



Section 8 Owner Newsletter

NOVEMBER 2013 - JANUARY 2014

Housing Authority of the City of Los Angeles

www.hacla.org

Electronic Fund Transfer Debit Card for Owners

Effective January 1, 2014 at the time of contracting or re-contracting the Housing Authority will verify if the Housing Assistance Payment (HAP) Payee is enrolled in direct deposit. If the HAP payee is not enrolled in direct deposit, and is unwilling to enroll, HAP payments will be disbursed via a prepaid debit card issued by the Bank of America.

An account will be created by the Housing Authority and the debit card will be mailed to the HAP payee by the Bank of America.

Protection for Victims of Abuse

The Violence Against Women Act of 1994, the provisions of which are included in the Tenancy Addendum, protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Criminal activity directly related to abuse by a member of a tenant's household or any guest or other person under the tenant's control, should not be the reason for terminating tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence, or stalking.

The owner can divide the lease, or remove a household member from a lease in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the Housing Choice Voucher Program.

The Violence Against Women Act does not limit the Housing Authority, owner or manager from evicting or terminating the housing assistance of a tenant if it can be demonstrated that housing the tenant is a threat to other tenants, if the tenant is not evicted or terminated from assistance.

Source: HUD Tenancy Addendum

Annual Inspections Letters

In order to simplify communications and reduce costs, you will receive a single letter listing all units scheduled for inspection. The inspection letter will list client IDs, tenant name, inspection ID, unit address, and scheduled dates of inspections.

This new provision will apply to "Notice of Annual Inspection" only. Annual inspection notices will continue to be printed and mailed to your tenants. Inspection procedures and requirements dealing with conducting inspections remain the same.

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

Sign Up for the Owners Portal

You will be able to view and print:

- 1. HAP by tenant & adjustments
- 2. Invoices
- 3. Scheduled inspections
- 4. Inspection results
- 5. Holds and abatements
- 6. Units under RFTA
- 7. Re-certification information
- 8. Advisor's name & contact information
- 9. S8 Accounts
- 10. Notifications

You can also:

- 1. Download direct deposit sign up form
- 2. Print IRS 1099
- 3. Submit requests

Enrollment is free and you can access information twenty four hours seven days a week. Contact Owners Portal to obtain your login credentials by emailing Owners.Portal@hacla.org. The web address is: <https://owners.hacla.org>.

Enroll for direct deposit. You can access the direct deposit enrollment form by visiting the Housing Authority's website: www.hacla.org

Owners of condominiums are required to correct deficiencies that are present in the common areas such as exterior peeling paint, loose handrails, large cracks in walkways that present tripping hazards, etc. within 30 days.

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.

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 9, 2014

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. Persons with a hearing impairment should call the TDD Line at (213) 252-1639.

Property Listings

Property listing service is available online at www.hacla.org under Section 8, Property Listings. You can also register by phone at 1-866-466-7328. Basic property listing is free of charge. Services other than basic property listing will include a fee.

Dates of Closure

The Housing Authority will be closed to the public on the following days:

December 23-31

January 1, 17, 20

Drop-off items will be accepted only on December 26, 27, & 30.

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.