



Section 8 Owner Newsletter

MARCH - JULY 2013

Housing Authority of the City of Los Angeles

www.hacla.org

New Voucher Payment Standards (VPS)

The Housing Authority of the City of Los Angeles (HACLA) is impacted 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). The VPS is the maximum amount of gross rent (contract rent plus utility allowance) the Housing Authority will pay for a unit subject to rent reasonableness calculation determination. The VPS is determined according to the voucher bedroom size.

The new VPS is as follows:

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

How Will the New VPS Affect You?

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

- If there is no change to your tenant's Voucher Bedroom Size, and your tenant stays in the unit, **the rent will not be affected by the new VPS until your tenant's second annual re-examination, beginning in 2014.**
- If your tenant's Voucher Bedroom Size changes, the new VPS that corresponds to their new bedroom size will be used at the time of your tenant's upcoming re-examination. If the rent for the unit is higher than the new VPS, your tenant's share of the rent may go up. If your tenant does not want to pay more, you can consider lowering the rent. The tenant may also request a voucher to move to a different unit.

Mandatory Direct Deposit

The Housing Authority will require all Section 8 Housing Assistance Payments (HAP) payees to receive payments electronically by September 1, 2013. If you have not enrolled in Direct Deposit we strongly urge you to do it now. The Housing Authority will send you a letter with an enclosed enrollment form. Complete and return the form according to the instructions provided. You can also enroll online at www.hacla.org.

2013 Furlough Schedule

Housing Authority will be operating on a furlough schedule due to the federal budget cuts. HACLA will be closed on:

Friday, July 26, 2013	Friday, October 25, 2013
Friday, August 30, 2013	Wednesday, November 27, 2013
Friday, September 27, 2013	Monday, December 23, 2013

HAP will Stop Once 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 vacates 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 vacates his/her current unit, or
2. The day prior to the date the family's new Section 8 lease begins. If the tenant remains in your unit beyond this date, the tenant is responsible for the full contract rent amount.

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

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.

Abatement Due to Failed HQS Annual Re-Inspection

The administrative practice regarding when stop housing assistance payments (HAP) stop at the time an assisted unit fails annual re-inspection due to Housing Quality Standard (HQS) deficiencies which are the owner's responsibility have been revised. Effective **July 1, 2013 for all annual inspections conducted**, if the Inspector determines that corrections have not been made at the time of the scheduled re-inspection, or if the inspector cannot gain entry to the unit on the day of the scheduled re-inspection, the HACLA shall abate the unit beginning with the effective date of the scheduled re-inspection.

Section 8 Owner Orientation Seminars

These seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The next seminars are scheduled as follows:

Saturday, July 13, 2013

Thursday, July 18, 2013

Sessions are from 10am-12:30pm. The dates are also posted on our website at www.hacla.org. You must reserve a seat to attend one of the seminars. Register online at <http://www.hacla.org> (Click on "Calendar of Events" and select the date you'd like to attend) or call (213) 252-4249. When calling please leave a contact phone number.

Property Listings

Property listing service is available online at www.hacla.org under Section 8, Property Listings. You can also register by phone at 1-866-466-7328. Basic property listing is free of charge. Account types other than basic property listing will include a fee.

**The Housing Authority will be closed on:
Thursday, July 4th in observance of Independence Day**

The Owner Newsletter is available online at: <http://www.hacla.org/ownrnwsltr/>