



Housing Choice Voucher Landlord Symposium

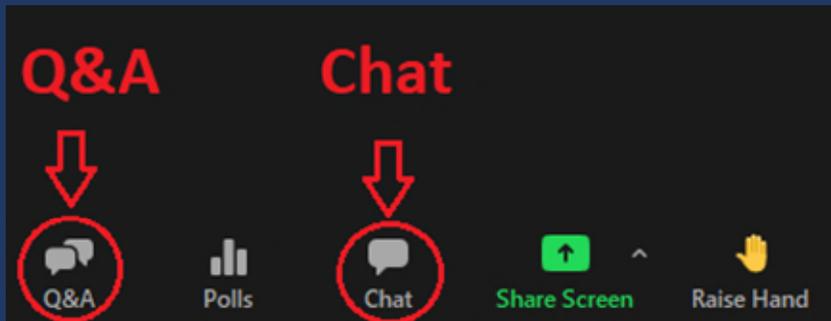
● California ●

Day 2: March 3, 2021

Housekeeping

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

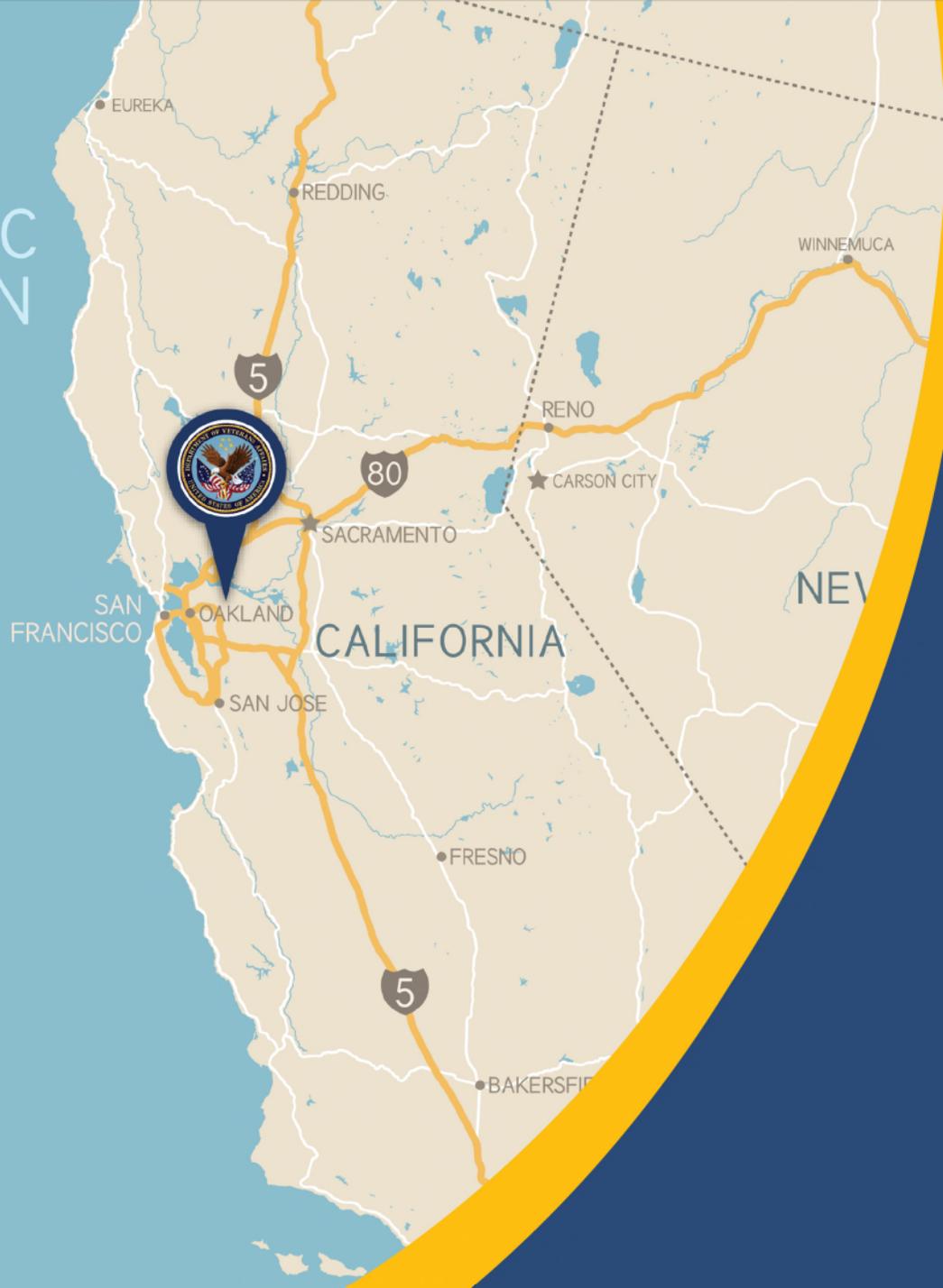
Rebecca Lane,
Housing and
Community
Services Manager

