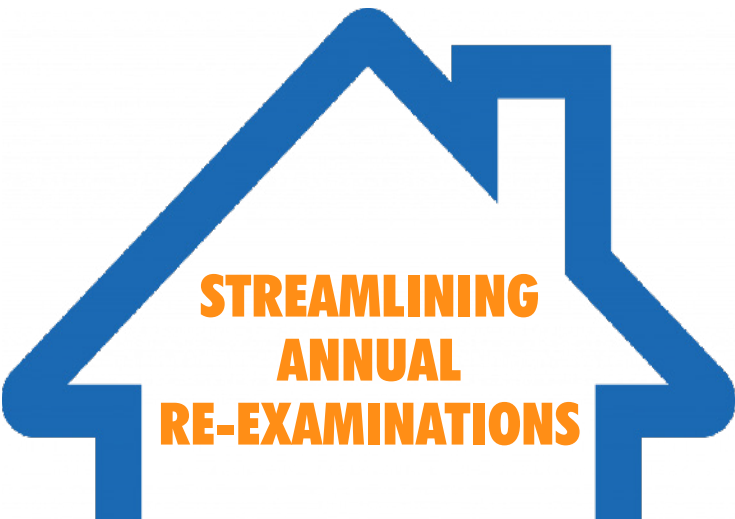




## 2023 ADMINISTRATIVE PLAN CHANGES

The Administrative Plan governs the administration of the Section 8 Housing Choice Voucher (HCV) Program. The Fiscal Year (FY) 2023 Administrative Plan is now complete, and the new and/or revised policies below are effective July 1, 2023. You may visit [www.lacda.org/section-8/shared-info/public-documents](http://www.lacda.org/section-8/shared-info/public-documents) to access the LACDA's Administrative Plan.



### STREAMLINING ANNUAL RE-EXAMINATIONS

Starting December 2023, the Los Angeles County Development Authority (LACDA) is implementing a streamlined Annual Re-examination process for HCV-assisted families with 90% or more fixed income. Fixed sources of income include:

- Social Security and Supplemental Security Income (SSI) benefits;
- pensions;
- annuities;
- disability or death benefits; and
- other sources of income subject to a Cost-of-Living Adjustment.

This process will be available to eligible families every three years and is currently only applicable to Section 8 and Project-Based Voucher (PBV) Program families. Please be advised that eligible families that receive a mailed (paper) Annual Re-examination packet will be receiving a condensed version of the packet.

## FAMILY DECLARATION OF ASSETS UNDER \$5,000

---

The HCV Program will now permit families who have combined net assets of \$5,000 or less to provide a self-declaration certification instead of having to supply computer-generated documents verifying each asset. This process will be available to eligible families every three years and is currently only applicable to Section 8 and PBV Program families.



## VERIFICATION OF DISABILITY

The Administrative Plan now includes a policy clarifying that the information regarding Program participants' disability status will be firstly verified through internal use of the U.S. Department of Housing and Urban Development's (HUD) Enterprise Income Verification (EIV) system.



## LOCAL PREFERENCES AND PRIORITIES

The Administrative Plan will now include the following changes to the HCV Program's local admission preferences:

- A statement has been added to clarify that local preferences established by the LACDA must be consistent with the Public Housing Agency plan and the Consolidated Plan and must also be based on local housing needs and priorities.
- The Local Preferences section has been updated to clarify that the LACDA will assist families terminated under an insufficient funding action before selecting families from the waiting list for assistance under its local preferences.
- The 5% carve-outs for homeless referral applications specifically for elderly families and Transitional Aged Youth are now removed. These populations will continue to be prioritized through different means.
- The LACDA has now prioritized a maximum of 50 vouchers for victims of human trafficking.
- The LACDA will no longer prioritize referrals from law enforcement agencies since there is no longer a local need.

## CRIMINAL BACKGROUND SCREENING FOR MINORS THAT MAY BE SUBJECT TO A LIFETIME SEX-OFFENDER REGISTRATION REQUIREMENT

The LACDA will no longer require minors to undergo a criminal background screening for a lifetime sex-offender registration requirement upon admission to the Program.

## FAMILY UNIFICATION PROGRAM, FOSTER YOUTH, STATUTORY HOUSING LIMITATION EXTENSION

HUD provided guidance that allows eligible Family Unification Program (FUP) and Foster Youth to Independence (FYI) youth to receive an extension of housing assistance of up to 24 months. This extension is available for youth who are participating in a Family Self-Sufficiency (FSS) Program or youths who have engaged in education, workforce development, or employment activities. If you are a Transitional Age Youth, the LACDA encourages you to contact the FSS Program at [fssprogram@lacda.org](mailto:fssprogram@lacda.org) for more information.

# Upgrade Your Property and Increase Your Savings

Add value to your property, improve tenant comfort, and reduce maintenance costs with the Southern California Regional Energy Network (SoCalREN) Multifamily Program. This Program offers technical assistance and financial incentives when you make energy-saving improvements to your property.

## Participate in Four Easy Steps

### 1. Access No-Cost Consulting



An energy consultant from the SoCalREN team will work with you to identify measures and connect you to incentive and financing programs.

