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>
<tr>
<td>Manufactured Home Space PS</td>
<td>$536</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>

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.

**New Utility Allowance Rule**

HUD recently established a cap on the utility allowance for Section 8 tenant-based voucher program assisted families leasing oversized units.

HUD requires that housing authorities give a monthly utility allowance to Section 8 families for tenant-paid utilities under the lease. The utility allowance is based on the average utility rate for the area, and is issued in the form of a credit to the participant’s total monthly rental payment.

The new utility allowance cap established by HUD is set at an amount based on family voucher size rather than size of the unit leased, which is now consistent with the application of the payment standard. HACoLA will apply this rule to families under contract beginning with the January 2015 annual reexamination anniversaries. Families that continue to lease units that are larger than their voucher size will be subject to the new rule.

**Property Listings:** If you are looking for affordable housing, the Los Angeles County Housing Resource Center can help! Interested landlords post their property listings online at [http://housing.lacounty.gov](http://housing.lacounty.gov). The Los Angeles County Housing Resource Center is a free service that allows tenants access to available affordable housing, rental housing, Section 8 housing, as well as accessible housing for the disabled, and for sale housing. If you haven't already done so, check it out.
Reasonable Accommodations

Persons with disabilities face numerous obstacles to securing housing, ranging from physical barriers to economics to personal history. HACoLA recognizes these barriers and takes special action to expand housing choices and opportunities for persons with disabilities. One way in which the HACoLA seeks to ensure equal access to the full use and enjoyment of assisted housing for persons with disabilities is through reasonable accommodations.

In the housing context, 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 programs or enjoyment of their unit because of a disability.

An individual with a disability should request a reasonable accommodation as soon as it appears that one is needed; however, requests may be made at any time. The reasonable accommodation may be requested by telephone, mail, or in person. An accommodation is determined reasonable if a nexus or relationship is demonstrated between the accommodation requested and the person's disability, or by limitations caused due to their disability. In addition, the nexus is typically verified by a qualified professional who is knowledgeable about the individual's condition.

HACoLA will deny a reasonable accommodation under the following circumstances:
1. The accommodation requested is not for the disabled individual, but for someone else in the household.
2. The accommodation requested is not necessary or is not related to the individual's disability.
3. The accommodation would present an administrative or financial burden to HACoLA.
4. The accommodation requested would fundamentally change the nature of the services normally provided under the program.