



Section 8 Owner Newsletter

JUNE 2010

Housing Authority of the City of Los Angeles

www.hacla.org

Foreclosures

If you gain ownership of a property through a foreclosure sale, and there are tenants in that property receiving Section 8 subsidy, you will be subject to the Housing Assistance Payment Contract, and there must be "good cause" in order to terminate the existing tenancy, other than vacating the property prior to sale. If you will be using the property as your primary residence, the lease can then be terminated effective on the date of the sale. In this case, the Section 8 tenant will still be entitled to a minimum of 90 days notice to vacate the unit.

If the Housing Authority learns that the property is in foreclosure, the Housing Authority must attempt to obtain a written acknowledgement of the assignment of the Housing Assistance Payment (HAP) contract from the new owner. The Housing Authority will disapprove a Request for Tenancy Approval (RFTA) if the property is in foreclosure. This limitation includes properties at any stage of foreclosure proceedings, including but not limited to pre-foreclosure, auction, and real estate owned.

If the RFTA submitted by your prospective tenant was disapproved for this reason, and you contest the foreclosure status reported by First American CoreLogic, the service provider for real estate data, then you may contact First American CoreLogic to correct the discrepancy or error related to the foreclosure flag on the property.

Once you have received confirmation from First American CoreLogic indicating that the property is not in foreclosure stage, the Housing Authority will proceed with the processing of the RFTA.

Rent Change Requests

To change your rent, you can access and submit the forms online at:

<http://www.hacla.org/owner-info/>

If you do not have internet access you can also submit a written request to the Rent Request Desk by:

Fax: (213) 252-6177 **OR**

Mail: HACLA RRD 2600 Wilshire Blvd.
Ste 5600, Los Angeles, CA 90057.

The written request must include:

- Owner name, Vendor number, and Contact phone number

- Tenant name and EID#
- Tenant address, including apt number
- Current contract rent amount
- Proposed **changed** contract rent amount
- Effective date of the rent **change**

Rent decreases must be submitted 30 days prior to the effective date of the changed rent.

Rent increases must be submitted 60 days prior to the effective date of the proposed rent changes.

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 during this time.

Enroll in Direct Deposit today to have your HAP checks directly deposited into your bank account

City of Los Angeles Department of Building and Safety

Fraud/Abuse of the Section 8 Program

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

List your vacancies with us on our website

Direct Deposit

To apply for direct deposit you may download an application from our website at: <http://www.hacla.org/owner-info/>

Please keep in mind that the processing of direct deposit applications generally takes between 90 to 120 days. All ownership information must be current and all documents completed with the required signatures to ensure the timely arrival of your direct deposit.

City of Los Angeles Department of Building and Safety

The City of Los Angeles Department of Building and Safety (LADBS) provides a wide range of resources for the owners and residents of the city of Los Angeles. LADBS publishes information bulletins which provide consistent and uniform interpretation of the codes, clarify code issues as they relate to new construction and new technologies, and explain new regulations.

The bulletins are categorized into the following topics: General Information, Building Code, Electrical Code, Elevator Code, Mechanical Code, Plumbing Code, Zoning Code. You can find this information on LADBS website at: www.ladbs.org

The website also provides forms applicable to permits, and a comments page, which will allow you to submit questions and / or comments to LADBS.

Fraud/Abuse of the Section 8 Program

If you suspect your tenant(s) are committing fraud or abuse of the Section 8 program: Including but not limited to unauthorized tenants, criminal activity, unreported/underreported income, and any other violation(s) of the Family Obligations please report to the Section 8 Advisor, Section 8 Investigation Unit via My Safe Workplace at (800) 461-9330 or the website at: <http://www.mysafeworkplace.com/>

As the owner of the property you have more interaction with your tenant(s) and you are more likely to encounter fraud, or abuse of the Section 8 Program. Please provide as much detailed information as possible to assist our investigation unit.

Section 8 Owner Orientation Seminars

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

June 2010

Orientation Schedule

Tuesday, June 8, 2010, 10am-12:30pm

Saturday, June 19, 2010, 10am-12:30pm

Thursday, June 24, 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 June 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.