



# SECTION 8 TENANT NEWSLETTER

NOVEMBER 2016

## New Voucher Payment Standards

The Section 8 Voucher Payment Standard (VPS) is the most the Housing Authority can pay for rent on the family's behalf (the contract rent can never be higher than the comparable rents determined by the third party vendor). The VPS depends on your Voucher Bedroom Size.

The Voucher Payment Standards have changed as follows:

Voucher Bedroom Size	SRO	0	1	2	3	4	5	6
Voucher Payment Standard	\$776	\$1,086	\$1,314	\$1,622	\$2,099	\$2,486	\$2,858	\$3,231

### How Will the New VPS Affect You?

- For new admissions and recontracts, the new VPS will be used effective November 1, 2016.
- For annual reexaminations, the new VPS will be used at your upcoming annual re-examination, starting with re-examinations effective January 1, 2017 or later.

If you have any questions you may contact your S8 Advisor.

## Voucher Issuance up to 180 Days

To provide more efficient service to our clients due to the tight rental market, the HACLA Board of Commissioners approved a 180-day term of voucher.

Effective November 1, 2016, the voucher term for applicant and participant families will expire at the end of the 180 cumulative calendar days if the family has not requested an extension beyond the 180 days as a reasonable accommodation.

## If You are Receiving Utility Allowance Payments (UAP)

Beginning November 2016, the Housing Authority will no longer use the services of Bank of America to pay for your UAP. The HACLA has partnered with U.S Bank to issue you a Prepaid Debit Card.

You do not need to do anything to receive your Prepaid Debit Card. You will receive information from U.S Bank concerning your new card. The Prepaid Debit Card Program is only for families who receive a monthly UAP.

## Mail in Reexamination

Effective March 1, 2017 the Housing Authority will process reexaminations through mail for eligible families. Eligible families will receive a notice regarding this change. Requirements to comply with your reexamination will remain the same.

## The Housing Authority will be closed on:

Friday, November 11th in observance of Veterans Day  
Thursday, November 24th and Friday, November 25th  
in observance of Thanksgiving Day

### Walk in Hours

S8 East, West, South,  
and Valley Offices:

Tuesdays and Thursdays  
8:00am to 4:00pm

Special Programs and  
Application Offices:

Monday through Friday  
8:00am to 4:00pm

### Property Listings

Property listings are available online at: <http://www.hacla.org/propertylistings>. You can also call the toll free phone number at 1-877-428-8844 to receive printed listings.

### Report Fraud

If you suspect anyone of committing fraud, please call (800) 461-9330., or file a report online at [www.mysafeworkplace.com](http://www.mysafeworkplace.com). Your name will remain anonymous.

## Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). November workshops will cover: Seismic retrofit pass-throughs. Below is the schedule of upcoming workshops. To RSVP, call the Housing Community Investment Department (HCID) at (213) 928-9075.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, Los Angeles, CA 90017	Wednesday, November 9, 2016 Wednesday, November 16, 2016	2:00pm 6:30pm
6400 Laurel Canyon Boulevard, Suite 610, North Hollywood, CA 91606	Thursday, November 17, 2016	10:30am
1645 Corinth Ave., Rm 200, Los Angeles, CA 90025	Tuesday, November 22, 2016	10:30am

HACLA does not endorse this service

## PHADA Scholarship Program

The Public Housing Authorities Directors Associations (PHADA) offers scholarships for high school seniors living in Public or Section 8 Housing. There are three scholarship opportunities ranging from \$5000 to \$7000. For additional information, please visit PHADA's website at [www.phada.org](http://www.phada.org).

Applications are due January 27, 2017.

## Chain of Command

The Housing Authority allows participants, owners, and applicants a means of reviewing Housing Authority determinations. Participants and applicants are referred to the staff person responsible for making the decision which resulted in the complaint for an initial review of the action. If the complaint is not resolved at that level, the Housing Authority follows the chain of command, including but not limited to:

- 1) Eligibility Interviewer or S8 Advisor or Management Clerk or Housing Inspector
- 2) Assistant Housing Manager or Housing Inspector Supervisor
- 3) Manager
- 4) Ombudsperson
- 5) Assistant Director

For example, if a problem arises that is beyond the S8 Advisor's scope, the S8 Advisor must refer the problem up the Housing Authority chain of command to his/her immediate supervisor.

## S8 Advisory Meeting

The Section 8 Advisory Meeting provides an opportunity for participants to provide the Housing Authority with input on S8 policies. The next meeting is scheduled as follows:

**November 16, 2016 at 2:00pm**  
**Section 8 Valley Office**  
**6946 Van Nuys Blvd., Suite 100**  
**Van Nuys, CA 91405**

To attend e-mail [S8Advisory@hacla.org](mailto:S8Advisory@hacla.org)

You can find the Tenant Newsletter online at: <http://www.hacla.org/s8formspolicies>