



Section 8 Owner Newsletter

MARCH 2010

Housing Authority of the City of Los Angeles

www.hacla.org

Section 8 Offices

All questions and concerns about your assisted units should be directed to your Section 8 Advisor. Your tenant's advisor is prepared to answer any questions you may have. If you do not have the advisor's contact information, please call (213) 252-2500 or e-mail tenants.s8@hacla.org. When calling we recommend you have your vendor number, client number, or unit address at hand.

Section 8 Offices: Telephone Numbers and Addresses

Special Programs Operations
Telephone Number: (213) 252-1264
Address: 2500 Wilshire Blvd. 4th Flr.
Los Angeles, CA 90057

Special Programs Administration
Telephone Number: (213) 252-4282
Address: 2500 Wilshire Blvd. Pent House
Los Angeles, CA 90057

S8 Issuance and Contracting
Telephone Number: (213) 252-3124
Address: 2500 Wilshire Blvd. 4th Flr.
Los Angeles, CA 90057

S8 Inspections
Telephone Number: (213) 252-1802
Address: 2500 Wilshire Blvd. 6th Flr.
Los Angeles, CA 90057

S8 East Office
Telephone Number: (213) 252-2514
Address: 2600 Wilshire Blvd. 4th Flr.
Los Angeles, CA 90057

Section 8 West Office
Telephone Number: (213) 252-2573
Address: 2600 Wilshire Blvd. 4th Flr.
Los Angeles, CA 90057

S8 South Office
Telephone Number: (310) 225-6600
Address: 19600 Hamilton Ave.
Torrance, CA 90502

S8 Valley Office
Telephone Number: (818) 756-1180
Address: 6946 Van Nuys Blvd. Ste 100
Van Nuys, CA 91405

Lead Based Paint Visual Inspections

Lead-based paint visual inspections are required for Section 8 subsidized units built on or before 1978 with families that have children under six (6) years of age. Exterior and interior surfaces must be free from cracking, chipping and peeling paint.

Defective paint on surfaces must be treated appropriately (stabilized using safe work practices, and clearance is required) if the area is above the de minimis level of more than twenty (20) feet of an exterior wall; or more than two (2) square feet of large surfaces (ceilings, walls, floors and decks) inside of the unit or, outside of the unit; or ten percent (10%) of the total surface area on an interior or exterior type of component with a small surface area. Examples include window sills, baseboards, and trim.

Friction and impact surfaces are also required to be inspected and treated. Examples of building components that may contain friction or impact surfaces include the following: Doors, window systems, baseboards, drawers, cabinets, porches, decks, interior floors and any other painted surfaces that are abraded, rubbed or impacted. If the amount of deteriorated paint is below the de minimis level, the owner must perform paint stabilization only when clearance is required.

Housing Quality Standards Requirement for Windows

Housing Quality Standards Requirement for Windows

The Housing Authority inspects a variety of building types throughout the City of Los Angeles. Many of these buildings are older and some have had major repairs and alterations over the years. Existing buildings that were constructed under a valid permit are protected under Los Angeles Building Code, Existing Building Rights even though subsequently adopted regulations and requirements are in effect. However, when certain major alterations and repairs are made to a building, owners are required by The City of Los Angeles Department of Building and Safety to obtain permits to ensure that any work done is in compliance with approved building codes. In the case of window change-outs, owners are required to obtain a permit from Building and Safety.

Frequently, windows are replaced with a different **type** of window than what existed at the time of original construction. An example of this is when a single-hung window in a bedroom is replaced with an aluminum sliding window. The operable section of the window and the net opening is now too small for emergency escape in accordance with the current building code. Further, the building window component is no longer under the protection of the existing building rights code. The current requirement of 5.7 square feet net clear opening for emergency escape must be met for at least one window in the bedroom, or defined sleeping area.

Please keep in mind that when you purchase or acquire a building, as the owner, you are responsible for possible building code violations that previously existed, prior to transfer of ownership. In addition, you are responsible for compliance with current building codes for renovations that you performed. If you have any questions you can contact the Inspections Office by e-mail at S8Inspections@hacla.org. Please make sure to reference the client number and your vendor number.

Please submit your Rent Change Request according to the instructions provided

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

List your vacancies with us

Section 8 Owner Orientation Seminars

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

March 2010

Orientation Schedule

- Thursday, March 11, 2010
- Saturday, March 20, 2010
- Tuesday, March 30, 2010

The dates are also posted on our website at www.hacla.org. You must reserve a seat to attend one of the March 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.

Rent Change Request

To decrease or increase 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

Mail: HACLA RRD
2600 Wilshire Blvd. 5th Flr. Ste 5600
Los Angeles, CA 90057

Written requests must include: Owner Name, Vendor number, and contact phone number, tenant name, address, and EID#, current contract rent amount, proposed changed contract rent amount, effective date of rent change.

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

Rent decreases stabilize tenancy.

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.