NEW PAYMENT STANDARDS

As of October 1, 2012, the Housing Authority of the County of Los Angeles (Housing Authority) lowered its payment standards to the following:

<table>
<thead>
<tr>
<th>Effective 10/01/2012</th>
<th>Voucher or Unit Bedroom Size (Whichever is Smaller)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SRO</td>
</tr>
<tr>
<td>Payment Standard</td>
<td>$614</td>
</tr>
</tbody>
</table>

Manufactured Home Space: $511

The payment standards are established by HUD’s Fair Market Rents, which recently decreased. The payment standards are the maximum amount the Housing Authority can pay landlords for gross rent (rent + utilities). Your payment standard is determined by the number of bedrooms authorized by the Housing Authority. The number of authorized bedrooms is based on the number of persons in your family. The Housing Authority 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.
SECTION 8 FRAUD ALERT!

Beware of scams that charge money to register you on the Section 8 waiting list or promise to give you a Section 8 Voucher! The Section 8 waiting list for the County of Los Angeles is closed. You should never have to pay anyone to apply for any public assistance program. There have been several individuals and businesses operating within the Glendale/Burbank area that charge a “fee” for registering people on public programs. Do not fall prey to these scams. You should always contact any public agency directly for assistance to apply for any benefits they provide. If you have a concern over a business or individual that may be charging for these services, please contact the Department of Consumer Affairs at (800) 952-5210 and report it.

SEEKING VOLUNTEERS!

The Housing Authority is looking for members to serve on the Los Angeles County Housing Authority's Resident Advisory Board (RAB).

Your role as a RAB member is to make suggestions, comments, and participate in the planning process of the Section 8 Annual Plan. As a RAB member, you will be required to attend at least one meeting that will take place in November 2012.

If you are interested in volunteering as a RAB member or have any questions, please call (562) 347-4606 and follow the recorded instructions to leave a message with your name and contact information. Interested persons must be receiving Section 8 housing assistance. A staff person will contact you with more information about meeting times and locations.

MEDICAL MARIJUANA USE IN SECTION 8 HOUSING PROGRAMS

The Zero Tolerance Policy and Administrative Plan (AP) standards relating to controlled substances apply to medical marijuana. The Controlled Substances Act (CSA) lists marijuana as a Schedule I drug, a substance with very high potential for abuse and no accepted medical use in the United States. Pursuant to the Quality Housing and Work Responsibility Act (QHWRA) of 1998 (42 U.S.C. §13661), the Housing Authority has established standards that prohibit admission into the Section 8 programs based on the illegal use of controlled substances, including state legalized medical marijuana. It is HUD's opinion that State laws that legalize medical marijuana directly conflict with the admission requirements set forth in QHWRA and are thus subject to federal preemption. The federal law supersedes the state law.

This notice is intended to make clear that the Housing Authority's previously passed Zero Tolerance Policy and the standards in the AP allow the Housing Authority to: (a) deny admission to controlled substance users; and (b) terminate the assistance of current participants for the possession, sale, use or manufacture of a controlled substance.

New Admissions

Based on federal law, admission of medical marijuana users to the Section 8 programs is prohibited.

Current Participants

For existing participants, the Housing Authority has previously passed a Zero Tolerance Policy and established standards under the AP that allow it to terminate assistance for use of a controlled substance. This notice makes clear that pursuant to current Housing Authority policies, the possession, sale, use or cultivation of medical marijuana is a basis for termination of a participant's assistance under the AP.

Please be aware that the Food and Drug Administration (FDA) has approved drugs for medical uses which are comprised of marijuana synthetics, such as Marinol and Cesamet. These drugs are not medical marijuana and are legal under federal laws. These products have been through the FDA's rigorous approval process and have been determined to be safe and effective for their indications. They are, therefore, allowed in the public housing and voucher programs.
QUALITY CONTROL INSPECTIONS
It’s Quality Time!

Has your unit been selected for a Quality Control Inspection? Quality Control Inspections ensure that the Housing Authority meets its goal for the fiscal year making sure that Annual and New Contract Inspections are conducted in accordance with HUD regulations.

