



Section 8 Owner Newsletter

AUGUST 2010

Housing Authority of the City of Los Angeles

www.hacla.org

Housing Assistance Payment (HAP) Checks

Housing Assistance Payment (HAP) checks will be postmarked on the **last business day of the month**, thus you may not receive your HAP check by the first of the month. For guaranteed receipt of your HAP by the first, 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.

Request for Tenancy Approval

When a Section 8 participant decides to rent your unit, the participant will provide you with a Request for Tenancy Approval (RFTA) packet. The RFTA packet must be accurately completed and submitted timely to the Housing Authority.

The information you provide is essential in the proper assessment of reasonable rent for your unit, deposit of your Housing Assistance Payment (HAP) checks, and for the HAP contract execution.

The following forms are included in the RFTA packet:

- ◆ Section 8 Direct Deposit Authorization,
- ◆ Request for Tenancy Approval
- ◆ Rent Reasonableness
- ◆ Notice of Change in Security Deposit Amounts and Claim Liability

- ◆ Joint Owner/Tenant Pre-inspection Walk Through
- ◆ Disclosure of information on Lead-Based Paint and/or Lead-Based Paint Hazards
- ◆ Owner Certification of No Conflict of Interest
- ◆ W-9 Request for Taxpayer Identification Number and Certification (if you have never contracted with the Section 8 Program)
- ◆ W-9 Request for Taxpayer Identification Number and Certification (If payee is other than the owner)
- ◆ Letter of Authorization, if applicable, to authorize person(s) other than the owner to negotiate and sign a Section 8 contract with the Housing Authority.

Along with these forms you will also find information about applicants and participants, Lead-based paint, and an Informational Booklet for Section 8 Owners.

Increase Your Property Value and Prevent Lead Poisoning

Lead-based paint was used in more than 38 million homes until it was banned for residential use in 1978. Lead can affect children's brains and developing nervous systems, causing reduced IQ, learning disabilities, and behavioral problems. Lead is also harmful for adults. Lead in dust is the most common way people are exposed to lead. People can also get lead in their bodies from lead in soil or paint chips. Lead dust is often invisible. Projects that disturb lead-based paint can create dust and endanger your tenants.

The City of Los Angeles provides free lead grants for lead hazard remediation that can be obtained alone or in conjunction with other LAHD Housing Programs. A residential property and family must first be approved before grant or loan funding will be considered. Lead grant funds will be used for the removal of lead-based paint hazards. Rehabilitation loan funds may be available to make additional property improvements.

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Screen Your Tenants

The Housing Authority has no liability or responsibility to owners for the family's behavior or suitability for tenancy. You are responsible for the screening and selection of the family that will occupy your unit. You may consider a family's background with respect to such factors as: 1) Tenancy history, 2) Payment of rent and utility bills, 3) Caring for a unit and premises, 4) Respecting the rights of other residents to the peaceful enjoyment of their housing, 5) Drug-related criminal activity or other criminal activity that is a threat to the health, safety or property of others; and 6) Compliance with other essential conditions of tenancy.

The Housing Authority will provide the new owner with the family's current and prior address, and the current owner's name and address based on Housing Authority records, if available.

Screen Your
Tenants

Scam Alert

Scam Alert

The Housing Authority has been informed that there are individuals fishing for confidential information posing as Housing Authority representatives. The Housing Authority would never request confidential information from an owner or client via e-mail so do not respond to these e-mails. Please note that Housing Authority telephone numbers are unblocked. If you receive e-mails, or calls from individuals posing as Housing Authority employees, contact our fraud unit at (213) 252-6194 or enter a report at www.mysafeworkplace.com.

Housing Assistance
Payment (HAP)
Checks

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The eligibility criteria for the program is as follows:

- ◆ Single and Multi-family Properties in the City of Los Angeles constructed prior to 1978, and
- ◆ Positive levels of lead-based paint, in poor conditions, and
- ◆ One or more bedroom units, and
- ◆ Low Income Families (Non-owner occupied properties may use the income of the respective tenants to qualify) that reside or visit the property.

For more information call:

(213) 808-8935 or (213) 808-8678

E-mail: leadsafehome@lahd.lacity.org

Renovate Right, Important Lead Hazard Information for Families, Child Care Provider and Schools

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

List your vacancies
with us on our
website

Section 8 Owner Orientation Seminars

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

August 2010

Orientation Schedule

Wednesday, August 11, 2010, 10am-12:30pm

Saturday, August 21, 2010, 10am-12:30pm

Tuesday, August 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 August 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.