San Francisco Housing Authority

Tonia Lediju, PhD,
Acting Executive
Director and
Transition Lead

Moderator: Trevor Auser
San Francisco PIH Division Director

PACIFIC
OCEAN

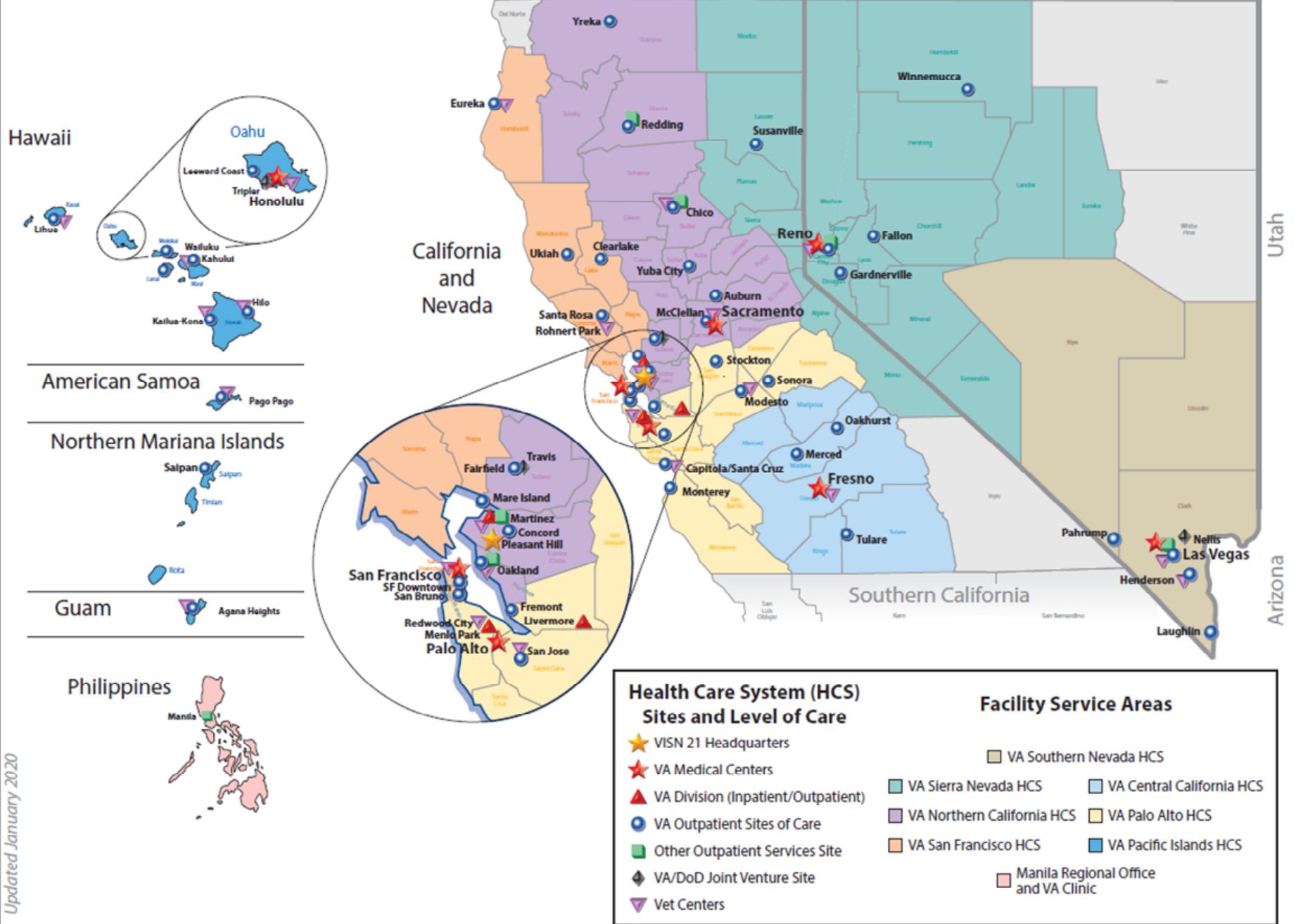


Veterans Affairs

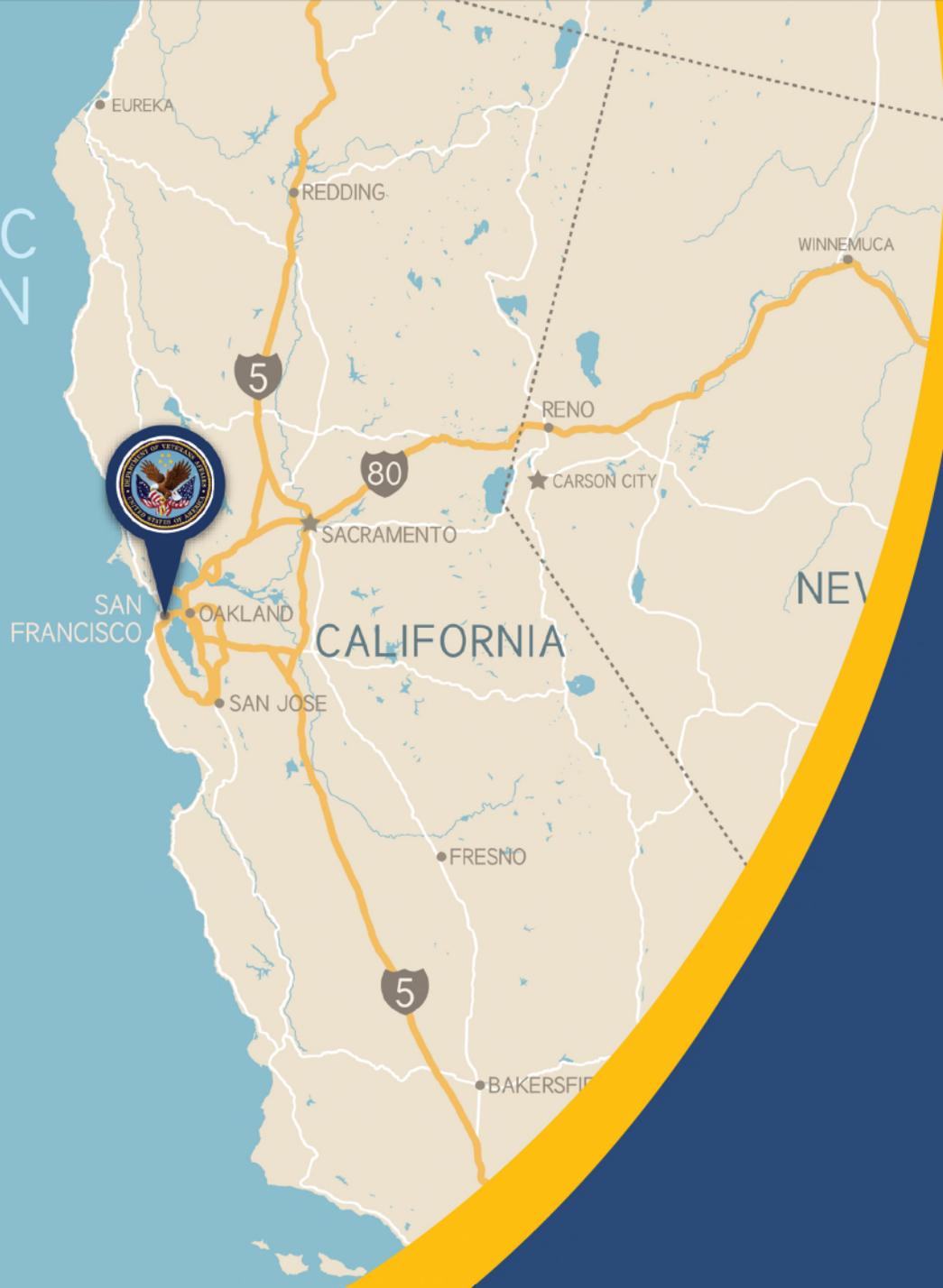
Danica Bogicevic, LCSW-C
VISN 21 Network Homelessness
Coordinator

