



Section 8 Owner Newsletter

JULY 2010

Housing Authority of the City of Los Angeles

www.hacla.org

New Policy: Housing Assistance Payment (HAP) Checks

The Housing Authority's mailed check policy has changed. Housing Assistance Payment (HAP) checks will now be postmarked approximately one to three business days prior to the first day of each month, thus there is a possibility of checks being delivered after the first day of the month.

Since the Housing Authority cannot guarantee timely postal service delivery for guaranteed receipt of HAP on the first day of the month, the Housing Authority strongly encourages owners to sign up for direct deposit. The application for direct deposit can be downloaded from our website at: <http://www.hacla.org/owner-info/>

Processing of direct deposit applications may take between 90 to 120 days.

Inspections: New EPA Requirements

In our effort to provide better customer service, the Inspections Office recommends that you or your representative be present during the annual inspection of your unit(s). The inspector will also be able to clarify any deficiencies cited at the time of the inspection. U.S. Housing and Urban Development requires that your unit(s) pass the inspection. If your unit(s) fail the inspection as a result of cited deficiencies, and they are not corrected at the time of the re-inspection, or if the inspector cannot gain entry to the unit on the day of the scheduled re-inspection, the Housing Authority will not pay the Housing Assistance Payment (HAP) beginning with the first of the month following the REINSPECTION FAIL OR NO ENTRY. The HAP will not be refunded to you.

Access to water heaters, smoke detectors and other appliances must be provided during the inspection. If inspectors are not able to access the appliances, owners must certify that they are in good working condition.

Under the U.S Environmental Protection Agency (EPA), a new rule called the Renovation, Repair and Painting Rule (RRP) went into effect on April 22, 2010. The RRP requires contractors who work in pre-1978 housing, and who might disturb painted surfaces become Lead Certified Renovators or receive on-the-job training in Lead Safe Work Practices from their certified renovators.

The Housing Authority requires property owners to demonstrate their compliance with the new EPA regulation by providing any of the following applicable documents:

1. Copy of your EPA Certified Renovation Firm certification.
2. Copies of your maintenance workers' EPA Certified Renovator training certificates.
3. Copy of the EPA Certified Renovation Firm certificate held by the third party management company managing your property.
4. Copies of your third party management company's maintenance workers' EPA Certified Renovator training certificates.
5. Documentation that your company's or your third party management company's (whichever is applicable) non-certified workers have received on-the-job training in

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The Housing Authority will be closed on: July 5, 2010 in observance of Independence Day

Inspections: New
EPA Requirements

Rent Request Desk:
Questions and
Answers

Inspections Office

Attend our free
Owner Orientation
Seminars to
receive valuable
information about
the Section 8
Program

List your vacancies
with us on our
website

lead-safe work practices from your company's EPA Certified Renovators or from your third party management company's EPA Certified Renovators.

Should you need assistance in finding an EPA accredited training provider, please contact the U.S. Environmental Protection Agency (EPA)'s National Lead Information Center (NLIC) at 1-800-424-LEAD or www.epa.gov/lead/pubs/traincert.htm

Submit your proof of certification to the Inspections Office: 2500 Wilshire Blvd. Los Angeles, CA 90057. On the envelope indicate "EPA Certification."

Rent Request Desk: Questions and Answers

Question: Can I resubmit the same rent request by fax, mail, or online to ensure receipt?

Answer: Duplicate requests delay processing of rent request. If you did not receive an acknowledgement letter from the Housing Authority you may resubmit your request within five business days of your submission.

Question: Can I request rent changes for more than one tenant on one form?

Answer: The housing authority requires one rent request submission per unit.

Question: Can I submit a retro rent change for past months?

Answer: Rent increase requests must be submitted 60 days prior to the effective date of the rent change, and rent decrease requests should be submitted 30 days prior to the effective date of the rent change.

Inspections Office

The Section 8 Inspections Office has implemented a new procedure for inspectors. Inspectors will be rotating their assigned coverage area of inspections every six months. The purpose of the rotation schedule is to improve customer service.

As a reminder, please take the opportunity to **update your contact information with Housing Authority staff.**

If you have any questions regarding the new schedule or any suggestions we'd like to hear from you, contact the Inspections Office by e-mail at S8Inspections@hacla.org. Be sure to include the client number, and your vendor number.

Section 8 Owner Orientation Seminars

These sessions are designed to explain how the Section 8 Program works from the property owner's perspective.

July 2010

Orientation Schedule

Thursday, July 8, 2010, 10am-12:30pm

Tuesday, July 20, 2010, 10am-12:30pm

Saturday, July 31, 2010, 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 July 2010 sessions by calling (213) 252-1253. Please leave a contact number.

The schedule is subject to change. Persons with a hearing impairment should call the TDD Line at (213) 252-1639.

Property listing service is available online at www.hacla.org under Section 8, "Property Listings."

You can also register by phone at 1-877-428-8844.

HACLA's 2600 building, located on Wilshire Boulevard is undergoing renovations. There will be scaffolds and special lighting with a direct pathway from the front doors to the elevators and main stairwell. Please be careful when entering and exiting the main lobby.