


HACSB
Building Opportunities Together


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WELCOME TO THE HACSB LANDLORD FORUM


Please remain on mute.
To ask a question, type it in the chat addressed to "Everyone".
Answers may be provided in the chat or read out loud.

May 14, 2025

1



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AGENDA

1. Veterans Affairs Supportive Housing (VASH) Program
2. Emergency Housing Voucher (EHV) Program
3. Landlord Portal Update
4. HACSB Updates
5. Raffle
6. Questions & Answers

2




VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)

3



VASH is a form of "Section 8" Housing Choice Voucher Rental Assistance that provides housing opportunities to homeless veterans nationwide.

The HACSB partners with Loma Linda Veterans Affairs Medical Center (VAMC) to provide HUD-VASH Vouchers to qualifying vets and their families.

Together we currently support 418 vets and working on admitting more vets to our program.



4



LOMA LINDA VAMC'S ROLE

The VAMC's street outreach team identifies homeless veterans and refers vets to the HACSB.

Homeless vets can contact:

- National Call Center for Homeless Veterans at 877-424-3838;
- VAMC's Intake Team by phone at 909-825-7084 or by email at sara.griffis@va.sbcounty.gov and matt.knox@va.sbcounty.gov;
- County's Coordinated Entry System by dialing 2-1-1.

5

Inside Veteran Services

- New to VA
- Benefits Booklet

Benefits & Services

- General Benefits Information
- Disability Compensation
- Pension
- GI Bill
- Veteran Readiness & Employment
- Vet Success
- Dependents Educational Assistance
- Survivor Benefits
- Home Loans
- Life Insurance
- Traumatic Injury Insurance

Health & Well-Being

- Health Care Information
- A-Z Health Topic Finder
- My HealtheVet
- Refill Prescriptions
- Crisis Prevention
- Mental Health
- PTSD
- Public Health

Burials & Memorials



- Cemetery Services
- Burials
- Headstones & Markers
- Presidential Memorial Certificates
- Cemeteries
- Nationwide Gravesite Administration
- Burial Flags
- Burial Allowance



LOMA LINDA VAMC'S ROLE

The VAMC provides wrap around supportive services.

6





VAMC'S CASE MANAGEMENT

Vets receive compulsory case management until they reach the level of competency required to graduate from the supportive services component of the housing program.

Vets are coupled with Licensed Social Workers who serve as accountability partners, life coaches, advocates, counselors, communication facilitators, and crisis managers.

Vets are also connected with vital resources, such as US Vet's security deposit assistance, to ensure vets' success on the VASH program.

7



HACSB'S ROLE

HACSB screens vets and issues HUD-VASH Tenant Based- or Project Based- Vouchers.

An eligible vet can not:

- Be a lifetime registered sex offender
- Have income higher than 80% of the Area Median Income (AMI).

1 person	2 person	3 person	4 person	5 person	6 person
\$62,650	\$71,600	\$80,550	\$89,500	\$98,700	\$103,850

8



LIBERTY LANE

HACSB received additional funding and an award for an additional 75 HUD-VASH Vouchers.

55 Vouchers are Project Based Vouchers designated for the Liberty Lane Project.


9

FINDING A VET WITH A VASH TENANT BASED VOUCHER


- List your rental with the VAMC and HACSB.

VAMC:
www.va.gov/homeless/landlord.asp#contact-us.

HACSB: www.hacsb.com/becoming-a-landlord/.



10



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LEASING A VET WITH A VASH VOUCHER


Landlords screen VASH vets to determine suitability for tenancy and submit to HACSB a completed Request for Tenancy Approval packet.

HACSB determines:

- Affordability of rental's pricing-- vet's rent & utility cost cannot exceed 40% of AMI.
- Rent Reasonableness-- pricing aligns with that of comparable units in neighborhood.
- Rental meets HUD's Housing Quality Standards-- hacsb.com/housing-quality-standard-inspections/.

HACSB establishes a rental assistance contract with the landlord. Landlord establishes a lease with vet. Rent subsidy payments are timely made to the Landlord by HACSB.

11



We invite you to become an integral part of our collaborative effort to bolster the health, quality of life, and financial well-being of America's veterans.

12



13

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BACKGROUND ON EHV PROGRAM

- In May of 2021, HACSB was awarded 455 EHV vouchers via the American Rescue Plan Act of 2021 and successfully leased all available vouchers.
- EHV program was created to provide rental assistance to low-income families that were:
 - Homeless or at risk of being homeless,
 - Fleeing or attempting to flee: domestic violence, dating violence, sexual assault, stalking and/or human trafficking,
 - Recently homeless for whom providing rental assistance would prevent the return to homelessness.
- At the inception of the program, Congress authorized a budget amount intended to cover program costs through September 30, 2030.
- This was communicated to Housing Authorities, partners and program participants across the country.



