Two Programs, One Goal

The Housing Authority of the County of Los Angeles (Housing Authority) is on the forefront of the fight to end homelessness and has implemented two new programs to help address the lack of available housing units in Los Angeles County. These groundbreaking programs, the Landlord Veteran Incentive Program (VIP) and the Homeless Incentive Program (HIP), incentivize renting units to homeless Veterans and families. These programs include the following components:

- **Holding Fee**: Incentivizes landlords to rent housing units to homeless individuals and families by offering one month’s free rent to hold available units while applicants are referred.
- **Move-In Assistance**: Provides move-in assistance such as security deposit, utility assistance, and furniture essentials.
- **Damage Claim**: Provides financial assistance to landlords to mitigate damage caused by tenants during their occupancy.

The Housing Authority is asking owners to extend a helping hand today! For VIP Information, e-mail LandlordVIP@hacola.org, or call (626) 586-1572. For HIP Information, email HIP@hacola.org or call (626) 586-1585.

Section 8 Fiscal Year 2016 Policy Changes

Please take a moment to read the new policy changes for fiscal year (FY) 2016-2017 to stay informed as a participating landlord. For all current policies, you may refer to the Administrative Plan, which outlines the policies that govern the Housing Authority’s administration of its Housing Choice Voucher (HCV) rental assistance program, also referred to as Section 8. The Administrative Plan can be found at www.hacola.org.

The following are new policy changes for FY 2016-2017.

1. **Victims of Sex Trafficking Waiting List Preference** The Housing Authority currently has a waiting list preference for families who live and work in jurisdiction and are referred to the Housing Authority by law enforcement agencies, subject to Executive Director approval. The types of referrals allowable under this preference include victims of domestic violence, person’s involuntarily displaced to avoid reprisals, or displaced victims of a hate crime.

   Under the FY 2016-2017 Administrative Plan, the types of allowable referrals have been expanded to include “victims of sex trafficking.”

2. **Homeless Waiting List Preference** The Housing Authority currently has a waiting list preference for homeless families referred by an eligible organization. The number of homeless families that qualify for the waiting list preference is currently limited to a number determined annually by the Housing Authority. To qualify for the waiting list preference, homeless families must be referred by County agencies with a contract or Memorandum of Understanding (MOU) in place with the Housing Authority, or by Community-Based Organizations (CBO) contracted with the Housing Authority.

   Under the FY 2016-2017 Administrative Plan, the Housing Authority now requires homeless families that qualify for this preference to be referred by an eligible entity utilizing a Coordinated Access System. The referring entity must provide a certification of the family’s homeless status. Annually, the Housing Authority will assign a percentage of applications, as approved by its governing Board of Commissioners, not to exceed thirty-five percent of expected annual voucher attrition towards the homeless preference list period.

3. **Mandatory Use of a Coordinated Access System** Currently, the Housing Authority does not require its partner agencies to use a Coordinated Access System to refer homeless families for housing assistance.

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Under the FY 2016-2017 Administrative Plan, the Housing Authority now requires the use of a Coordinated Access System for homeless referrals for the following programs. The Coordinated Access System used by the Housing Authority is the Coordinated Entry System that coordinates providers’ efforts, creates a real-time list of individuals experiencing homelessness in local communities, and provides a means to quickly match people to available housing resources.

**Earned Income Disregard Applicability:** The Earned Income Disregard (EID) is designed to promote self-sufficiency for eligible families with disabilities in the HCV program who meet the definition of a “qualified family.”

Under the previous regulations, families were eligible to receive the EID benefit for no more than 24 months, which could be spread across a 48-month time period to account for potential changes in the employment status of the family member whose original employment caused the family to be eligible for EID. The Housing Authority was required to track the employment of such family members and stop and start the EID benefit accordingly.

Under the FY 2016-2017 Administration Plan, the EID benefit applies for a straight 24-month period, with a set start and end date, which means the benefit is no longer spread across a 48-month time period. There are no changes to EID eligibility criteria, the benefit amount of the EID, the single lifetime eligibility requirement, or the ability of the applicable family member to stop and restart employment during the eligibility period.

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**Learn the Benefits of the Owner Portal**

The Housing Authority is your partner in helping you remain up-to-date on your rental properties and encourages you to take advantage of the convenience. The Owner Portal allows you to have 24/7 access to important forms, as well as inspections reports. If you have yet to register, you may do so by going to [www.hacola.org](http://www.hacola.org) and selecting the Section 8 Owner Portal menu option. You will need your vendor identification number, and the last four digits of your social security, or tax ID number. Be sure to use your preferred e-mail account to receive notifications.

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