Housing Choice Voucher

Landlord Symposium

California

Day 2: March 3, 2021
Technical Questions: Submit to the Host using the CHAT feature.

HCV Questions for the Presenters: Submit using the Q&A feature.

Any additional thoughts or questions can be submitted anytime to landlordtaskforce@hud.gov.
Welcome

Ali Sutton
Deputy Secretary for Homelessness
*Homeless Coordinating and Financing Council*
State of California Business, Consumer Services and Housing Agency
Day 2: Agenda

Housing Our Veterans: HUD-VASH Vouchers

• VASH Overview
• Panel Discussion: Incentives and Support for Landlords Renting to Veterans
• Landlord Listening Forum
HUD-VA Supportive Housing (HUD-VASH) Program Overview

Trevor Auser
San Francisco PIH Director
HUD-VASH Partners

- Department of Veterans Affairs (VA)
- Department of Housing and Urban Development (HUD)
- Public Housing Agencies (PHAs)
- Landlords
Panel Discussion: Incentives and Support for Landlords Renting to Veterans with Vouchers

Veterans Affairs
Danica Bogicevic, LCSW-C, VISN 21 Network Homelessness Coordinator

Veterans Affairs
Nicholas Madsen, Assistant Director, HUD/VASH

Los Angeles County Development Agency
Tracie Mann, Director of Housing Assistance

Santa Rosa Housing Authority
Rebecca Lane, Housing and Community Services Manager

San Francisco Housing Authority
Tonia Lediju, PhD, Acting Executive Director and Transition Lead

Moderator: Trevor Auser
San Francisco PIH Division Director
Danica Bogicevic, LCSW-C
VISN 21 Network Homelessness Coordinator
Service Area: Northern California
Nicholas Madsen
Assistant Director, HUD/VASH
San Francisco VA Health Care System
Service Area: Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, San Francisco, and San Mateo Counties
Number of HUD-VASH Vouchers: 1,850
Los Angeles County Development Authority

Tracie Mann
Director of Housing Assistance

Service Area: The Los Angeles County Development Authority (LACDA) serves the unincorporated areas of Los Angeles County and 62 incorporated cities.

Number of Vouchers: 25,302
Number of HUD-VASH Vouchers: 2,692
HCV California Landlord Symposium
March 3, 2021
Agenda

1. LACDA Veterans Affairs Supportive Housing (VASH) Program Overview
2. Pandemic Efforts
3. Incentive Programs
LACDA Veterans Affairs Supportive Housing (VASH) Program Overview

PROGRAM OVERVIEW
The LACDA received its first VASH award in 2009. Since that time, the LACDA has continued to be awarded VASH allocations to assist homeless veterans in L.A. County. To date, the total VASH allocation is 2,692.

In order to meet utilization goals for this program, the LACDA implemented the following best practices:

- A uniform VASH application
- Increased communication between the VA, service providers, and the LACDA
- Weekly conference calls to find solutions to delays in housing veterans
- Removing administrative hurdles associated with porting to other jurisdictions through Memorandums of Understanding (MOUs) with nine neighboring PHAs

VASH INTERAGENCY AGREEMENTS
- Baldwin Park
- Burbank
- Inglewood
- Kern County
- L.A. City
- Long Beach
- Norwalk
- Pasadena
- Redondo Beach
COVID 19 – Waivers and Streamlining

- VASH application available for electronic submission and staff review
- Virtual appointments with VA and with VASH clients
- Optional Designation of Authorize Representative/Signatory Form, which allows a third-party representative to act on the veteran’s behalf to assist in meeting eligibility requirements
- Flexibility signing and returning voucher
- Centralized email for submission of Requests for Tenancy Approval
- Remote Video Inspections, with inspection availability within one to two days
- Phone banking voucher holders to assist with questions, vacancy list, and other resources
- Able to report income changes verbally or through email, and using waivers to accept self-certification
- Identified and removed barriers for security deposit assistance – LACDA created a verification letter to identify if a veteran is not Supportive Services for Veteran Families (SSVF) eligible
  - This allows for the move-in assistance to be processed more expeditiously
LACDA Homeless Incentive Program – Strategy B4 and Facilitating the Utilization of Federal Housing Subsidies

On February 9, 2016, the Los Angeles County Board of Supervisors approved a comprehensive set of 47 strategies covering six areas to address the increasing homeless population:

- Prevent Homelessness
- Subsidize Housing
- Increase Income
- Provide Case Management and Services
- Create a Coordinated System
- Increase Affordable/Homeless Housing

The Board also approved $100 million in one-time funding to support these strategies.

December 2016: Recognizing the need for ongoing Homeless Initiative funding, the Board approved an ordinance, placing Measure H on the ballot.

Measure H is a ¼ cent sales tax for L.A. County which expected to generate $355 million annually for 10 years.

The goal in first five years was to help 45,000 families/individuals escape homelessness and enable 30,000 others to stay housed.

March 2017: County voters approved Measure H, with 69.34% favoring the landmark measure.
LACDA developed the Homeless Incentive Program (HIP) to encourage landlord acceptance of subsidized tenants with a U.S. Department of Housing and Urban Development (HUD) voucher issued by LACDA.

HIP provides the following services:

- Vacancy payments to hold units
- Security Deposit/Move-in Assistance
- Housing Counseling and Retention Services
- Damage Mitigation/Property Compliance Fund
- Vacancy Loss

PHA Expansion:

- Through Measure H, the HIP expanded to seven other PHAs in L.A. County. Together these PHAs committed 2,000 vouchers annually to the Homeless Initiative yearly.

- L.A. City, Glendale, Pomona, Burbank, Pasadena, Redondo Beach, Long Beach, Culver City, and Norwalk.
Baldwin Rose
Affordable Housing for
Formerly Homeless Veterans
Located in El Monte, California
Santa Rosa Housing Authority

Rebecca Lane
Housing and Community Services Manager

Service Area: Santa Rosa & Sonoma County
Number of Vouchers: 1,903
Number of HUD-VASH vouchers: 414
San Francisco Housing Authority

Tonia Lediju, PhD
Acting Executive Director and Transition Lead

Service Area: City and County of San Francisco
Number of Vouchers: 13,647
Number of HUD-VASH Vouchers: 1,023
Q&A

Please submit questions through the Q&A feature at the bottom of your screen
HUD wants to hear from you!

• Polls.
• If you would like to share thoughts on a particular topic, when cued by the moderator, please send a chat with the poll number to all panelists. You may be asked to unmute your line.
• Please limit your time to 1-2 minutes.
Interested in Becoming an HUD-VASH Landlord?

2. Select a tenant.
3. Make sure housing meets minimum standards.
4. Sign lease and HAP contract, and start receiving payments.
Next Up:
California Landlord Symposium
Day 3 - March 4: Regulatory Flexibilities to Improve Landlord Participation: Innovations during COVID-19 and Small Area Fair Market Rents

HCV Landlord Participation Webinar 4: Spring, 2021
Inspections
Questions: landlordtaskforce@hud.gov
Additional Resources:
https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/landlord