



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES SECTION 8 TENANT NEWSLETTER

October 2019

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 | \$959 | \$1,279 | \$1,668 | \$2,151 | \$2,641 | \$2,905 | \$3,340 | \$3,776 |

How Will the New VPS Affect You?

- The new VPS will be used effective October 1, 2019 for new admissions and families moving to a new unit.
- The new VPS will be used at your upcoming annual re-examination, starting with re-examinations effective January 1, 2020 or later.

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

Section 8 Advisory Meetings 2019

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 following is a schedule of S8 Advisory Meetings for 2019:

| Date & Time | Location |
|--|--|
| Thursday, November 14, 2019 at 2:00pm | Section 8 Valley Office 6946 Van Nuys Blvd. Ste. 100 Van Nuys, CA 91405 |

If you would like to attend, e-mail S8Advisory@hacla.org

Dispute Resolution Program

The Dispute Resolution Program mediates all types of civil disputes. Mediation is a confidential, voluntary process in which a neutral third party facilitates communication between people to resolve their disputes.

If you need assistance with dispute resolution contact Office of the Los Angeles City Attorney at (213) 978-1880, fax (213) 978-1312, or e-mail at: mediate@lacity.org. It's fair, it's fast, and it's free.

Walk in Hours

Housing Choice Voucher (S8 families):

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

All other rental assistance programs:

Monday thru 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 Changes

You must report all changes in income, family composition, and any other change as indicated in the Family Obligations form immediately.

Report Fraud

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

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

Join HACLA on Twitter [@hacla1938](https://twitter.com/hacla1938). www.twitter.com/hacla1938

Source of Income/Section 8 Protections

“Source of Income” (SOI) laws protect the rights of tenants to use income from public assistance, or other sources that may be viewed as non-traditional to pay rent. Housing providers cannot lawfully reject rental applicants because they receive, or will receive, assistance in paying their rent when they are otherwise qualified for the housing. Housing providers must include all sources of lawful income in determining whether a rental applicant is able to pay the rent.

Lawful sources of income include regular paychecks, social security, supplemental security income (SSI), disability income, CalWORKs, child support, spousal support, public assistance, savings, unemployment benefits or wages from lawful employment.

Beginning January 1, 2020 the City of Los Angeles will include Section 8 in its source of income protection laws. It will be illegal for a housing provider to deny a rental applicant because the applicant has a Section 8 voucher. It is also illegal for the housing provider to deny a current tenant’s request to use a Section 8 voucher to pay for the rent.

Property owners may screen and reject any applicant, including those with a Section 8 voucher, for past conduct and ability to pay rent, as long as the screening is applied equally to all applicants.

Source: Housing Rights Center

Rent Stabilization Ordinance (RSO) and Section 8

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The October workshops will cover: **“RSO and Section 8.”** Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCIDLA) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

| Location | Date(s) | Time |
|--|-----------------------------|-------------------|
| 690 Knox St., Ste. 125 Los Angeles, CA 90502 | Tuesday, October 8, 2019 | 10:00am (Spanish) |
| 3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010 | Wednesday, October 9, 2019 | 10:00am |
| 2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033 | Thursday, October 10, 2019 | 10:00am |
| 1200 W. 7th St., Rm. 100 Los Angeles, CA 90017 | Wednesday, October 16, 2019 | 6:30pm |
| 6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606 | Thursday, October 17, 2019 | 10:30am |
| 1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025 | Wednesday, October 23, 2019 | 10:30am |
| 1200 W. 7th St., Rm. 100 Los Angeles, CA 90017 | Thursday, October 31, 2019 | 6:30pm (Spanish) |

Did you know funding for Section 8 Housing is determined by census data?

The 2020 Census is coming! Be Informed. Be Involved. Be Counted. www.census.lacity.org