### 2. Get an Assessment



An energy assessment will identify the opportunities to upgrade the energy efficiency of your property.

### 3. Make Improvements



Have a licensed, qualified contractor install energy efficiency measures. Some measures may be self-installed (contact the Program for more details).

### 4. Receive Incentives\*



Earn incentives for the amount of energy saved, based on the measures installed. The more you save, the more incentives you can earn!

\*Improvement incentive based on energy savings achieved. Higher savings achieved will lead to higher incentive levels. Program restrictions apply.

## Enjoy the Benefits

When you make energy-efficient upgrades, you can:

- Save on utility bills.
- Enjoy reduced operating and maintenance costs.
- Lower maintenance costs.
- Increase tenant comfort.
- Contribute to regional environmental improvement goals.
- Access financing and incentives.

## Confirm Your Eligibility

To participate in the Program, your multifamily projects must meet the following criteria:

- Be in a property served by either Southern California Edison (SCE) or SoCalGas.
- Be in a building that contains a minimum of five connected units.
- Include at least three energy efficiency measures.
- Achieve a minimum of 10,000 kWh OR 1,000 therm energy savings.
- Reach project completion and approval within 12 months of the date of reservation.

## Get started!

Visit [socalren.org/multifamily](https://socalren.org/multifamily)  
Email [multifamily@socalren.org](mailto:multifamily@socalren.org)  
Call (877) 785-2237



## Frequently Asked Questions

### Where does the money for these incentives come from?

The SoCalREN Multifamily Program is funded by SoCalGas and SCE ratepayers under the auspices of the California Public Utilities Commission (CPUC). The funds for this Program are collected by the utilities and distributed by CPUC.

### Our tenant spaces are separately metered. Must improvements be installed within the units to qualify for the incentives?

The improvements can be installed in the common areas or in tenant units. There must be at least three energy efficiency measures installed overall, including but not limited to interior lighting, exterior lighting, window replacements, efficient showerheads, faucet aerators, wall insulation, and cool roof(s).

### Can I use your incentives to install solar electric?

Solar power generation is not eligible. Solar thermal water heating for domestic hot water or swimming pools is eligible.

### Do I have to get a permit for the improvements?

Yes, any improvements requiring a permit by your local municipality must be permitted. For any central air conditioning or heat pump projects, SB 1414 requires proof that the permit has been closed in order to receive the incentive.

### Is there a cap on the incentive amount for my project?

Project incentives are based on energy savings per the Assessment Report. The incentive is capped at 60% or 75% of the total approved project cost, based on the Assessment Report. The maximum incentive amount is provided in the Reservation Letter.

### Are there income requirements to participate in the Program?

No, there are no income restrictions, but projects located in certain ZIP codes may be eligible for the higher 75% capped incentive amount.

### Does the Program offer financing?

No, the program does not offer financing. Contact your Account Manager about financing options available outside of the Program.

### Can the incentives be used for new construction?

The incentives do not apply to new construction, only energy efficiency upgrades to existing properties.

### Does the Property Owner have to use any specific contractors?

Yes, the installation contractor must be approved for participation in the Program. If your preferred contractor is not already approved for participation, your Account Manager will assist the contractor in completing participation requirements.

## Energy Efficiency Improvement Incentives

See below for details on the improvement amount based on energy efficiency improvement (incentive caps apply).

Properties located in Disadvantaged Communities (DACs) will receive:

\$0.57/kWh and \$6.00/therm

Non-DAC properties will receive:

\$0.33/kWh and \$3.50/therm





## SoCAL EVEN ACCESS MULTIFAMILY CHARGE 4 ALL PROGRAM

# UPGRADE YOUR MULTIFAMILY PROPERTY AND PREPARE FOR THE FUTURE

Los Angeles County is committed to providing the benefits of transportation electrification to all communities. Prepare now and give your tenants accessibility with electric vehicle (EV) charging. You'll get a **rebate of up to \$2,500 per EV charger installed**.\* Plus, the SoCal EVen Access Multifamily Charge 4 All Program team is available to help with step-by-step support.

### PARTICIPATING IS EASY

To participate in the program, your multifamily property must meet the following criteria:

- Be located in a disadvantaged community's ZIP code or hard-to-reach area within Los Angeles County.
- Receive utility service from Southern California Edison.
- Have the parking space capacity to support at least one EV charging station.

### ENJOY THE BENEFITS

When you install EV chargers, you can:

- Reduce operating costs
- Attract new tenants and retain current tenants
- Increase the value of your property
- Save time and money with easy installation
- Give your tenants the convenience of charging on-site
- Prepare now for future EV regulations

### Get Started!

For more information, or to inquire about project eligibility, please contact us.

Call: **(213) 312-1740** | Email: **info@multifamilycharge4all.com**

Visit: **multifamilycharge4all.com**

\*Limit six per property.

The LA County SoCal EVen Access Multifamily Charge 4 All Program is administered by the County of Los Angeles and funded by a grant from the California Energy Commission.

LAC 05/25/23

