



TENANT TALK

A Publication of the Housing Authority of the County of Los Angeles for Section 8 Program Participants
Winter 2010

DEBTS OWED TO PUBLIC HOUSING AGENCIES AND TERMINATIONS

Form HUD-52675

The Annual Reexamination packet now includes an additional signature form, the *Debts Owed to Public Housing Agencies and Termination form HUD-52675*.

Each adult member (18 years of age and older) in the household must sign an individual form acknowledging receipt before the completion of the reexamination.

The U.S. Department of Housing & Urban Development (HUD) requires the Housing Authority of the County of Los Angeles (Housing Authority) to report certain information at the conclusion of your participation in a HUD rental assistance program. This notice provides you with information on what information the Housing Authority is required to provide HUD, who will have access to this information, how this information is used and your rights.

DON'T LOSE YOUR ASSISTANCE

The Housing Authority staff will assist you in maintaining your Section 8 assistance for as long as you and your family need the assistance. However, each month, families continue to lose their Section 8 Vouchers. Some are required to repay money and can face legal prosecution. Some of the reasons families lose their assistance include:

- Not responding to requests for paperwork;
- Not keeping inspection appointments;
- Moving and leaving unit in dirty and damaged condition;
- Not reporting family changes such as income, or providing false and misleading information;
- Allowing people to live in the assisted unit without first getting approval from the Housing Authority;
- Drug related/criminal activity by any family member or guest; and
- Not paying utility bills thus causing utilities to be disconnected.

Please help us to preserve your housing assistance by cooperating with requests and fulfilling your requirements for keeping your Section 8 rental assistance in good standing.

POLICY CHANGES YOU SHOULD KNOW ABOUT!

REMOVED: 12-Month Lease Extension Policy

Los Angeles County, Lakewood, Santa Fe Springs, Paramount, and West Hollywood voucher-holders will no longer be required to sign a 12-month Lease Extension at the annual reexamination.

CHANGE: The Housing Authority will no longer change anniversary dates when a family moves and a new Housing Assistance Payment contract is processed.

The Housing Authority is required to conduct an annual reexamination of a family's income and family composition at least annually. A family's anniversary date determines when their annual reexamination is due every year. Previously, the Housing Authority would change a family's anniversary date to reflect a new tenancy because it was processed as an annual reexamination. Families should now expect their reexamination conducted at the same time each year, regardless of a move.

Housing Authority of the County of Los Angeles

Main Office

12131 Telegraph Road, Santa Fe Springs, CA 90670

Mailing Address

P.O. Box 2129, Santa Fe Springs, CA 90670

Phone

(562) 347-4663 - (800) 731-4663

TDD

(562) 906-4928

Website: www.hacola.org

Palmdale Office

2323 Palmdale Blvd, Suite B, Palmdale, CA 93550
(661) 575-1511

Need to Re-Schedule an Inspection?

Go Online

Follow these easy steps:

- (1) Log on to: www.hacola.org
- (2) Select HQS Inspections on the Menu
- (3) Select the Reschedule Inspection option and e-mail your request.

Contact Us

Call or fax your request:

Phone: (562) 347-4833

Fax: (562) 906-5291

Antelope Valley Residents:

Phone: (661) 575-1518

Fax: (661) 266-4926

Required Information

Please be ready to provide the following information:

- Your full name;
- Tenant ID number;
- The assisted unit address; and
- A phone number where you can be contacted.

To Ensure We Can Accommodate Your Request, Please Notify Us At Least 48 Hours Prior To Your Scheduled Appointment.

RENTAL HOUSING LOCATOR

Finding a good place to live— one that meets your individual needs— can be difficult, especially if you have a disability. **The search is becoming easier with the Los Angeles County Housing Resource Center, a free housing locator database which can be accessed at <http://housing.lacounty.gov/>.**

Home seekers can use the Housing Resource Center's free online database to search for affordable, accessible, rental housing in Los Angeles County. The housing locator allows people to search by region, city, county, or zip code, and by cost and unit size.

RECENT HUD/OIG RENTAL ASSISTANCE FRAUD CASES

The two fraud cases below were recently reported by HUD:

Gwendolyn Fisk, Yousha Wheeler, Ernestina Martinez, and Mary Murillo, former Hawthorne Housing Authority (Hawthorne) Section 8 tenants and a landlord, were each charged in Los Angeles County Superior Court, with allegedly committing grand theft and perjury and offering; or attempting to offer, a false instrument for recording. In addition, former Hawthorne Section 8 tenant Cathy McClain was sentenced to 270 days incarceration, 3 years probation, ordered to perform 30 days of community service, and pay Hawthorne \$15,358 in restitution for her earlier guilty plea to committing grand theft. Between August 2003 and January 2010, the above defendants allegedly, and McClain admittedly, failed to report income, accurate household composition, or their familial relationship with their Section 8 landlord on housing or other certifications and together obtained \$129,019 in housing and \$16,514 in other assistance they were not entitled to receive.

Taikei Turner, Angela Carpenter, Rosland Stewart, and Louise Williams, current or former Las Vegas Housing Authority Section 8 tenants and a landlord, were each charged in Las Vegas or Clark County Justice Courts, with allegedly committing theft, theft by misrepresentation, or conspiracy. From November 2003 to July 2009, Turner and Carpenter allegedly failed to report income or an accurate household composition. Stewart and Williams allegedly conspired and failed to report an unauthorized resident. Collectively, the above defendants obtained \$113,392 in housing assistance they were not entitled to receive.

