



Landlord Incentives for Housing the Homeless



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Some facts

- Los Angeles County is home to one of the largest homeless populations in the Country. There are over an estimated 40,000 homeless individuals on the streets. Approximately 4,700 are homeless veterans.
- Although there is funding to help end homelessness among Veterans, we are in need of landlords that are willing to rent to them.
- In an attempt to eliminate this barrier, the Housing Authority has been awarded over \$2 million from the Los Angeles County Board of Supervisors through the Homes for Heroes Initiative and Homeless Initiative to implement landlord incentive programs.



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Landlord Veteran Incentive Program (VIP)

- Landlord VIP complements the Veterans Affairs Supportive Housing Program (VASH)
- Holding Fee of up to one month's rent to hold a vacant unit.
- Move-in assistance such as security deposit, utility assistance, and furniture
- Damage Claim for unit costs beyond the security deposit.



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Homeless Initiative Program (HIP)

- HIP complements the Section 8/Housing Choice Voucher (HCV) and Continuum of Care (CoC) programs.
- Holding Fee of up to one month's rent to hold a vacant unit for a homeless individual/family.
- Move-in assistance such as security deposit, utility assistance, and furniture.
- Damage Claim is a financial safety net to landlords for unit costs beyond the security deposit.



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How the Landlord VIP and HIP Work

- 1) Landlord completes a pre-Request for Tenancy Approval (pre-RTA) form and submits to HACoLA.
- 2) HACoLA staff contacts landlord to schedule an HQS inspection of the vacant unit.
- 3) Landlord enters into a signed agreement with HACoLA to hold the unit for a homeless Veteran and receives a monetary incentive.
- 4) A homeless Veteran or individual with an active HACoLA voucher or certificate is quickly referred to the vacant unit.



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Steps After Receiving and Approving a Referral

- 1) A lease agreement is completed between the owner and the tenant and a copy is sent to the Housing Authority for review.
- 2) The lease agreement is reviewed by the case-manager, along with all other pertaining new contract documents, to ensure there are no discrepancies.
- 3) Paperwork is cleared and a new Housing Assistance Payment (HAP) contract is created for the owner to review and sign.
- 4) Owner returns the signed HAP contract and the Housing Authority releases payments to the owner.



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Interagency Agreements

- HACoLA signed an interagency agreement with the Housing Authority of the City of Los Angeles (HACLA) for the VASH and CoC programs.
- VASH and CoC applicants and participants can locate housing in either HACoLA or HACLA jurisdictions, which enables homeless families to increase their housing search.
- HACoLA has also entered signed interagency agreements with the following Housing Authorities for the VASH program:
 - City of Pasadena
 - City of Inglewood
 - City of Baldwin Park
 - City of Norwalk



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**We look forward to working
with you !**