

FISCAL YEAR 2021 ADMINISTRATIVE PLAN: POLICY CHANGES

Every year, the Los Angeles County Development Authority (LACDA) submits an Administrative Plan to its Board of Commissioners and the U.S. Department of Housing and Urban Development (HUD) for approval as an attachment to its Annual Plan. The Administrative Plan governs the administration of the Section 8 Housing Choice Voucher (HCV) Program. The Fiscal Year (FY) 2021 Administrative Plan has been approved and the updates below are effective July 1, 2021.

1) Waiting List Local Preferences

- The Administrative Plan mandates that the LACDA give priority for continued tenant-based assistance to a project-based family that chooses to terminate their lease after the first year of occupancy.
- The Administrative Plan includes a local preference category for LACDA rental assistance program transfers approved by the Director of Housing Assistance for the following programs: Continuum of Care; Family Unification Program; and Housing Opportunities for Persons with AIDS.

2) Verification of Legal Identity and Social Security Number (SSN) During a Declared Disaster or Emergency

- The Administrative Plan includes a Declared Disaster or Emergency situation clause that will permit the LACDA the flexibility, during the initial leasing process, to use a certified statement and/or documentation that the family has undertaken actions to obtain proper documentation to satisfy HUD Legal Identity and SSN verification requirements.

Please take a moment to read the new [FY 2021 Administrative Plan](#) policy updates in their entirety to stay informed.



OWNER PORTAL

The Owner Portal helps you remain up-to-date on rental assistance matters. The Portal, accessible via the LACDA website, allows you to perform tasks such as submitting a change of address or signing up for/changing a direct deposit account. Owners have 24/7 access to inspection reports as well as other important forms. You may also submit your rent increase request, view or download your Housing Assistance Payment (HAP) statements, as well as contact your tenant's case manager with the click of a few buttons.

If you are not already using the Owner Portal, or have not used it in a while, please visit www.lacda.org to access or create an account.

Coming Soon! The LACDA will be launching a new and improved Owner Portal. More information coming soon.

PROPERTY OWNERS

YOU ARE THE KEY!

TO HOUSING STABILITY

Open Doors benefits property owners financially and provides enhanced customer service to increase the number of rental units available to subsidized families in Los Angeles County's highly competitive rental housing market.

Property owner assurances include:

- SIGN ON BONUS
- VACANCY LOSS PAYMENTS
- DAMAGE MITIGATION
- PEACE OF MIND

Questions? (626) 586-1984

OWNER WORKSHOP

Tenant workshops are designed to provide an opportunity to learn about new policies and Section 8 HCV Program updates.

July Lunch & Learn

- Customer Service Unit
- Family Self-Sufficiency

Thursday, July 22, 2021

11:00 A.M. - 12:30 P.M.

Register in advance for this Zoom meeting at <https://bit.ly/3gSrpBv>

After registering, you will receive a confirmation email containing information about how to join the meeting.

Questions?

Phone: (626) 586-1654

Email: HCVWorkshops@lacda.org

ENTERING THE RENTAL UNIT TO MAKE REPAIRS

The LACDA understands that sometimes a tenant may make it difficult for you to correct Housing Quality Standard (HQS) failures. Provisions in a standard lease should allow you the right to gain access to the rental unit to make necessary repairs. If you attempt to make repairs, but the tenant does not allow access, you should:

- Refer to state and local regulations regarding entry to a rental unit, or seek legal advice.
- Document attempts and inform the LACDA's Inspections Unit, however, it is still your responsibility to ensure repairs are done within 30 calendar days (non-emergency fail deficiencies).

If you have made attempts to gain entry (during reasonable times and after reasonable notice) and were not allowed entry by the tenant, you may submit documented attempts to the Inspections Unit. The Inspections staff will counsel the tenant and remind them of their responsibilities under the Certified Statement of Family Obligations and program rules.

Repeated violations regarding LACDA policies related to HQS may include a Proposal of Program Termination.

