



**SECTION 8
HOUSING CHOICE
VOUCHER PROGRAM**

LACDA


FIND

RENT


PARTNER



**Modest
Affordable
Housing**



**In the
Private Market**



**With the
LACDA and
Property Owner**

**ENCANTO
COURT**

The Housing Choice Voucher (HCV) Program, commonly known as the Section 8 Program, is federally-funded by the U.S. Department of Housing and Urban Development (HUD). The HCV Program assists eligible households to afford decent, safe, and sanitary housing in the private market. At initial occupancy, the family must pay 30%, but no more than 40%, of its adjusted monthly income for rent.

Eligibility

Eligibility for a housing voucher is determined by the Los Angeles County Development Authority (LACDA) based on the total annual gross income, family size and is limited to U.S. citizens and specified categories of non-citizens who have eligible immigration status.

The Property Owner is also responsible for screening their potential tenants for suitability subject to Fair Housing and other applicable laws, regulations, and statutes. HUD also has regulatory requirements for owners and participants who are participating in the HCV Program.

Security Deposit

Security deposits should be the same amount charged to unassisted tenants. California law limits the security deposit to two times the rent if the property is unfurnished, and three times for furnished properties.

Leases

Leases are used in conjunction with the HUD Tenancy Addendum. A copy of the lease must be submitted to the LACDA for approval. The initial lease term for any assisted unit must be a minimum of one year.

Utilities

The tenant must pay for any utilities designated by the lease. Failure to maintain working utilities for periods longer than 24 hours in an assisted unit is a violation of the HCV Program requirements and grounds for termination.



Rent Payments

The LACDA will issue families entering the Program a voucher that offers assistance payments based on their income.

Property Owners will receive a combination of the tenant's portion and the portion designated to be paid by the LACDA. Payments are released to the Property Owners by the first of each month. Tenants must pay the amount of rent designated by the LACDA, within the timeframe stipulated in their lease.

Tenants cannot be held legally responsible for unpaid portions of rent due from the LACDA. Owners can never collect more than the LACDA's designated monthly tenant rent portion for the assisted unit.

Housing Quality Standards (HQS)

All assisted housing must meet HQS before receiving subsidized assistance. HQS must be maintained through the duration of participation in the HCV Program. If at any point a unit fails inspection, the owner and/or tenant is given proper notice to correct the deficiencies.

If owner-related deficiencies are not corrected in a reasonable timeframe, the LACDA will terminate payments to the Property Owner, and the tenant may have to move. If tenant-related deficiencies are not corrected in a reasonable timeframe, the tenant may lose their assistance.

Rent Increases and Rent Stabilization Ordinances

California State law and Program regulations require property owners to give their tenant and the LACDA a 60-day advanced notice of intent to increase the rent. The amount of rent to the property owner may also be subject to rent control limits under State or local law, which the LACDA will consider. The LACDA will notify the property owner and the tenant of any approved changes to the contract rent payment.

Eviction

Families can be evicted for the same reasons an unassisted tenant can be evicted through local courts. Property Owners must notify the LACDA when a notice to vacate, or eviction has been issued. California requires that an assisted household be provided a 90-day notice to vacate.

For more information on the Los Angeles County Rent Stabilization, visit www.dcba.lacounty.gov, or contact the Housing Rights Center at (800) 477-5977.

GET STARTED

Applicants

Please visit [lacda.org](https://www.lacda.org) to find out if the waiting list is open, or for information on how to apply when it is open. As vouchers and funding become available, eligible families are selected from the HCV Program waiting list. To check if a rental unit is within the LACDA's service area, visit: <https://www.lacda.org/section-8/shared-info/where-we-operate>.

Owners

Property Owners must be willing to accept a family's voucher. The LACDA hosts briefings during which prospective Property Owners are educated on HCV processes and procedures.

If you are interested in participating in the Section 8 Program, and your rental unit is located outside of the LACDA's service area, you may contact the City Hall of Administration and inquire about rental subsidy housing options.

Porting In

If you are a voucher holder and reside in another jurisdiction and desire to move to Los Angeles County, please contact your assigned housing specialist, or the portability coordinator for your local public housing agency, and request information on how to transfer to Los Angeles County.

Questions? Call (626) 262-4510



[lacda.org](https://www.lacda.org)

January 2022