

# TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS

## EMERGENCY FAIL DEFICIENCIES

### WHAT YOU NEED TO KNOW

Ensuring that a unit is safe, decent, and sanitary is a fundamental priority and program requirement for the Housing Choice Voucher Program. Items that endanger a family's health or safety are considered emergency fails and violate program rules. The following emergency fails require **immediate action** and must be corrected within 24 hours of inspection:

- Gas leaks
- Major plumbing problems
- No running water
- No functioning toilet
- Unstable roof/structure

If the emergency fail deficiency is not corrected within 24 hours, and the owner is responsible, the housing assistance payment will be abated immediately, and the contract will be terminated. If the family is responsible for the emergency fail deficiency, the Los Angeles County Development Authority (LACDA) will terminate the family's assistance for violating family obligations.

[Click here](#) to get more information regarding the inspection process.

## RENT CAFÉ PORTAL

For help signing up or questions regarding your Rent Café Portal account, e-mail [RentCafePortal@lacda.org](mailto:RentCafePortal@lacda.org), or you can [click here](#) to access the Rent Café Portal.

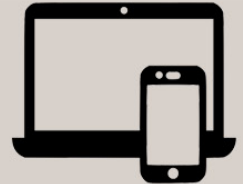
If you have already signed up, remember to check your e-mail frequently to ensure you don't miss any notifications from the LACDA.

### 24/7 access to:

- Submit income and family composition changes
- Complete your annual re-examination
- View tenant and owner forms



# LUNCH AND LEARN



## SEPTEMBER LUNCH & LEARN WORKSHOP

Join the LACDA to learn about the **Family Self-Sufficiency (FSS) Program**. FSS is a five-year voluntary Program designed to help families achieve economic self-sufficiency by providing services ranging from case management and referrals to supportive social services such as:

- **Childcare**
- **Job Preparation**
- **Education**
- **Home Ownership**
- **Workshops**
- **Credit Counseling**
- **Mentoring**
- **Money Management**
- **Transportation**
- **Vocational Training**

**Wednesday, September 20, 2023**  
**11:00 A.M. - 12:00 P.M.**

Register in advance for this Zoom meeting at:  
<https://bit.ly/3KEcF8Q>.

After registering, you will receive a confirmation e-mail containing information about how to join the meeting.

### QUESTIONS?

(626) 586-1654 or [HCVWorkshops@lacda.org](mailto:HCVWorkshops@lacda.org)

Lunch & Learn workshops are designed to provide participant families and owners an opportunity to learn about Section 8 Housing Choice Voucher Program requirements and other topics that may affect rental assistance.

