



Section 8 Owner Newsletter

APRIL & MAY 2014

Housing Authority of the City of Los Angeles

www.hacla.org

Direct Deposit Statements

Effective April 1, 2014 direct deposit statements will no longer be mailed to owners. Direct deposit statements are available on the owners portal. After you login to your account, click on the direct deposit statements link located on the left menu bar. On the "item date" field, select the appropriate date range and click on go. You are able to download the statement in excel or PDF format, and save the statement.

If you do not have access to the Owners Portal e-mail owners.portal@hacla.org.

Rent Requests

Effective April 1, 2014 owners will be able to submit rent requests through the owners portal. After you login to your account, click on "Send new Request" and select rent request type from the request type dropdown. From the unit dropdown list select the unit for which you are requesting an increase or decrease. Complete the online form and send the request. After you submit your request a confirmation email will be sent to you.

If you do not have access to the Owners Portal e-mail owners.portal@hacla.org.

Timeframe for the Correction of HQS Deficiencies

After an annual or special inspection, the tenant and the owner are given a period of time to correct any Housing Quality Standard (HQS) violations found in the unit. The unit is automatically re-inspected within 30 calendar days. At the discretion of the HACLA for **non-emergency and/or non-life threatening deficiencies** HACLA verifies that the deficiencies are corrected. The verification may include, but is not limited to: owner's certification, a receipt of a vendor, a photo of the repair or tenant confirmation that required repairs are complete. If this method is used, the HACLA will verify the correction of HQS deficiencies at the next scheduled annual inspection.

If the unit fails the re-inspection due to HQS deficiencies which were listed at the original inspection, and the deficiencies were the responsibility of the owner, the housing authority assistance payments (HAP) to the owner are abated.

If the inspector cannot gain entry to the unit at the scheduled re-inspection, the unit is treated as if it had failed the re-inspection and payments to the owner are abated.

Lease Approval and Initial Term of the Lease

The Housing Authority does not approve owner leases. The owner certifies by signing the Housing Assistance Payment (HAP) Contract that the lease is legal and is the same lease used in unassisted tenancies on the premises.

Only a one year lease is allowed. The use of a month-to-month tenancy agreement, also variously called a rental agreement, periodic rental agreement or "at will" tenancy, is prohibited for the **initial term** of the lease.

The owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the approved rent to owner. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality, or provided at no additional cost to unsubsidized tenants in the building.

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

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.

HCIDLA Online Account Management

The Los Angeles Housing and Community Investment Department (HCIDLA) offers online account management for owners. Some of its features include the ability for owners to do the following:

• View statements online	• Make payments
• Apply for exemptions	• Receive e-mail notifications
• Print the Statement of Registration	• Download various forms

To register for an online account go to <http://lahd.lacity.org/lahdinternet/#>, select "Landlords" and click on "Unit Registration and Payments."

HACLA does not endorse this service

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO), discuss options landlords may use to adjust rents legally under the RSO, and review changes to local and state law that affect both landlords and tenants. Below is the schedule of upcoming workshops. Call Housing Community Investment Department (HCID) at (213) 928-9075 to RSVP.

Location	Date and time
1200 W. 7th Street, Rm 100, LA, CA 90017	5/13 - 2:00pm, 5/28 - 6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	5/15 - 10:30am
690 Knox Street, Suite 125, LA, CA 90502	5/20 - 10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	5/27 - 2:00pm

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, May 15, 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.

Property Listings

Property listing service is available online at www.hacla.org under Section 8, Property Listings. Basic property listing is free of charge.

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.

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