PUBLIC NOTICE

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

PROPOSED ANNUAL PLAN

In accordance with Section 5A of the United States Housing Act of 1937 (USHA), as amended by Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority of the County of Los Angeles (Housing Authority) has prepared a draft Annual Plan for Fiscal Year 2011-2012 for public review and comment.

The public hearing on the Annual Plan will be held before the Housing Authority Board of Commissioners.

March 22, 2011 - 9:30 a.m.
Board Hearing Room - 381 Kenneth Hahn Hall of Administration
500 West Temple Street - Los Angeles, CA 90012

Copies of the proposed document are available during a forty-five day public review and comment period, from December 27, 2010 to February 9, 2011, at the following locations:

1st District

Nueva Maravilla Housing Development, 4919 Cesar E. Chavez Avenue, Los Angeles
Section 8 Administrative Office, 12131 E. Telegraph Road, Santa Fe Springs
Francisquito Villa Housing Development, 14622 Francisquito Avenue, La Puente
Graham Library, 1900 East Firestone Boulevard, Los Angeles
Maywood Library, 4323 East Slauson Avenue, Maywood

2nd District

Century Wilton Housing Development, 10025 Wilton Place, Los Angeles
Normandie Avenue Housing Development, 11431 S. Normandie Avenue, Los Angeles
Southbay Gardens Housing Development, 230 East 130th Street, Los Angeles
Lennox Library, 4359 Lennox Boulevard, Los Angeles
View Park Library, 3854 W. 54th Street, Los Angeles

3rd District

Marina Manor Housing Development, 3405 Via Dolce, Marina del Rey
Monica Manor Housing Development, 1901 11th Street, Santa Monica
Cahuenga Library, 4591 Santa Monica Boulevard, Los Angeles
Lloyd Taber Marina del Rey Library, 4533 Admiralty Way, Marina del Rey

4th District

Carmelitos Housing Development, 1000 Via Wanda, Long Beach
Harbor Hills Housing Development, 26607 South Western Avenue, Lomita
South Whittier Community Resource Center, 10750 Laurel Avenue, Whittier
Paramount Library, 16254 Colorado Avenue, Paramount

5th District

Foothill Villa, 2423 Foothill Boulevard, La Crescenta
Orchard Arms, 23410 Wiley Canyon Road, Valencia
Section 8 Palmdale Office, 2323 E. Palmdale Blvd., Suite B, Palmdale
Glendora Library, 140 South Glendora Avenue, Glendora
La Verne Library, 3640 "D" Street, La Verne

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**HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES**
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Santa Fe Springs, California 90670-2129

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PUBLIC NOTICE...

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Copies of the proposed document are also available for review at the Housing Authority of the County of Los Angeles, 2 Coral Circle, Monterey Park, CA 91755 and at the Section 8 Administrative Office, 12131 Telegraph Road, Santa Fe Springs, CA 90670. Citizens wishing to make written comments or questions about public housing may mail them to the Housing Authority of the County of Los Angeles (HACoLA), to the attention of Marisela Crabbe. Written comments or questions about the HACoLA Section 8 Program may be sent to the Section 8 Administrative Office, to the attention of Kerrin Cardwell. Those who wish to make comments by telephone may call (562) 347-4606. You may also submit questions and comments at www.hacola.org.

Copias del documento también están disponibles para revisar en la Autoridad de Viviendas del Condado de Los Angeles, 2 Coral Circle, Monterey Park, CA 91755 y en la Oficina Administrativa del Programa Sección 8, 12131 Telegraph Road, Santa Fe Springs, CA 90670 durante un período público de cuarenta y cinco días, empezando el 27 de Diciembre, 2010 hasta el 9 de Febrero, 2011. La Junta de Supervisores de la Autoridad de Viviendas del Condado de Los Angeles tendrá una reunión pública el 22 de Marzo, 2011 a las 9:30 a.m. en 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. Para hacer algún comentario o pregunta acerca de las viviendas públicas, escriba a la Autoridad de Viviendas del Condado de Los Angeles, a la atención de Marisela Crabbe. Para hacer comentarios o preguntas del Programa Sección 8, escriba a la Oficina Administrativa a la atención de Kerrin Cardwell. También puede llamar al (562) 347-4606 o someter comentarios o preguntas a www.hacola.org.

Копии документов также доступны для обзора в офисе Жилищного Управления Графства Лос-Анджелес по адресу: 2 Coral Circle, Monterey Park, CA 91755, а также в Административном Офисе 8-ой Программы, по адресу: 12131 Telegraph Road, Santa Fe Springs, CA 90670 в течении 45-дневного периода для комментариев, который был продлен с 27 ДЕКАБРЬ 2010 года до 09 февраля 2011 года. Управляющие Комитетом Жилищного Управления Графства Лос-Анджелес назначили слушание публики, которое состоится 22 марта 2011 года, в 9:30 утра по адресу: 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. Граждане, желающие подать письменные комментарии или вопросы относительно государственной жилплощади могут адресовать их в офис Жилищного Управления Графства Лос-Анджелес (HACoLA), к вниманию Marisela Crabbe, или вы можете позвонить по телефону (562) 347-4606. Письменные комментарии или вопросы относительно HACoLA 8-ой Программы программы, должны быть посланы в Административный офис 8-ой Программы на имя Kerrin Cardwell или вы можете позвонить по телефону (562) 347-4606. Также Вы можете послать вопросы и комментарии по интернету www.hacola.org.

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 TENANT TALK editor, Dayana Zavala, at the Housing Authority of the County of Los Angeles, P.O. Box 2129, Santa Fe Springs, CA 90670 or at (562) 347-4873.

