



Section 8 Owner Newsletter

JANUARY 2015

Housing Authority of the City of Los Angeles

www.hacla.org

Housing Quality Standards (HQS) Abatements

Effective January 1, 2015 the Housing Authority will abate housing assistance payments (HAP) the first of the month following the effective date of failed re-inspection due to Housing Quality Standard deficiencies which are the owner's responsibility.

An abatement is a cessation of housing assistance payments to an owner. When an owner's housing assistance payment is abated due to the owner's failure to comply with HQS, the abated monies are not repaid to the owner but are forfeited. An abatement is released and housing assistance payment resumes on the date the HACLA determines that the unit is free from those HQS deficiencies that resulted in the abatement and which are the owner's responsibility.

If the inspector determines that corrections have not been made at the time of the scheduled re-inspection, or if the inspector cannot gain entry to the unit on the day of the scheduled re-inspection, the Housing Authority will abate the unit beginning with the first of the month following the correction period. If necessary, the Housing Authority will debit the owner retroactive to this date.

The Housing Authority has the discretion to revise this policy if needed as a cost saving measure to reduce the cost per assisted unit.

Payment At Vacate

Effective January 1, 2015, the Housing Authority will pay the landlord the housing assistance payment (HAP) through the end of the month in which the participant family vacates the assisted unit. The Housing Authority has the discretion to revise this policy if needed as a cost saving measure to reduce the cost per assisted unit.

Form 1099

The IRS Form 1099 for 2014 will be mailed to the registered Housing Assistance Payment (HAP) payee. You will also be able to access Form 1099 after logging into your Owners Portal account and clicking on "My 1099s." Select the appropriate "Payment Year," click on Expand Group arrow, click on the green down arrow button. Check mark the consent box and click on "Download." Click on "Open" to view your 1099 statement as PDF. Adobe Reader is required to view the statement(s). If you do not have an active username and password you may register by going to <https://owners.hacla.org> and by clicking on "Create an Account" link.

Next year the Housing Authority will not mail the IRS Form 1099, as these forms will become available only on the Owners Portal.

The Housing Authority will be closed on:

Monday, January 19th in observance of Martin Luther King Day

The Owner Newsletter is available online at: <http://www.hacla.org/ownrnwsltr/>

Rent Stabilization Ordinance (RSO) Workshop

The Rent Stabilization Ordinance (RSO) has been in effect since 1979 and covers 66 percent of Los Angeles' rental housing. These workshops cover landlords' and tenants' legal responsibilities under the Ordinance, including allowable rent increases, legal reasons for evictions, payment of relocation assistance, the complaint process, and other issues. Learn the basics at the Department's workshops this month.

These workshops are helpful for new landlords, property managers, and renters in Los Angeles. The workshops are presented by the Department's Rent Stabilization Division Staff.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Thursday, January 8th Tuesday, January 13th Wednesday, January 28th	6:30pm 2:00pm 6:30pm
6640 Van Nuys Blvd. Van Nuys, CA 91405	Thursday, January 15th	10:30am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, January 27th	2:00pm
690 Knox St., Ste 125, LA, CA 90042	Tuesday, January 20th	10:00am

Call the Housing and Community Investment Department (HCID) at **(213) 928-9075** to or visit website <http://lahd.lacity.org> to RSVP.

HACLA does not endorse this service

Owners Portal

Enroll in the Owners Portal. Through the Owners Portal you will be able to view and print HAP information, scheduled inspections, abatements, S8 Accounts, request for rent changes, and access many more features. You can enroll by visiting the Housing Authority's website: www.hacla.org

Section 8 Owner Orientation Seminars

These seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The next seminar is scheduled as follows:

Thursday, January 8, 2015

Thursday, February 5, 2015

Sessions are scheduled from 10am-12:30pm. The dates are also posted on our website at www.hacla.org. You must reserve a seat to attend one of the seminars by registering online at <http://www.hacla.org> (Click on "Calendar of Events" and select the date you'd like to attend) or by calling (213) 252-4249. When calling please leave a contact phone number. The schedule is subject to change.

If you suspect anyone of committing fraud, you can call, (800) 461-9330, or file a report online at: www.mysafeworkplace.com. Your name will remain anonymous.

To be aware and comply with Fair Housing Laws owners can visit the Office of Fair Housing and Equal Opportunity (FHEO) website at the U.S. Department of Housing and Urban Development (HUD): www.hud.gov

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) in direct deposit.

Keep your units lead free. The City of Los Angeles provides free lead hazard remediation. Call: (213) 808-8935 or (213) 808-8678 for more information.