



Section 8 Owner Newsletter

AUGUST 2009

Housing Authority of the City of Los Angeles

www.hacla.org

Rent Increase Requests

Effective **SEPTEMBER 1, 2009** please **DO NOT** send your rent increase requests to the following address: **HACLA RRD, Foy Station, PO Box 57367, Los Angeles, CA 90057**. Please submit rent increase requests online: Enter the following URL:

www.hacla.org/owner-info/

Click on the Request for Rent Increase (online-recommended). Complete the form and click on submit.

Foreclosures

The Helping Families Save Their Homes Act of 2009 signed into law on Wednesday, May 20th, 2009 provides a 90-day notice requirement and additional protection for tenants in foreclosed properties. Below you will find the major provisions outlined under Title VII, Protecting Tenants at Foreclosure Act of 2009.

- ◆ During the term of the lease, the tenant has a right to remain in the unit and cannot be evicted for actions that constitute good cause.
- ◆ If the lease ends in less than 90 days, the new owner may not evict the tenant without giving the tenant at a minimum of 90 days notice.
- ◆ If the lease ends in less than 90 days, the new owner may not evict the tenant without giving the tenant at a minimum of 90 days notice.
- ◆ At the end of the term of the lease, the new owner may terminate the tenancy if the new owner provides a 90-day notice.
- ◆ The new owner may terminate the tenancy if the owner will occupy the unit as a primary residence, and has provided the tenant a notice to vacate at least 90 days before the effective date of such notice. The only exception to the rule is that the tenant may not be evicted during the term of the lease.

These provisions expire on: December 31, 2012.

Direct Deposit

If you have not already signed up for Direct Deposit please sign up today. The benefits of Direct Deposit are:

- 1) It is a secure way to receive your money, and no checks are lost or stolen. Payment will reach the bank the day the check is issued.
- 2) To apply for Direct Deposit you may download an application from our website at: www.hacla.org.

Owner Services office will be moving. Details to follow on next month's issue

Owner Portal will guide owners through Section 8 processes

List your vacancies with us

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

Owner Portal

The Section 8 Department is currently working on developing an Owner Portal. The purpose of the portal will be to provide owners with online updates on units they are currently renting to Section 8 participants.

Further information will follow in future Owner Newsletter issues.

Owner Services Move

The Owner Services Office currently located at:

2600 Wilshire Blvd. 1st Flr.
Los Angeles, CA 90057

will be relocating. We will notify you of the address of the new location in our next issue.

List Your Vacancies With Us

Mail

Owner Services Office
2600 Wilshire Blvd. 1st Flr.
Los Angeles, CA 90057

Fax

(213) 252-4231

Telephone

(213) 252-4210
Ext 1639

TDD

(213) 252-1639

If you fax your listing, please print legibly to minimize data entry errors. Please notify us if the unit has been rented.

The Fair Housing Act prohibits housing discrimination on the basis of race, color, religion, sex, disability, familial status and national origin. When completing the listing form, please do not specify a preference for a particular type of tenant. To get more information on fair housing, go to www.hud.gov. Use keyword "fair housing."

Section 8 Owner Orientation Seminars

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

August 2009 Orientation Schedule

Saturday, August 8, 2009

Tuesday, August 18, 2009

Friday, August 28, 2009

The dates are also posted on our website at www.hacla.org. You must reserve a seat to attend one of the August 2009 sessions by calling (213) 252-1253. NOTE: This line is set up to take messages only. You will not receive a return call. Please leave a contact number, since the schedule may be subject to change.

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

Reminder to Owners

Section 8 South and Section 8 Valley offices have moved. The addresses and contact numbers are as follows:

Section 8 Valley Office
6946 Van Nuys Blvd. Ste 100
Van Nuys, CA 91405
(818) 756-1180

Section 8 South Office
19600 Hamilton Ave.
Torrance, CA 90502
(310) 225-6600