Service Area: Northern California

VA Sierra Pacific Network (VISN 21)



PACIFIC
OCEAN



Veterans Affairs

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

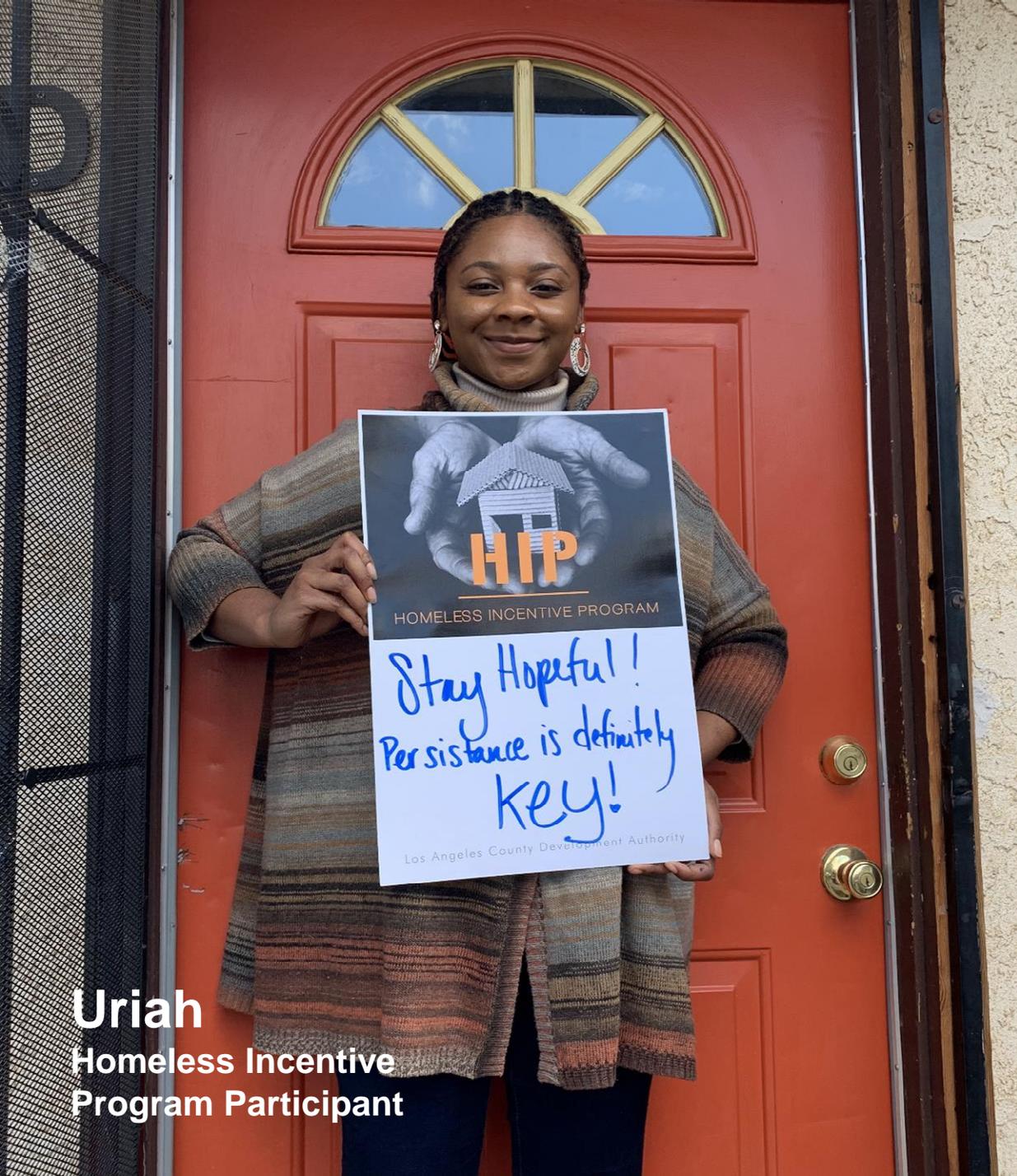


LACDA

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

HCV California Landlord Symposium

March 3, 2021



Uriah
Homeless Incentive
Program Participant

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
- ▶ Inglewood
- ▶ L.A. City
- ▶ Norwalk
- ▶ Redondo Beach
- ▶ Burbank
- ▶ Kern County
- ▶ Long Beach
- ▶ Pasadena

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 Homeless Incentive Program – Strategy B4 and Facilitating the Utilization of Federal Housing Subsidies (cont.)

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.



