New Rent Increase Request Policy

The Housing Authority of the County of Los Angeles (HACoLA) no longer limits the submittal of a rent increase request only at the time of the participant’s annual reexamination. Now, the owner may request a rent increase at any time after the initial term of a lease and in accordance with any rent increase provisions specified in the lease. If the request is approved, the owner may not request another rent increase during the twelve month period from the effective date of the last approved rent increase. Owners whose rent increase requests are denied reserve the right to resubmit a rent increase request at any time in the future.

Further, HACoLA no longer mails the rent adjustment cover letter and form to owners at the time of the participant’s annual reexamination packet mailing. Owners may submit their rent increase request online via the owner’s portal.

ATTENTION PROPERTY OWNERS AND MANAGERS:
Veterans and Homeless Families are in Need of Your Rental Housing!

HACoLA has received more funding to continue its efforts to end homelessness among veterans throughout Los Angeles County. Veterans assisted through the Veteran’s Affairs Supportive Housing (VASH) program receive a higher payment standard and can utilize their voucher to lease units located in the City of Los Angeles and Pasadena Jurisdiction. HACoLA partners with the Greater Los Angeles Veterans Affairs Medical Center and other community providers to house and provide supportive services to veterans and homeless families.

Your rental units are desperately needed to house our veterans and their families by the end of 2015. If you are interested in helping a veteran, or homeless family in need of housing, you may list your unit through HACoLA’s housing locator services:


New Payment Standards

As of July 1, 2015, HACoLA set its payment standards to the following:

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>SRO</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payment Standard (PS)</td>
<td>$685</td>
<td>$913</td>
<td>$1,103</td>
<td>$1,424</td>
<td>$1,926</td>
<td>$2,145</td>
<td>$2,467</td>
<td>$2,789</td>
<td>$3,110</td>
<td>$3,432</td>
</tr>
<tr>
<td>Mobile Home Space Rent:</td>
<td>$570</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

The payment standards are established by the United States Department of Housing and Urban Development’s (HUD) Fair Market Rents. The payment standards are the maximum amount HACoLA can pay landlords (rent + utilities). Your payment standard is determined by the number of persons in your family. HACoLA must use the SMALLER of the number of bedrooms in the rental unit of the number of bedrooms on the voucher to determine the payment standard. For example, if a family locates a two-bedroom unit with a three-bedroom voucher, the two-bedroom voucher payment standards must be used. These payment standards do not affect families assisted under the VASH Program.

Section 8 Fiscal Year 2015 Policy Changes

The following are new policy changes for the 2015-2016 fiscal year. For all current policies you may refer to the Administrative Plan at www.HACoLA.org.

1 Limited Waiting List Preference

In 2014, HACoLA eliminated the former homeless set-aside program and implemented the limited homeless waiting list preference for homeless families who are referred by one of the HACoLA’s partner Community-Based Organizations (CBO). Now, in addition to referrals from these organizations, HACoLA will expand the preference to families who are already listed on the HCV waiting list and self-disclose their homeless status. These families once selected, must obtain a certification from any organization qualified to determine their homeless status.

Examples of organizations that may be qualified to determine the family’s status include, but are not limited to, government agencies (Department of Mental Health, Department of Public Social Services, etc.), homeless service providers, homeless shelters, non-profit organizations, CBOs, and faith-based organizations.

2 Family Composition

HACoLA requires that applicant(s) must qualify for assistance as a family, as defined by the agency. Previously, HACoLA required that a group of persons who are not related by blood, marriage, or operation of law, provide evidence of a stable relationship such as a lease agreement, or joint bills/bank statements.

In an effort to ensure equal access to HACoLA's rental assistance programs, these families will no longer be required to provide evidence of a stable relationship.
3 Verification of Jurisdictional Preference

Families who are selected from the waiting list under the jurisdictional preference must provide proof that they live or work in HACoLA’s jurisdiction at the time of selection from the waiting list. Families who cannot provide such proof are returned to the waiting list without the benefit of the preference.

Now, in addition to the items that are already listed in the Administrative Plan, HACoLA may also accept other documents, certifications, declarations, or combinations thereof, to verify that the family lives or works in the jurisdiction. As with any documents, HACoLA may reject any document it considers to be falsified, altered, or otherwise not authentic.

In addition to the changes above, below is a major policy that has now been added to the Administrative Plan:

4 Data Compliance System (DCS)

HACoLA uses the DCS, which automatically provides publically available arrest data from Los Angeles County law enforcement agencies. HACoLA verifies all of the information collected on its applicants and participants and takes appropriate action related to program violations. As a result of DCS, HACoLA no longer conducts compliance checks or home visit inspections.

5 Criminal Background Screening

- Prohibition of parole or probation—HACoLA will no longer deny admission to individuals who are currently on parole or probation, including summary probation.

- Look back period—HACoLA reduced the look back period for drug-related criminal activity from three years to two years. This only applies to drug-related criminal activity. The three-year look back period for violent and other criminal activity will remain in effect.

- Definition of violent criminal activity—HACoLA has revised its definition of violent criminal activity to read as follows: “Any activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.”

- Definition of other criminal activity—HACoLA has revised its definition of other criminal activity to read as follows: “Criminal activity which may threaten the health or safety of other residents or persons residing in the immediate vicinity.”