HUD requires that housing authorities conduct Quality Control Inspections every year, by selecting a random sample inspection. The inspections are ongoing throughout the year, as they must be conducted within three months of the original New Contract and Annual Inspections.

After the units to be inspected for Quality Control have been selected, the tenant is contacted and informed that they have been chosen for this mandatory appointment. The same rules and regulations apply as during the regular inspections process; the appointment must be kept. On the day of the appointment, the Quality Control Inspector will conduct a complete and thorough inspection. If deficiencies are found, they must be corrected in conjunction with Housing Quality Standards rules and regulations.

HOUSING COMMISSION MEETINGS

The Housing Commissioners of the Housing Authority meet once a month at various locations around Los Angeles County. The Commission is appointed by the Board of Supervisors to oversee, and advise, the Board on all Housing Authority activities and programs. Public participation at Commission meetings is encouraged and there is time scheduled on the official agenda for public commentary. For information on dates, times, and locations of Commission meetings, please visit the Housing Authority's website at www.hacola.org and click on the “Housing Commission” Meeting Agenda option.

Family Self-Sufficiency Corner

Are you ready to become self-sufficient?

Apply today and start your journey to a better tomorrow! Go to the online tenant portal and sign up, or contact a coordinator for an application.

HAVE YOU HEARD OF THE FAMILY SELF-SUFFICIENCY PROGRAM?

The Family Self-Sufficiency (FSS) program is a five-year commitment toward self-sufficiency. Participants, who must be either Section 8 tenants or public housing residents, work with staff to identify and complete educational and professional goals. Families receive specialized case management and supportive services throughout Los Angeles County to help them meet goals such as earning a degree, finding a job, credit improvement, and even saving to purchase a home. If you are a current Housing Choice Voucher (Section 8) participant and are interested in our FSS program, please contact an FSS coordinator at (562) 347-4633.

FSS PROGRAM NEWS

• Join us in congratulating the 2012 FSS program Graduates! Although the year isn't completely over, we decided we could not wait to acknowledge those participants that successfully completed their commitments to the FSS program. To date, seven participants completed the FSS program and received a combined escrow award of over $24,000.

• Last month, the FSS program hosted two financial literacy workshops for FSS program participants. Among the topics covered were The Basics of Saving for the Future; Establishing Good Financial Values; and Building Better Credit. All in attendance received a certificate of appreciation.

• This November, the FSS program will be hosting a resource meeting dedicated to connecting FSS participants with agencies dedicated to meeting their specific needs. Please call the FSS program at (562) 347-4811 for more information.
BECOME A TENANT COMMISSIONER
Have your Voice Heard

If you are interested in helping to make decisions about how the Housing Authority operates, you can apply to become a Tenant Commissioner on the Los Angeles County Housing Commission (Housing Commission).

The Housing Commission helps guide Housing Authority policy. It is an integral part of the decision-making process because it helps determine how the program operates, how money is spent, and how policies are developed. It is an excellent way to stay involved and give back to your community. Please note that this is not an announcement for employment. Your application submission to serve as a Tenant Commissioner will not affect your housing assistance.

To request an application, you may contact Donna Del Valle, Executive Assistant at (323) 890-7008, or email her at Donna.DelValle@lacdc.org.

FAQ's about serving as a Tenant Commissioner on the Housing Commission:

Q. What is the Housing Commission?
A. The Housing Commission is comprised of 12 persons, five of whom are appointed by the Board of Supervisors, to review Housing Authority business matters.

Q. Who serves on the Housing Commission?
A. Non-Tenant Commissioners are selected by the Board of Supervisors to represent each of their respective Districts. Tenant Commissioners are selected through a process conducted by the Housing Authority. Tenant Commissioners represent participants in Section 8 and Conventional Public Housing, and residents of other Housing Authority-owned or managed properties.

Q. Who can apply to serve on the Housing Commission?
A. You must be a program participant in good standing with the Housing Authority and at least 18 years of age. A background in community service, volunteerism, and a sincere interest in the Housing Authority and its programs are desirable qualifications.

Q. How long do Tenant Commissioners serve?
A. Tenant Commissioners serve two-year terms, and can be re-appointed for a second term if recommended by the Executive Director of the Housing Authority.