TENANT TALK
A Publication of the Housing Authority of the County of Los Angeles for Section 8 Program Participants

Stay Informed

Prorating the First Month’s Rent Policy Change
Every time you move into a rental unit a new contract is implemented, outlining the agreement between the tenant, owner, and the Housing Authority of the County of Los Angeles (Housing Authority), including the monthly rent amount. The first month’s rent can differ depending on the actual day a tenant moves into a unit and the number of calendar days left in a month, resulting in proration. Effective January 1, 2017, the Housing Authority is implementing a new policy for the method of prorating the first month’s rent of a new contract. When the effective date of a new contract begins on a day other than the first of the month, prorated amounts will be calculated by the actual days in the calendar month to establish a daily rate. That daily rate is then applied to the number of days the tenant will occupy the unit in the first month to determine the prorated tenant rent and Housing Assistance Payment (HAP).

Fair Housing & Non-Discrimination Topics
It is the policy of the Housing Authority to comply with all Federal, State, and local non-discrimination laws and with the rules and regulations governing fair housing and equal opportunity in housing. This means that the Housing Authority, its agents, and employees must not discriminate in any aspect of housing, including, but not limited to, denying persons access to housing because of race, color, religion, national origin, disability, familial status, or sex. If you believe your rights have been violated by a landlord, the city or county in which you live, or by an employee at the Housing Authority, a complaint may be filed by contacting the U.S. Department of Housing and Urban Development at (202) 945-0467, or the U.S. Department of Justice at (800) 876-7743. Please read below to learn about Fair Housing and Non-Discrimination topics.

LIMITED ENGLISH PROFICIENCY
A Limited English Proficient (LEP) applicant or participant is entitled to language assistance with respect to Housing Authority programs and activities. Housing Authority staff will provide language assistance to LEP applicants and participants who have difficulty communicating in English, who identify themselves as LEP, or who request language assistance.

VICTIMS OF VIOLENCE
The Violence Against Women Reauthorization Act of 2013 (VAWA) protects qualified tenants, participants, applicants, and affiliated individuals, who are victims of domestic violence, dating violence, sexual assault, or stalking from being denied housing assistance, evicted, or terminated from housing assistance based on acts of such abuse against them. As a result of VAWA, the Housing Authority has policy that protects such victims.

REASONABLE ACCOMMODATIONS
A reasonable accommodation is an exception to a policy or procedure so that a person with disabilities has equal access to the program and equal enjoyment of their unit and the common grounds. Reasonable accommodations are necessary when an individual does not have equal access to the programs or enjoyment of their unit because of a disability. A reasonable accommodation request may be made at any time to the Housing Authority; determination is based on if a nexus or relationship is demonstrated between the accommodation and disability.

Seeking Section 8 Volunteers!
The Housing Authority is recruiting Section 8 Program volunteers for its Resident Advisory Board (RAB) Committee. The RAB provides the opportunity for Section 8 participants to present input on matters that affect them, including new policies and plans. After all, who knows better than you, what will assist you and your family the most? All you have to do as a RAB Committee member is attend a minimum of one meeting a year. To express interest, you may call or e-mail the following:

(626) 586-1991
AssistedHousingCompliance@hacola.org

Housing Authority of the County of Los Angeles
Main Office
790 W. Main Street
Alhambra, CA 91801
Phone (626) 267-4510
(800) 731-4663
TDD (855) 892-6095
Website www.hacola.org

Mailing Address
P.O. Box 1510
Alhambra, CA 91802

Palmdale Office
2332 Palmdale Blvd., Suite B
Palmdale, CA 93550
(661) 575-1511

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TENANT TALK is a publication of the Housing Authority of the County of Los Angeles, which is dedicated to Building Better Lives and Better Neighborhoods. For questions regarding this newsletter, please contact Angelina Romero at the Housing Authority of the County of Los Angeles, Assisted Housing Division, P.O. Box 1510, Alhambra, CA 91802, or at Angelina.Romero@hacola.org.
FIGHT TO END HOMELESSNESS
The Housing Authority is on the forefront of the fight to end homelessness and has implemented a new program to help address the lack of available housing in Los Angeles County. This groundbreaking program incentivizes renting units to homeless persons and families. Please share this information with your landlord. The program includes the following components:

1. **Holding Fee**: Incentivizes landlords to rent housing units to homeless individuals and families by offering one month’s free rent to hold available units while applicants are referred.

2. **Move-In Assistance**: Provides move-in assistance such as security deposit, utility assistance, and furniture essentials.

3. **Damage Claims**: Provides financial assistance to landlords to mitigate damage to rental units.

HIP Information: HIP@hacola.org, (626) 586-1585

Tenant Workshops
Tenant workshops are designed to explain how the Section 8 program works and provide information about new rules and regulations. To attend an upcoming session, please contact Ruby Miles at (626) 586-1604, or Ruby.Miles@hacola.org and reserve a space today!

**Section 8 Main Office**
700 West Main Street
Alhambra, CA 91801
Tuesday, November 29, 2016
10:00 a.m.

**Section 8 Antelope Valley**
2323 Palmdale Blvd., Suite B
Palmdale, CA 91801
Thursday, December 1, 2016
10:00 a.m.

BE PREPARED
As the rainy season approaches, serious consideration should be given to determining what problems might arise and how to prepare your rental units. Here are a few tips to prepare in the case of natural disasters, including heavy rainfall that can lead to flooding.

- Put together emergency supply kits that you can grab and go.
- Know how to turn off water, gas, and electricity connections in your home.
- Discuss with your landlord potential ways to prepare for the rainy season.
- Develop a family emergency plan.