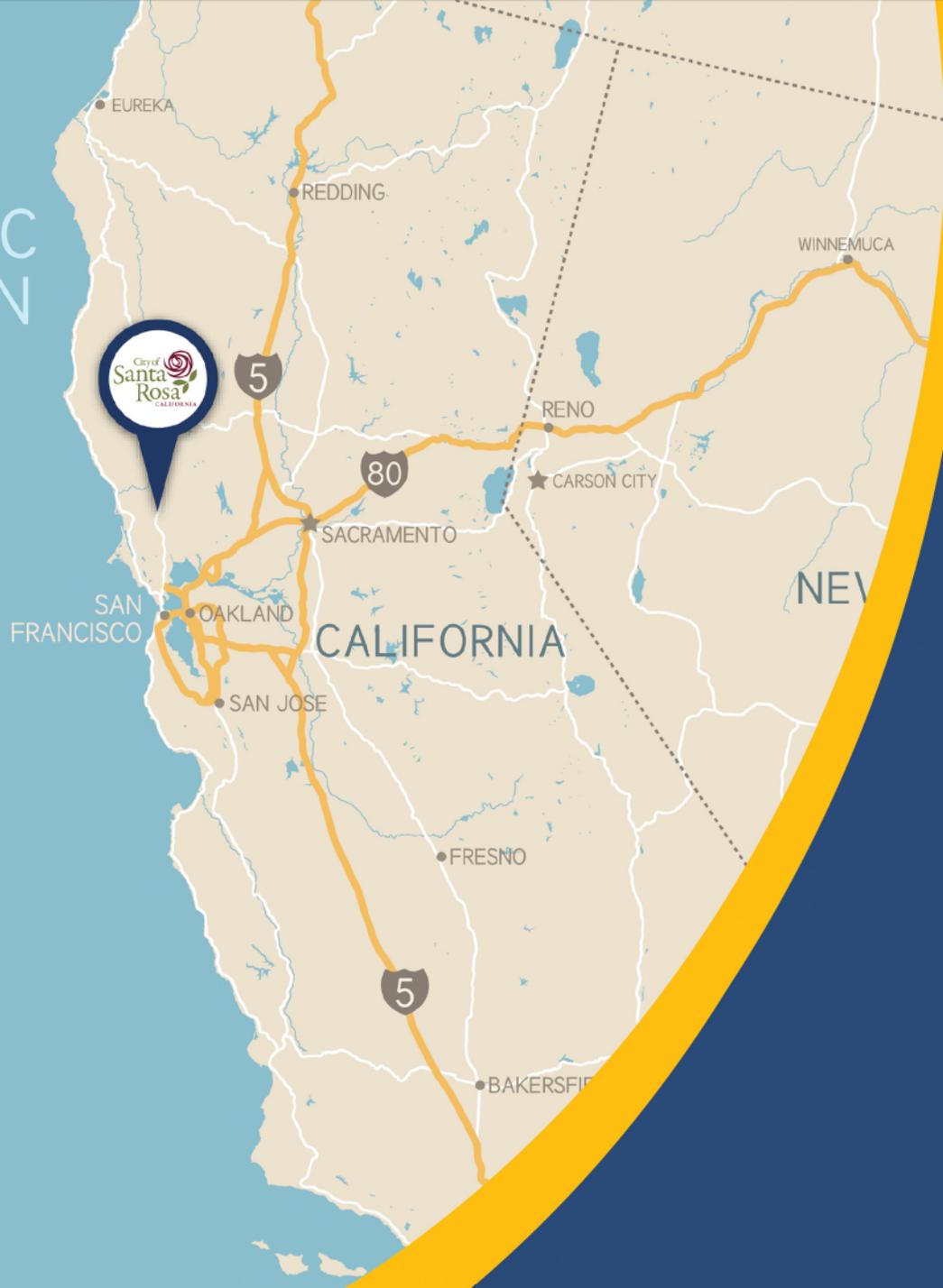
Baldwin Rose

Affordable Housing for
Formerly Homeless Veterans
Located in El Monte, California

7853-9959

< LEASING OFFICE
BALDWIN ROSE
WEST

PACIFIC
OCEAN



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

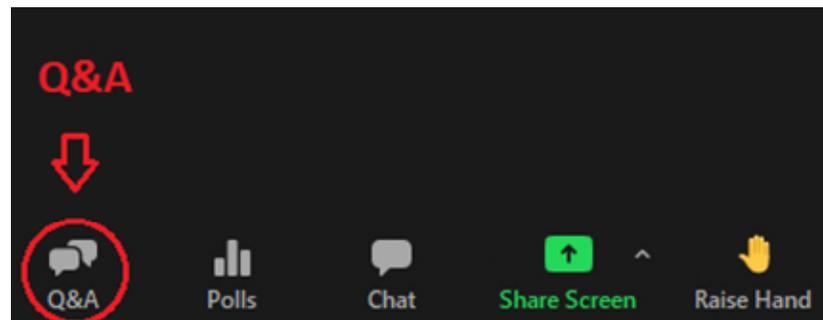
Number of Vouchers: 13,647

Number of HUD-VASH Vouchers: 1,023



Q&A

Please submit questions through the Q&A feature at the bottom of your screen



Landlord Listening Forum

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?



INTERESTED IN BECOMING A HOUSING CHOICE VOUCHER (HCV) LANDLORD?

The role of the landlord in the HCV program is to lease decent, safe, and sanitary housing to a tenant at a reasonable rent. The housing unit must pass the program's housing quality standards (HQS) and be maintained up to those standards as long as the owner receives housing assistance payments (HAPs).

1. CONTACT YOUR LOCAL PUBLIC HOUSING AUTHORITY (PHA)

Landlords who would like to rent to voucher holders should contact their local PHA(s). The PHA may provide you details on the local process and the method for posting your vacant units. The PHA may also share locally used websites or platforms for advertising available rental units. Use the following link to find your local PHA's contact information: https://www.hud.gov/program_offices/public_indian_housing/pha/contacts.

2. SELECT A TENANT