14

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CHANGE IN PROGRAM FUNDING

- HUD recently notified Housing Authorities that EHV funding across the country will be depleted several years early.
- Although the EHV program was meant to be temporary, we did not anticipate the program would need to end well before the anticipated end date of 2030
- Reasons:
 - High success rates in voucher utilization
 - Rising housing costs impacting program sustainability
- Based on recent funding information provided by HUD, HACSB's EHV funds will be fully expended by end of year 2026.
- This is a national issue; housing authorities are working to address the situation with limited resources.

15

IMPACT ON EHV PARTICIPANTS AND LANDLORDS

- The estimated program end timeframe is based on current per unit costs, the number of participants assisted, monthly attrition of the program, and projected rent increases.
- Approximately 370-400 households will lose assistance when funds are exhausted.
- This will pose a significant hardship for hundreds of families in our county
- When funds are depleted, and participants are terminated:
 - The HAP contract ends
 - The lease ends
 - The tenant becomes responsible for the full rent amount



16




COMMUNICATION AND NEXT STEPS

- Briefed the Board of Supervisors
- Sent initial notification letters to:
 - EHV participants
 - Landlords
 - Service Providers
- Participants and landlords will receive additional notices and at least 60 days advance notice before assistance ends.
- Updates will be shared as they become available
- HACSB reviews leasing and financial planning on a bi-weekly basis for the EHV program and will be watching expenditure of funds regularly
- We understand the funding situation has been in the news and want all partners to be aware that this funding situation only applies to EHV

17

RESOURCES

- HACSB is exploring:
 - Other housing options within the county
 - Supportive services and referrals
 - Advocacy for additional funding
- Advising participants to apply for other HACSB program waiting lists
- Working with local partners to ease transition
- HACSB's Community Resource page will be updated as we identify additional resources
- <https://hacsb.com/resident-and-community-resources/>

18



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KEY NOTES FOR EHV LANDLORDS

- You will receive additional information this summer
- HACSB will continue HAP payments until funding ends
- We appreciate your support and continued partnership
- We are here to support you with this unexpected transition
- Detailed information will be provided in future notifications, keep an eye out for letters to come.

19



LANDLORD PORTAL

20



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UPDATING DIRECT DEPOSIT BANKING INFORMATION


In an effort to increase security and streamline processes, HACSB will soon be requiring Landlords / Owners / Property Managers to request changes to their EFT account information via the Landlord Portal.



If you are not currently registered on our Landlord Portal, please reach out to your Housing Services Specialist, or email: Landlordinfo@hacsb.com, to obtain your registration code.

21

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HOUSING AUTHORITY UPDATES

Payment standard policy change

- Affects programs using the Local Payment Standards
- If payment standard increases, the increase will be applied at the family's next recertification
 - Rent increases approved between recertifications may increase the family's rent portion

Example: Mary Poppins has a 2-bedroom voucher and is living in 2-bedroom unit. Her next recertification is September 2025. The last used payment standard on file is \$2,018. The current payment standard is \$2,032. The owner increases the rent to \$2,032 on June 1, 2025. The Housing Authority completes the rent computations and sends notices. The Housing Assistance Payment (HAP) does not change. The difference between the new rent and the previous payment standard of \$14 is added to the tenant's rent portion until the recertification in September.

25



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HOUSING AUTHORITY UPDATES

- Income Property Management Expo**
 - May 20, 2025 at Pasadena Convention Center
 - Visit HACSB's booth - #113
 - Free admission
 - Register at <https://ipmexpo.com>
- Landlord Workshop – 1st Thursday of each month at 2pm**
 - Reserving your spot
 - Visit: <https://hacsb.com/becoming-a-landlord/>
 - Click "RSVP Here" button
 - Select workshop date and provide your information

HACSB Landlord Workshop

Date & Time:

Please choose only one meeting to attend.

Meeting Register

Oct 3, 2024 10:00 PM
Oct 7, 2024 10:00 PM
Oct 8, 2024 10:00 PM
Oct 9, 2024 10:00 PM
Oct 10, 2024 10:00 PM
Oct 11, 2024 10:00 PM
Oct 12, 2024 10:00 PM
Oct 13, 2024 10:00 PM
Oct 14, 2024 10:00 PM
Oct 15, 2024 10:00 PM

First Name:

Email Address:

Information you provide when registering will be shared with the account owner and host and can be used and shared by them in accordance with their Terms and Privacy Policy.

26



27



28
