As of **October 4, 2014**, the Housing Authority of the County of Los Angeles (HACoLA) set its payment standards to the following:

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>SRO</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payment Standard (PS)</td>
<td>$644</td>
<td>$858</td>
<td>$1,037</td>
<td>$1,339</td>
<td>$1,810</td>
<td>$2,016</td>
<td>$2,319</td>
<td>$2,622</td>
<td>$2,923</td>
<td>$3,226</td>
</tr>
</tbody>
</table>
| Manufactured Home Space PS | $536

The payment standards are established by the U.S. Department of Housing and Urban Development's (HUD) Fair Market Rents, which recently increased. The payment standards are the maximum amount HACoLA can pay landlords for gross rent (rent + utilities) and is determined by the number of bedrooms authorized by HACoLA for each family. HACoLA must use the SMALLER of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the payment standard. For example, if a family locates a two-bedroom unit with a three-bedroom voucher, the two-bedroom payment standard must be used.

Keep in mind that payment standards are not a restriction on landlord rents. Landlord rents are limited by market conditions. Rents have to be reasonable when compared to rents for comparable units in the same market area.

**“Thank You!” to Landlords Helping Our Vets**

HACoLA would like to take this opportunity to thank all of the landlords who have provided a home for veterans who are receiving Veterans Administration Supportive Housing (VASH) rent assistance. The VASH program is a national program created to end homelessness for men and women who have served our country in the military.

In Los Angeles County, HACoLA works in partnership with the Veterans Administration Medical Center (VAMC) in West Los Angeles to provide rent assistance and supportive services to homeless veterans. The VAMC and HACoLA work together to remove local barriers to housing people experiencing chronic homelessness. Once a VASH voucher is issued, the Veteran has up to 120 days to lease a unit, after which, unless HACoLA grants an extension, the voucher is offered to the next eligible applicant. This is where you, the landlord, come in and can help our veterans. It takes willing landlords to make the program successful, as veterans can have barriers to passing standard screening criteria. Many of you have already answered the call. Participating landlords range from private property owners to non-profit and for-profit property owners across Los Angeles County.

If you are interested in renting to a veteran with a VASH voucher, or would like to advertise a rental unit, please advertise online through the Los Angeles County Housing Resource Center’s free property listing service at [http://housing.lacounty.gov](http://housing.lacounty.gov).
The Section 8 Housing Choice Voucher (HCV) program was created to give low-income families access to decent and safe housing in the private market. HUD regulations include minimum standards for the physical condition of units subsidized by the HCV program, referred to as Housing Quality Standards (HQS). If, as a result of a HQS inspection, a unit is not in compliance with HQS standards, HACoLA is obligated to stop payments to the unit's owner. This is referred to as “abatement.”

**Below is exactly how the process works:**

Following a failed HQS inspection, the owner is notified of the items in need of repair and provided a reasonable amount of time to correct the deficiencies. If the deficiencies are considered life threatening, the repair(s) must be made within no more than 24 hours. All other repairs are given 21 – 28 days. Failure by the owner to correct those failed items determined to be their responsibility within the time frame allowed, will result in cessation of the Housing Assistance Payment (HAP) – the abatement.

Since the HAP is deposited in the owner’s account at the beginning of the month, the decision to abate the payment will begin after the second failed inspection showing owner deficiencies on the first of the following month. The owner is given additional time while the unit is under abatement to repair the items. Should the repairs be made within that time, the abatement will be lifted as of the date the unit passed inspection. Should the repairs not be made and the abatement continue for 30 days, and the unit fails a third time with owner deficiencies, the owner will be given proper notice for termination of the HAP contract. Any HAP lost during the abatement period will not be reimbursed to the owner and the tenant cannot be asked to make up the difference in rent. Once the HAP contract ends (after the 30 days), the tenant will be responsible for the full rental payment if they choose to remain in the unit.

**Property Listings:** Current and interested landlords can post their property listings on [http://housing.lacounty.gov](http://housing.lacounty.gov). The Los Angeles County Housing Resource Center is a free service that allows owners to post available affordable housing, rental housing, Section 8 housing, accessible housing, and for sale housing. For more information, you may contact 1 (877) 428-8844, or email info@socialserve.com.

**Section 8 Landlord Workshops**

Orientation sessions are designed to explain how the Section 8 program works from both the HACoLA and the landlord’s perspective. To attend an upcoming session, please email public Liaison@hacola.org and reserve a space today!

**ALHAMBRA OFFICE**

Wednesday, December 3, 2014
9:30 a.m. to 11:30 a.m.

Wednesday, February 4, 2015
9:30 a.m. to 11:30 a.m.

**PALMDALE OFFICE**

Thursday, April 9, 2015
10:00 a.m. to 12:00 p.m.