

How Can I Participate in the Housing Choice Voucher Program?

As an applicant...

Families are assisted as vouchers become available and are called from a waiting list based on a system of preferences at the time of application. Please visit www.hacola.org to find out if the waiting list is open, or for information on how to apply when it becomes available.

As a port-in from another jurisdiction...

If you reside in another jurisdiction and desire to move to Los Angeles County, please contact your assigned case manager, or portability coordinator at your local public housing authority, and request information on how to transfer your case.

As a prospective owner...

The Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) hosts landlord briefings during which attendees are fully educated on the process and procedure of the HCV Program. Please call the Section 8 Public Liaison at (626) 586-1650 if you would like to attend the next landlord briefing. Owners may list their available rental units on the Los Angeles County Housing Resource Center website at: <http://housing.lacounty.gov/> or by calling toll-free at (877) 428-8844.

Connect with us at www.hacola.org









Equal Housing Opportunity

Revised 10/18/2018

	<p>Main Headquarters 700 West Main Street Alhambra, CA 91801 (626) 262-4510</p> <p>Satellite Office 2323 East Palmdale Blvd. Suite B Palmdale, CA 93550 (661) 575-1511</p>
<p>Community Development Commission/ Housing Authority of the County of Los Angeles</p>	<p>Executive Director Monique King-Viehland</p> <p>County Supervisors Hilda L. Solis Mark Ridley-Thomas Sheila Kuehl Janice Hahn Kathryn Barger</p>

Section 8 Housing Choice Voucher (HCV) Program



“Empowering individuals toward self-sufficiency, one family at a time.”



**COMMUNITY DEVELOPMENT
COMMISSION/HOUSING
AUTHORITY OF THE COUNTY
OF LOS ANGELES**

Housing Choice Voucher Program

The Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) administers a Federally-funded Section 8 Housing Choice Voucher (HCV) Program through a cooperative agreement with the U.S. Department of Housing and Urban Development (HUD). This Program is designed to provide affordable, safe, decent, and sanitary rental housing for families with limited means. As vouchers and funding become available, eligible families are selected from the waiting list. Vouchers can be used anywhere in the U.S., including the U.S. Virgin Islands, Guam, and Puerto Rico.

The HCV Program enables families to locate housing in the private rental market. Housing must be located within CDC/HACoLA's jurisdiction, rents must be comparable to similar unassisted units, and landlords must be willing to participate. When families begin renting assisted units, they must pay a minimum of 30%, not to exceed 40%, of their adjusted monthly income towards rent and utilities.

Screening Procedures

CDC/HACoLA screens families for participation in the HCV Program using income and household size. Landlords are screened to prove ownership of the property, and suitability for the Program. There are HUD restrictions on owners who are related to HCV participants. It is the owner's responsibility to screen potential tenants. Any screening of tenants is subject to Fair Housing laws.

Security Deposit

The amount of the security deposit should be the same amount charged to non-program participants given the same circumstances. California state law limits the security deposit to two-

times the contract rent if the property is unfurnished. The security deposit for furnished properties may equal three times the contract rent. The initial proposed contract rent and any subsequent rent increase is subject to CDC/HACoLA approval.

Does Any Lease Qualify?

Any approved lease may be used as long as the HUD Tenancy Addendum is used in conjunction with the lease. CDC/HACoLA will provide the HUD Tenancy Addendum. A copy of the lease must be submitted to the families assigned program specialist for approval prior to executing the lease. The initial lease term for any assisted unit is one year. Upon renewal, owners and tenants can opt to renew for subsequent one-year terms.

Rent Payments

Rental payments to owners are the combination of both the tenant rent portion and the portion designated to be paid by the CDC/HACoLA. Payments are scheduled to reach owners by the first of each month. For new leases, payments may be delayed due to the initial processing period. Tenants must pay the amount of rent designated by their program specialist, within the timeframe required by their lease. HCV Program tenants cannot be held legally responsible for unpaid portions of rent due from the CDC/HACoLA to the owner. Owners can never collect additional monthly rent amounts from tenants more than the CDC/HACoLA designated monthly tenant rent for the assisted unit.

Who Pays Utilities?

The tenant must pay for any utilities designated by the lease. It is both the tenant and owner's responsibility to ensure that the tenant responsible utilities are placed in the tenant's name.

Failure to maintain working utilities for periods longer than 24 hours in an assisted unit is considered a violation of the Program rules and regulations, and grounds for termination.

Housing Quality Standards (HQS)

Federal regulations define basic HQS, which all assisted housing must meet before it can be rented with subsidized assistance. HQS helps protect families by assuring a basic level of acceptable housing units. The property must be inspected before a lease can commence and at least once every other year to continue eligibility. Biennial inspections are often scheduled around the same time of the tenant's recertification. When necessary, an interim inspection may be scheduled to resolve complaints or any other concerns. HQS must be maintained during the durations of participation in the HCV Program. If at any point a unit fails inspection, the owner and/or tenant are given proper notice to correct the deficiencies.

For Owner-Related Deficiencies

If owner related deficiencies are not corrected in a reasonable time-frame, CDC/HACoLA will terminate payments to the landlord, and the tenant may have to move.

For Tenant-Related Deficiencies

If tenant-related deficiencies are not corrected in a reasonable time-frame, the tenant may lose their rental assistance.

Eviction

A family participating in the HCV Program can be evicted for the same reasons an unassisted tenant can be evicted through the local courts. The Code of Federal Regulations requires that both tenant and owner notify the CDC/HACoLA when a notice to vacate or eviction has been issued. The State of California requires that a HCV Program assisted household be provided a 90-day notice to vacate.