Beginning July 1, 2018, with the Board of Commissioners’ (Board) approval, CDC/HACoLA will begin conducting HQS inspections at least biennially (within 24 months) for the Section 8 Housing Choice Voucher (HCV) program. This means instead of inspecting your unit annually (within 12 months), HACoLA will begin scheduling and inspecting its assisted units biennially (within 24 months). In 2016, the U.S. Department of Housing and Urban Development (HUD) gave public housing agencies the discretion to make changes to the HQS inspection schedule for units receiving continued housing assistance payments through the HCV program.

Families receiving rental assistance from the following programs will continue to have their units inspected annually: the Continuum of Care Program (CoC); Housing Opportunities for Persons with AIDS; Moderate Rehabilitation; Preservation; Project Based Vouchers (PBV); Veteran Affairs Supportive Housing Programs (VASH), and VASH PBV Programs.

**Important Updates for the HCV Program**

During the week of April 9, 2018, the CDC/HACoLA’s HCV program resumed application and eligibility activities. These activities were suspended in April 2017 when HUD determined the agency’s HCV program to be in a financial shortfall due to anticipated funding reductions in Housing Assistance Payments (HAP). This designation affected the agency’s HCV funding and mandated the implementation of cost-saving measures to manage the funding cuts.

Effective the week of April 9, 2018, the agency is no longer denying a family’s request to move to a “higher cost unit,” or “higher cost area.”

**Rent Increase Requests and the Online Owner Portal**

Currently, the CDC/HACoLA accepts owner address changes, direct deposit enrollments, or other changes submitted via the online Owner Portal. Effective July 1, 2018, rent increase requests must also be submitted via the online Owner Portal.

The CDC/HACoLA uses an industry leading rent comparable system to determine if a request for a rent increase meets the rent comparability requirement. If the new rent is not comparable, the agency will advise both the owner and the family that the increase cannot be approved. If the rent comparable allows a partial rent increase, the owner will be notified, and the partial increase will be processed upon the owner’s approval.

The Owner Portal is your partner in helping you remain up-to-date on your rental assistance matters. The online portal, accessible via the website, allows you to perform tasks such as submitting a change of address or a change of a direct deposit account. You may also view or download your HAP statements, as well as contact your tenant’s case manager with the click of a few buttons. Owners have 24/7 access to inspections reports as well as other important forms.

Registering only takes a moment and it is free! If you have not registered yet, you may do so by going to [www.hacola.org](http://www.hacola.org) and selecting My Account, Owner Portal (Section 8) from the menu options. You will need your vendor identification number, and the last four digits of your social security number or tax ID number. Be sure to use your preferred e-mail account to receive notifications.
Have you heard of the Homeless Incentive Program (HIP)?

The CDC/HACoLA launched HIP early last year and has been hosting events throughout the Los Angeles County to inform landlords about the benefits of participation. HIP provides financial rewards and safeguards to owners who agree to rent to formerly homeless families or individuals who are being assisted via a federal housing subsidy program such as the CoC, VASH, or other Section 8 programs.

The HIP is part of an unprecedented and comprehensive effort funded through Measure H, the Los Angeles County’s quarter cent sales tax that go to provide services for the homeless. HIP is comprised of three major components:

1. A one-month payment to hold the rental unit while a tenant is referred and screened for tenancy.
2. Move-in assistance, such as money to cover the expense of a security deposit and/or utility connection fees.
3. Financial assistance to landlords to mitigate damage caused by tenants during their occupancy.

Landlords interested in participating in HIP are invited to contact Hector Lemus, Supervisor, at (626) 586-1585, or email HIP@HACoLA.org.

New Payment Standard

Effective June 1, 2018, the CDC/HACoLA increased its Payment Standards to the following:

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>SRO</th>
<th>0-bdr</th>
<th>1-bdr</th>
<th>2-bdr</th>
<th>3-bdr</th>
<th>4-bdr</th>
<th>5-bdr</th>
<th>6-bdr</th>
<th>7-bdr</th>
<th>8-bdr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payment Standard</td>
<td>$800</td>
<td>$1,067</td>
<td>$1,284</td>
<td>$1,663</td>
<td>$2,231</td>
<td>$2,467</td>
<td>$2,837</td>
<td>$3,207</td>
<td>$3,577</td>
<td>$3,947</td>
</tr>
</tbody>
</table>

The Payment Standards are established by HUD Fair Market Rents. The Payment Standards are the maximum amount CDC/HACoLA can pay landlords for gross rent (rent plus utilities) and is determined by the number of bedrooms authorized for each family. The agency must use the smaller of the number of bedrooms in the rental unit or 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 Payment Standard must be used. These higher Payment Standards increase housing options for voucher holders searching for housing in the extremely competitive Los Angeles County rental market.

Upcoming Housing Commission Meetings

The Housing Commission (Commission) is an advisory body to the CDC/HACoLA. The Commission reviews housing matters before they are scheduled for the Board agenda. The Commission meets the fourth Wednesday of each month at 12 noon at various CDC/HACoLA facilities. Upcoming meetings dates and locations are listed below.

**August 22, 2018**
CDC/HACoLA Headquarters
700 W. Main Street
Alhambra, CA 91801
(626) 586-1504

**September 26, 2018**
South Bay Gardens
230 E. 130th Street
Los Angeles, CA 90061
(310) 532-8498

Please note: meeting locations are subject to change. Please confirm the location prior to the date of the meeting by calling (626) 262-4510 or (800) 731-4663.