositions and Rental Assistance Demonstration (RAD) redevelopments.
- The LACDA staff will continue to keep residents informed of future plans.





QUESTIONS & DISCUSSION



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- What are your concerns?
- What's the best way to communicate with you?
- How frequently would you want updates?
- What else do you want to know?

Contact Us

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