

# HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS

JULY 2024

## DID YOU KNOW?



### 2024 ADMINISTRATIVE PLAN CHANGES

Visit <https://www.lacda.org/section-8/shared-info/public-documents> to access the 2024 Administrative Plan.

The Administrative Plan governs the administration of the Section 8 Housing Choice Voucher (HCV) Program. The Fiscal Year (FY) 2024 Administrative Plan is now complete and the new and revised policies are **effective July 1, 2024**. Below are the major changes you should be aware of:

- The agency has implemented a Stability Voucher Program for individuals and families experiencing or at-risk of homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and veterans and families that include a veteran family member that meets one of the criteria.
- As a discretionary policy, and if supplemental funding permits, income from research-related supplemental cash payments that resemble Universal Basic Income, Guaranteed Income Pilot, or Guaranteed Income Program in California, will not be counted for family income calculation.
- The agency has updated the list of HCV Program family obligations to include the family's responsibility to permit the Los Angeles County Development Authority (LACDA) and/or owner to inspect the unit at reasonable times and, upon reasonable notice, allow the property owner/manager access to the unit to make repairs.
- Language has been added to Chapter 4 of the Administrative Plan to allow more flexibility in the receipt and/or issuance of Program applications via alternate mediums that include electronic submittals and/or and the Coordinated Access System.

Although the Administrative Plan contains Housing Opportunity Through Modernization Act of 2016 (HOTMA) and National Standards for the Physical Inspection of Real Estate (NSPIRE) rules the LACDA will begin practicing these rules pursuant to the required implementation dates.



**WE WANT YOU TO BE PART OF OUR CREW!**

[Click here for a list of employment opportunities available.](#)

## Housing Opportunity Through Modernization Act of 2016

Beginning on **January 1, 2025**, HOTMA requires Public Housing Agencies (PHAs) like the LACDA to make changes to the way the HCV Program calculates income and income deductions, including Project-Based Vouchers (PBV). The rule aims to align the HCV Program with industry standards by considering cost-of-living adjustments based on current economic circumstances. You will be informed by the LACDA before these changes take effect.



## VIRTUAL OWNER ENGAGEMENT HOUR

**We know You Have Questions.  
We're Here To Provide Answers.**

The **LACDA Owner Engagement Hour** occurs twice a month and provides owners the opportunity to ask LACDA staff about general Program questions. Expert staff will also be available to provide information on the following topics:

- Request for Tenancy Approval (RTA) Process;
- Housing Quality Standards (HQS);
- Inspections; and
- LACDA Incentives.

For additional information regarding the upcoming event, please contact us at: (626) 586-1985 or [HIP@lacda.org](mailto:HIP@lacda.org).

### JUNE EVENTS

**Wednesday, July 3, 2024**

10:00 A.M. - 11:00 A.M.

Teams Link: <https://bit.ly/4ay9eLT>

**Wednesday, July 17, 2024**

3:00 P.M. - 4:00 P.M.

Teams Link: <https://bit.ly/49CcEfA>

**NEW  
HOUSING  
INSPECTIONS**



### National Standards for the Physical Inspection of Real Estate (NSPIRE) Guidelines

Effective **October 1, 2024**, the LACDA will begin conducting housing inspections based on the NSPIRE guidelines implemented by the U.S. Department of Housing and Urban Development (HUD). This new method for inspecting and assessing HUD-assisted housing ensures that residents live in safe, habitable homes. It also guarantees that the items, both inside and outside of the unit, are functionally adequate, operational, and free of health and safety hazards. You may access the NSPIRE inspection standards by visiting [hud.gov](http://hud.gov) and selecting NSPIRE Standards.

## Have You Joined RENT CAFÉ ?

Sign up now for 24/7 access to:

- Book a Virtual Appointment; and
- View Housing Assistance Payments.

For help signing up, or questions regarding your Rent Café Portal account, e-mail [RentCafePortal@lacda.org](mailto:RentCafePortal@lacda.org). [Click here](#) to access the Rent Café Portal.

## Apply Now: FREE Lead-Based Paint Remediation

Owners of multifamily properties with five or more units may be eligible for up to \$25,000 per unit for the remediation of lead-based paint hazards in the interior and exterior of units, and health and safety improvements. The costs of the lead-based paint inspections as well as all construction activities (including relocating your tenants if necessary) to remove any identified hazards are **100% covered**.

Enrolled properties will receive free testing for chipping or peeling lead-based paint hazards. If any hazards are found, the remediation program will provide the certified contractors, all materials, and inspection services to remediate lead-based paint hazards inside and outside of your units and other related repairs that caused the lead-based paint to deteriorate.

**FOR MORE INFORMATION  
OR TO START THE  
APPLICATION PROCESS,**

**CALL (626) 586-1790**