The CDC/HACoLA is now the Los Angeles County Development Authority (LACDA)!

The LACDA combines the strength of two successful agencies - the CDC and HACoLA - that have a history of operating in tandem, as separate legal entities. Having one agency, under one management structure, and one uniform voice, better positions us to end generational poverty and homelessness, encourage community development, and empower County residents and businesses to reach their full potential.

Rest assured, the programs our clients have become accustomed to, and the excellent service quality they receive, will not change. The new structure simply allows us to streamline budgeting, staffing, and programmatic operations, and more importantly, create a singular and more distinctive identity both internally and to our community partners.

We look forward to working with you, and for you.

Did You Know about the New Rent Stabilization Ordinance?

On December 20, 2018, the Los Angeles County Board of Supervisors adopted a Temporary Rent Stabilization Ordinance (RSO) that was made retroactive to September 11, 2018. Recently, on April 16, 2019, the Los Angeles County Board of Supervisors adopted an extension of the Temporary RSO. The extension took effect on May 16, 2019 and is set to expire on December 31, 2019.

The extended Temporary RSO mandates the following for the unincorporated area of the County of Los Angeles:

- Temporarily prohibits rent increases in excess of 3% above the monthly rent (single-family residences, condominiums, and housing constructed after February 1, 1995 are exempt)
- Prohibits more than one rent increase in any 12-month period
- Regulates the reasons for which a landlord may terminate a tenancy for all residential rental properties

The Temporary RSO voids rent increases over 3% that went in effect after September 11, 2018. If a renter already paid a rent increase over 3%, the overpayment must be returned. Property owners may either pay this in one lump sum or issue a credit against future rent due over a six-month period.

The Temporary RSO includes a rent increase process for property owners who believe they are not receiving a fair rate of return on their property. It also allows property owners with 50 or fewer rental units to pass on the direct cost of the Measure W parcel tax to renters (approved by voters in the November 2018 election).

To find out if a property is in unincorporated Los Angeles County, visit the Los Angeles County Registrar-Recorder/County Clerk website at https://lavote.net/apps/precinctsmaps and select “District Map Look Up By Address.”

Should you have questions about the Temporary RSO, contact the Los Angeles County Department of Consumer and Business Affairs by calling (833) 223-RENT (7368), emailing Rent@dcba.lacounty.gov, or visiting their website at www.rent.lacounty.gov.
New Policies Effective July 1, 2019

The Administrative Plan outlines the policies and operating procedures that govern LACDA’s Section 8 Housing Choice Voucher (HCV) rental assistance program. The Administrative Plan can be found at www.lacda.org.

1. Allowable Family Additions Policy
   Currently, the LACDA allows the addition of minors if a social service agency, such as the Department of Children and Family Services or the Department of Public Social Services, previously approved the addition. Now, the LACDA will expand its policy to include the addition of “foster adults.”

2. Housing Choice Voucher Waiting List Local Preference – Homeless Admission Preference
   Currently, the LACDA provides an HCV Waiting List local preference to homeless families. Effective July 1, 2019, the LACDA will expand its current HCV waiting list local preference to include families that are referred by an LACDA-approved local service provider because they are moving from a transitional or permanent supportive housing program. Secondly, the LACDA will also expand its homeless preference to include homeless families or individuals that are eligible for a Violence Against Women Act Emergency Transfer from an LACDA rental housing program. Lastly, the LACDA will explore the feasibility of implementing a policy that would require its HCV waitlisted families to obtain certification of homelessness through a Coordinated Entry System.

3. Special Housing Types
   Currently, the LACDA permits a voucher holder to lease the following types of housing, as a reasonable accommodation: Congregate Housing; Group Home; Shared Housing; Cooperative Housing; Single Room Occupancy; and Homeownership. Effective July 1, 2019, the LACDA will remove the need of a Reasonable Accommodation and will permit the voucher holder to submit a request for the type of housing that best suit his/her needs. The housing types selected must continue to meet U.S. Department of Housing & Urban Development’s respective housing type definition and Housing Quality Standards requirements for tenancy approval.

4. Use of Alternative Inspections for Biennial Inspections
   Currently, the LACDA requires that each unit under a Housing Assistance Payment (HAP) contract have a biennial HQS inspection no more than 24 months after the most recent initial or biennial inspection. Effective July 1, 2019, in accordance with HUD regulation, the LACDA may elect to meet its biennial inspection requirement by accepting a comparable passed inspection performed under the Home Investment Partnership Program or housing financed using Low Income Housing Tax Credits or inspections performed by HUD.

5. Project-Based Voucher Program Housing Assistance Payment Contract Term
   Currently, the LACDA may enter into a Project-Based Voucher (PBV) HAP Contract with an owner for an initial term of up to 15 years. Effective July 1, 2019, LACDA will extend the initial term to not more than 20 years.

6. Project-Based Voucher Program – Public Housing Conversions
   Effective July 1, 2019, the LACDA will include regulatory requirements and discretionary policies that will permit the conversion of Public Housing to PBV assistance. Public Housing selected for PBV conversion will be subject to announcement before the LACDA’s governing board of commissioners.

Seeking Section 8 Volunteers! 2020 Annual Plan

Have you ever wondered why the LACDA operates the way it does? Do you wish you could share your concerns or ideas about its rules and policies? Here is your opportunity to learn the answers to these questions and have your input heard. The LACDA is recruiting Section 8 Program volunteers for its Resident Advisory Board (RAB) Committee that will assist with the 2020 Annual Plan process.

The RAB provides the opportunity for Section 8 participants to present input on matters that affect them, including new policies and plans. After all, who knows better, what you need, what you want, and what will assist you and your family the most? As a RAB Committee member, all you have to do is attend a minimum of one meeting each year that takes place in October/November. Should you wish to volunteer in this year’s committee, you may email AssistedHousingCompliance@lacda.org, or call (626) 586-1991 and express your interest. Be sure you provide your name, a contact phone number, and any questions you may have. An LACDA representative will contact you with details.