



Section 8 Owner Newsletter

JANUARY 2012

Housing Authority of the City of Los Angeles

www.hacla.org

Section 8 Department Achievements of 2011

High Performer

We are pleased to inform you that your Housing Authority (HACLA) expects to rank as a High Performer for the **fourth** consecutive year, subject to approval by the U.S. Department of Housing and Urban Development (HUD).

HUD annually assigns each Housing Authority a an overall performance rating. High performer rating is achieved when a Housing Authority receives a SEMAP score of at least 90 percent.

SEMAP consists of indicators used by HUD to measure the performance of Housing Authorities. The indicators show whether the Housing Authority has helped eligible families to afford decent rental units at a reasonable cost as intended by Federal housing legislation.

SEMAP provides procedures for HUD to identify Housing Authorities' management capabilities and deficiencies in order to target monitoring and program assistance more effectively. Housing Authorities use the SEMAP performance analysis to assess and improve their own program operations.

Housing for Homeless Individuals

The Section 8 Department continues to address the housing needs of homeless individuals and families thru Special Programs in the City of Los Angeles. Our homeless resources include close to 10,000 units to provide decent, safe, and sanitary housing to help end homelessness in the City of Los Angeles. This commitment includes 1,429 project-based units since 2006. These units are located across the city.

Housing Assistance

HACLA administers the second largest Section 8 Housing Choice Voucher Program (HCVP) in the nation with an allocation of more than 46,000 vouchers.

In 2011, the Section 8 Department issued more than 3,700 vouchers to provide housing assistance to new participant families. As of today close to 1,800 families signed a lease for a new Section 8 assisted unit.

The Housing Authority will continue to work more effectively and efficiently to maintain its High Performer status.

IRS From 1099

Starting January 2012, the Housing Authority will issue Internal Revenue Service (IRS) Form 1099 to the registered Housing Assistance Payment (HAP) payee only. IRS requires the Tax Identification Number (TIN) used to issue the HAP to be consistent with the name and TIN on the IRS Form 1099. The form will be mailed out on January 31, 2012.

The Housing Authority will be closed on:
Monday, January 2, 2012 for the New Year
Monday, January 16, 2012 for Martin Luther King Day

Fair Housing News

HUD is charging Metro Net Realty, LLC, a Queens, NY, real estate agency, and a salesperson for the agency with violating the Fair Housing Act by placing an advertisement on Craigslist that discriminated against families with children. The advertisement provided evidence of an intent to exclude children from housing: "looking for: Mature couple or single with no children."

The Fair Housing Act makes it unlawful to refuse to rent to a family because they have children, including posting or publishing online statements or advertisements that discriminate against families with children. Real estate companies and agents are prohibited from placing advertisements that exclude children from housing.

According to HUD's charge, National Fair Housing Alliance (NFHA), a fair housing organization that works to promote equal opportunity in housing, noticed the ad on Craigslist for a two-bedroom apartment in Brooklyn. A few weeks later, NFHA saw the same ad again on Craigslist. HUD's investigation found that both ads were placed by Metro Net and its employee. If an administrative law judge finds after a hearing that discrimination has occurred, he may award damages to aggrieved persons for the damages caused them by the discrimination.

Shantae Goodloe, October 7, 2011; www.hud.gov, HUDNo. 11-247

Fair Housing News

Direct Deposit

Section 8 Owner Orientation Seminars

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.

Direct Deposit

To streamline the Housing Assistance Payment (HAP) process and comply with The U.S. Department of Housing and Urban Development (HUD) Implementation of New Cash Management Requirements, the Housing Authority will be making the transition to mandatory direct deposit enrollment for all existing Section 8 owners in 2012. This feature has been available to S8 owners since 2007. Direct deposit was implemented for all new owners on January 1, 2011.

If you are a new owner and have not completed and submitted the direct deposit enrollment form along with the Request for Tenancy Approval (RFTA) packet, you can access the direct deposit enrollment form by visiting the Housing Authority's website www.hacla.org and clicking on the "Owner Direct Deposit Enrollment Form" button on the right menu.

Section 8 Owner Orientation Seminars

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

January 2012 Orientation Schedule

Thursday, January 19, 2012
Saturday, January 28, 2012

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 January 2012 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.

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

Submit Rent Requests online at:
www.hacla.org