



Section 8 Owner Newsletter

APRIL 2011

Housing Authority of the City of Los Angeles

www.hacla.org

Direct Deposit

New owners contracting with the Housing Authority for Section 8 rental assistance or owners with a change in ownership are required to enroll in direct deposit by completing and submitting the direct deposit enrollment form.

Current Section 8 owners are encouraged to apply for direct deposit for the timely receipt of their Housing Assistance Payment (HAP). HAP checks are postmarked on the **first business day of the month**. However, if you are a landlord enrolled in direct deposit you will receive payment safely and securely earlier than those receiving a paper check.

Sign up now to enjoy the benefits of direct deposit! You can download the application for direct deposit online at: www.hacla.org, click on "Owner Direct Deposit Enrollment Form."

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.

The eligibility criteria for the program is as follows:

- ◆ Single and Multi-family Properties in the City of Los Angeles constructed prior to 1978
- ◆ Positive levels of lead-based paint, in poor conditions
- ◆ One or more bedroom units
- ◆ 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

Correspondences to Cash Receipts

When sending correspondences to the Housing Authority's Finance Office insure that you have your Vendor Number, Client Number, Address, TIN, or any other identifying information printed clearly. If you are sending payment, make sure to include the Vendor Number in the memo line to ensure proper crediting of your account.

Deceased Tenants

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The Housing Authority generates the Deceased Tenants Report monthly, which includes deceased dates for Section 8 Tenants. The report is the result of computer matching between the Social Security Administration (SSA) and the U.S. Department of Housing and Urban Development (HUD). It is important for you to notify the Housing Authority if your Section 8 tenant passes away. If there is just one tenant living in your unit, and the tenant passes away, according to HUD regulations the HAP to the owner will stop no later than the first of the following month in which the death occurred.

Owner Services Office

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The Owner Services Office processes payee changes, ownership changes, and owner address changes. If you have any of the changes indicated you can contact the Owner Services Office at (213) 252-4227. For questions related to your Housing Assistance Payment (HAP) contact your tenant's Advisor. Your tenant's advisor is prepared to answer any questions you may have. If you do not have the advisor's contact information, call (213) 252-2500 or e-mail tenants.s8@hacla.org

Pre-Vacate Unit Inspection

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The Pre-Vacate Unit Inspection form is an important form which certifies the joint (owner and tenant) inspection of the unit, the assigned grounds, stove, and refrigerator (if applicable), and determines the acceptability of the unit.

The owner indicates the date through which rent was paid, keys returned, and the amount of the security deposit to be returned to the tenant. The tenant agrees to pay for damages, repairs and replacements caused to the unit beyond normal wear and tear.

The form also assists the Section 8 Advisor in the determination of the tenant's vacate date, and enables the Housing Authority to pay the owner accordingly. The form can be found on the Housing Authority's website: www.hacla.org

Section 8 Owner Orientation Seminars

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

April 2011

Orientation Schedule

Saturday, April 9, 2011

Monday, April 18, 2011

Wednesday, April 27, 2011

Sessions are scheduled from 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 April 2011 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.

Keep your units Lead free. The City of Los Angeles provides free lead hazard remediation. Call: (213) 808-8935 or (213) 808-8678 for more information.

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 Wilshire Boulevard building is undergoing renovations. There are 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.