



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

April 2015

Section 8 Advisory

Section 8 Advisory Meetings are an opportunity for participants in the Section 8 program to provide the Housing Authority of the City of Los Angeles (HACLA) with input on Section 8 policies, procedures, and practices, as well as to learn about changes and challenges to the Section 8 program. The next meeting is scheduled as follows:

Friday, April 17th, at 3:00pm

The meeting will be held at Independent Square 2455 South Saint Andrews Place, Social Hall, Los Angeles, CA 90018. If you would like to attend, you may register online at www.hacla.org, click on "Calendar of Events" or e-mail TenantsS8@hacla.org

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO), discuss options landlords may use to adjust rents legally under the RSO, and evictions and requirements. Tenants' rights in evictions and how to get help will be discussed during the workshops.

Below is the schedule of upcoming workshops. Call the Housing Community Investment Department (HCID) at (213) 928-9075 to RSVP.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Tuesday, May 12, 2015 Wednesday, May 27, 2015	2:00pm 6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, May 21, 2015	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, May 19, 2015	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, May 26, 2015	2:00pm

Property Listings

Property listings are available online at: www.hacla.org simply click on the "Property Listings" link provided on the right-hand side of the mainpage. You can also call the toll free phone number at 1-877-428-8844 to receive printed listings.

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

Shared Custody of Minor Children

When a court provides more than one family custody of a child and one family lives in assisted housing, the assisted family receives the dependent deduction and the child is counted toward the family size if the assisted family has primary custody (more than 50 percent). If custody is shared equally, then the child and the deduction are accorded as follows:

1. To the family that contains the person who receives TANF for the child(ren), or
2. If no TANF is received, then to the person who claims the child(ren) as a dependent for Federal income tax purposes, or
3. If the child is not claimed on Federal tax forms, to the person who claims the child(ren) as a dependent for State income tax purposes, or
4. If no tax forms are filed by either family, or if more than one family shares custody of a child and both live in assisted housing, then the head of households of each assisted unit must designate in writing which participant family will receive the benefit of the deduction (and the bedrooms to accommodate the child(ren)).

If the participant families cannot agree, then all the child(ren) are recorded as being in the household of the participant family with the greatest annual income and that family will receive the child deduction(s) and the allocation of bedrooms.

When more than one family shares custody of a child and both live in assisted housing, only one family can claim the dependent deduction for the child(ren).

Likewise the child(ren) must be counted in only one family when determining the family voucher size. The family that will receive the deduction and bedroom allocation is determined as above. If no tax forms are filed by either family, then the family heads must designate in writing which family will receive the benefit of the deduction (and the bedrooms to accommodate the child(ren)).

If the families cannot agree, then all the child(ren) are recorded as being in the household of the family with the greatest annual income and that family receives the child deduction(s) and the allocation of bedrooms for the child(ren).

Family Break-up

To protect the interests of all parties, the HACLA encourages adult members of families who are about to break up to seek legal representation and to enter into a legal agreement as to which party will retain the Section 8 or assisted housing benefits.

In the absence of a court decree, settlement or other legal agreement, participants may mutually agree to the disposition of a certificate or voucher by submitting a notarized statement to the HACLA signed by the party relinquishing participation.

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