



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

March - September 2013

New Voucher Payment Standards

The Housing Authority of the City of Los Angeles (HACLA) is affected by federal budget cuts which went into effect March 1, 2013. This means cost saving measures must be made to continue assisting all individuals and families on Section 8. As a result of these cuts, HACLA has lowered the maximum amount it can pay to assist Section 8 families. The maximum amount is known as the "Voucher Payment Standard" (VPS).

Please read the following carefully to see if the change to the VPS will affect your voucher and your family's share of the rent. The VPS depends on your Voucher Bedroom Size. If the gross rent (rent plus utility allowances) amount for your current unit is *higher* than the new VPS, **your share of the rent may go up**. The new Voucher Payment Standards are as follows:

Voucher Bedroom Size	SRO	0	1	2	3	4	5	6
Voucher Payment Standard	\$683	\$911	\$1,046	\$1,350	\$1,825	\$2,140	\$2,461	\$2,782

How Will the New VPS Affect You?

The new VPS will be used at your upcoming annual re-examination, starting with re-examinations effective July 1, 2013 or later. You were notified of the decrease in the VPS.

- If there is no change to your Voucher Bedroom Size, and you stay in the unit, **the rent will not be affected by the new VPS until your second annual re-examination, beginning in 2014.**
- If your Voucher Bedroom Size changes, the new VPS that corresponds to your new bedroom size will be used at the time of your upcoming re-examination. If the rent for the unit is higher than the new VPS, your share of the rent may go up. If you don't want to pay more, talk to your landlord about lowering your rent. Or you can get a voucher to move to a different unit that matches your bedroom size and rent amount.

If you have any questions you may contact Section 8 by:

Telephone: (213) 252-2500 ♦ Facsimilie: (213) 252-2028 ♦ E-mail: tenants.s8@hacla.org

HAP will Stop Once the Family Moves Out

The administrative practice regarding when housing assistance payments (HAP) stop at the time the participant family moves out of the assisted unit has been revised. Effective July 1, 2013 for all move outs in the tenant-based programs, the HACLA is required to end its HAP payments or rental assistance payments on the unit on the earlier of:

1. The date in which the family moves out from his/her current unit, or
2. The day prior to the date the family's new Section 8 lease begins, **if you remain in your unit beyond this date, you will have to pay the full amount of rent to your landlord.**

If the Housing Authority determines that the owner received HAP beyond any of the dates indicated above, the overpayment will be recaptured by the Housing Authority.

Move out reasons due to portability and single member deceased households are exempt from this new provision. For these move out reasons, the Housing Authority will pay through the end of the month the family vacated his/her current unit.

Chain of Command

The Housing Authority allows owners, applicants, and participants a means of reviewing Housing Authority determinations. All parties to an action of the Housing Authority may raise questions regarding policies and procedures whether established by the U.S. Department of Housing and Urban Development (HUD) or by the Housing Authority. Normally such questions are first directed to the lowest level of the chain of command. If the party requires further explanation, he or she is referred to the first line supervisor who is empowered to explain the Housing Authority action, to determine whether policy and procedure have been properly implemented, and to correct any errors.

Applicants and participants are referred to the staff 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 this chain of command:

1. Eligibility Interviewer or S8 Advisor or Management Clerk or Housing Inspector.
2. Assistant Housing Manager or Housing Inspection Supervisor
3. Manager
4. Ombudsperson

For example, if a complaint arises that is not resolved by the S8 Advisor, the S8 Advisor must refer the problem up the Housing Authority chain of command to his/her immediate supervisor. If an owner, applicant or participant making an inquiry requests the contact information of a S8 Manager, staff must explain the chain of command procedures stated above and refer the inquirer to the supervisor.

S8 Administrative Plan Changes

The Housing Authority of the City of Los Angeles (HACLA) is proposing to make significant changes to its Section 8 Administrative Plan for Fiscal Year 2013.

The Draft Section 8 Administrative Plan Changes will be available for public review and comment beginning Friday, August 9, 2013 through Thursday, September 26, 2013.

The 2013 Section 8 Administrative Plan changes can be viewed on the internet at: www.hacla.org click on Public Documents. The Public Hearing will be held on **Thursday, September 26, 2013** at:

Housing Authority of the City of Los Angeles
2600 Wilshire Blvd. Board Room
Los Angeles, CA 90057

2013 Furlough Schedule

The Housing Authority is operating on a furlough scheduled due to budget cuts. In addition to observed holidays the Housing Authority will be closed on the following furlough days:

September 27, 2013	October 25, 2013
November 27, 2013	December 23, 2013

Pass Inspection Letters No Longer Mailed

Inspection letters sent to you and the owner once the unit passes inspection will no longer be mailed, effective **July 1, 2013**.

All other inspection letters will continue to be mailed, such as:

1. Appointment
2. Owner/Tenant incomplete
3. Failed Inspection
4. No entry
5. Quality control
6. No show
7. Extension
8. Deficiencies
9. Abatement notices

Owners are able to view inspection results online through the Owners Portal. Owners can obtain their login credentials by email: owners.portal@hacla.org The web address is: <https://owners.hacla.org>.

You can find the Tenant Newsletter online at:
http://www.hacla.org/tnt_news_1/