



Section 8 Owner Newsletter

DECEMBER 2011

Housing Authority of the City of Los Angeles

www.hacla.org

ACCOMPLISHMENTS FOR YEAR 2011

We would like to take this opportunity to share some of the accomplishments achieved during this year related to our Section 8 owner community.

1. **Section 8 Owners Portal:** Beginning of this year, Section 8 released Owners Portal. The Owners Portal was a collaborative effort from our existing Section 8 owners. The Owners Portal was well received by our landlord community after its release. Many of you indicated being able to view upcoming inspections, failed inspections, and the ability to view Housing Assistance Payment (HAP) transactions, which were some of the most beneficial features to your business operations.

We appreciate your continuous feedback and if you have not signed up for Owners Portal, we encourage you to sign-up. You may sign-up by e-mailing us at owners.portal@hacla.org or by calling us at (213) 252-4249.

2. **Section 8 Owner Quarterly Seminar:** The outreach seminar is part of HACLA's broader plan to enhance communications with existing Section 8 Owner Community. This seminar is designated for our current Section 8 owners. Some of the benefits of attending the quarterly seminar are:
 - Provides unique opportunity for the Housing Authority to share any policy and procedural changes that may impact you.
 - Open forum to share your ideas with existing owners on some of the best practices to manage Section 8 participant portfolio.
 - Address your specific outstanding issues related to Section 8 during one on one session.

The HACLA recognizes that the owner community plays a key role on providing housing to Section 8 participants. We are continuously striving to enhance the way we do business with our owners and the quarterly seminar is one of the small steps in achieving that goal.

3. **Pre-Registration Online Form:** Pre-registration allows prospective Section 8 owners to establish their business entity with the Housing Authority prior to contracting. This new process has the potential to reduce some of the administrative task for prospective Section 8 Owners prior to contracting.
4. **Streamlining Contracting Procedures:** If you are an existing vendor and there have been no changes (i.e. W-9, property title), during re-contracting or new contracting procedures, you simply disclose your vendor number and sign the HAPP RFTA 13-A. Yes, *it's that easy!* You will not have to provide W-9, vesting information and other documents each time you are in the process of new contract or re-contract.

Abatements & Ownership Changes

When a new owner inherits existing abated Section 8 unit, the inspection department will provide written notice to the new owner to correct the deficiency within 30 days from the date the new owner has the legal right to lease or sublease the assisted unit to a Section 8 participant family. The Inspection Department will release Housing Assistance Payment (HAP) effective on the date the new owner corrects the Housing Quality Standard (HQS) deficiencies.

TRASH FEES (IMPORTANT NEWS)

Owners who agreed to pay the City's trash collection fees on behalf of Section 8 tenants at the time of contracting were granted a "utility allowance" which contributed to the amount of rent the owner was offered.

Trash collection fees are also known as Solid Resource Fees, and they appear as a separate item under Sanitation Charges on a tenant's DWP bill.

Even though the trash fees appear on the **tenant's** DWP bill, the **owner** is responsible to compensate the tenant for the fees if the owner agreed to pay for trash. Failure to compensate the tenant could be considered a breach of contract and could result in abatement of the owner's HAP payment from the Housing Authority, in accordance with HUD regulation 24 CFR 982.453 (b): "The PHA rights and remedies against the owner under the HAP contract include recovery of overpayments, abatement or other reduction of housing assistance payments..."

In the future, the Housing Authority will only grant the utility allowance for trash collection to the owner if the owner can verify he/she has contracted with an outside sanitation company (other than the City of Los Angeles). In those cases, DWP will remove the Sanitation Charges from the tenant's bill.

Trash Fees

List Your Vacancy at No Charge

Section 8 Owner Services new phone number is 213-252-4249

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.

List Your Vacancy at No Charge

HACLA provides FREE property listing service. The service is provided through the national nonprofit Socialserve.com and it offers full support to owners and tenants. Owners are able to list properties in greater detail, and voucher-holders are able to quickly locate available property. To get started using this service complete a one-time registration on <http://www.hacla.org/proplist/>. There are three ways to list your vacancies:

1. Internet: www.hacla.org > Section 8 Housing > Property Listings
2. Toll Free: (877) 428 - 8844
3. Fax: (866) 265 - 7811

Section 8 Owner Orientation Seminars

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

December 2011 Orientation Schedule

- Tuesday, December 6, 2011
- Thursday, December 15, 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 December 2011 sessions by calling (213) 252-4249. 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.

The Housing Authority will be closed on the following days:

- Friday, December 23, 2011
- Monday, December 26, 2011
- Friday, December 30, 2011
- Monday, January 2, 2012

Section 8 Offices will be closed to the public on the following days:

- Thursday, December 22, 2011
- Thursday, December 29, 2011