The PHA admits eligible families to its HCV program. Select and approve one of these voucher holders based on your own rental criteria, then fill out the voucher holder's Request for Tenancy Approval form. The PHA must determine that the proposed rent is reasonable compared to similar units in the marketplace and not higher than those paid by unassisted tenants on the premises.

3. MAKE SURE HOUSING MEETS MINIMUM STANDARDS

An inspector will conduct an HQS inspection. All housing units with HCV tenants must meet the following thirteen (13) HQS performance requirements both at commencement of assisted occupancy and throughout the assisted tenancy:

- Sanitary facilities
- Food preparation and refuse disposal
- Space and security
- Thermal environment
- Illumination and electricity
- Structure and materials
- Interior air quality
- Water supply
- Lead-based paint
- Access
- Site and neighborhood
- Sanitary conditions
- Smoke detectors

4. SIGN LEASE AND HAP CONTRACT, AND START RECEIVING PAYMENTS

Once you and the tenant sign a lease and you submit the signed lease to your local PHA, you will receive a HAP contract from the PHA to sign. Once the HAP contract between you and the PHA is executed, you will begin to receive monthly HAPs from the PHA and the remainder of the rent payment from the tenant.

Resources

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/landlord

1. Contact your local PHA.
(https://www.hud.gov/program_offices/public_indian_housing/pha/contacts)
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