

## 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.



## RESIDENT ADVISORY BOARD

Have you ever wondered why the LACDA operates the way it does? Would you like to share your concerns or ideas about our policies and procedures? The LACDA is recruiting volunteers for its Resident Advisory Board (RAB) Committee that will assist with the 2025 Five-Year Agency Plan process.

The RAB provides an opportunity for HCV and PBV Program participants to provide input that affects them, like new policies and plans. As a RAB Committee member, all you have to do is attend a minimum of one meeting per year in mid-November.

If you wish to volunteer, e-mail [HADCompliance@lacda.org](mailto:HADCompliance@lacda.org), or call (626) 586-1991, to express interest. Be sure to include your name, a contact phone number or e-mail address, and any questions you may have. An LACDA representative will contact you with more details.

## 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 ?

- 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.



# HOUSING RIGHTS WORKSHOP

## SIGNAL HILL RESIDENTS

Thursday, July 25, 2024, 5:30 P.M. - 7:00 P.M.

### TOPICS:

Fair housing laws including protection for families with children and disability accommodations.

Source of income protections, eviction process, rent increases.

### LOCATION:

Signal Hill Public Library  
Community Room  
1800 E. Hill Street  
Signal Hill, CA 90755



[www.housingrightscenter.org/workshops](http://www.housingrightscenter.org/workshops)

Registration is encouraged.

# Lunch & Learn

Lunch & Learn workshops are designed to provide participant families and owners an opportunity to learn about Section 8 HCV Program requirements that may affect rental assistance.

Thursday, July 18, 2024

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

Register in advance for this Teams meeting at: <https://bit.ly/4dZfqia>

After registering, you will receive a confirmation e-mail with information about how to join the meeting.

### QUESTIONS?

(626) 943-3841 • [HCVWorkshops@lacda.org](mailto:HCVWorkshops@lacda.org)