



Section 8 Owner Newsletter

JUNE 2011

Housing Authority of the City of Los Angeles

www.hacla.org

Abatements Due to Non-Compliance with Housing Quality Standards

After an annual or special inspection, the tenant and owner are given time to correct the Housing Quality Standards (HQS) violations cited. The unit is automatically re-inspected within 30 calendar days. If the unit fails the re-inspection due to HQS deficiencies which were listed at the time of the original inspection, and the deficiencies were the responsibility of the owner, the HAP to the owner is abated.

An abatement is the cessation of HAP to an owner. When an owner's HAP is abated due to the owner's failure to comply with HQS, the abated monies are not repaid to the owner but are forfeited. An abatement is released and HAP resumes on the date the Housing Authority determines that the unit is free from those HQS deficiencies that resulted in the abatement and which are deemed as the owner's responsibility.

If the inspector determines that corrections have not been made at the time of the scheduled re-inspection, or if the inspector cannot gain entry to the unit on the day of the scheduled re-inspection, the Housing Authority will abate the unit beginning with the first of the month following the expiration of the 30 day correction period or any extension thereof. The Housing Authority may withdraw HAP retroactively from the owner's account.

If a deficiency is life threatening, the Housing Authority requires the owner or tenant to correct the deficiency within 24 hours. If the deficiency is due to the owner, the Housing Authority may abate Housing Assistance Payment (HAP) if repairs are not made within 24 hours. In the event that a deficiency is not corrected within 24 hours, an abatement will take effect on the first of the month following the expiration of the 24-hour correction period.

If the owner corrects the cited HQS deficiencies prior to a re-inspection, the owner may upon petition to the Housing Authority receive a rebate on abated amounts retroactive to the date the owner can conclusively prove that all HQS deficiencies have been corrected.

Rent Change Requests

Submit requests for change in rent online at: <http://www.hacla.org/owner-info/> If you do not have internet access you can request the forms from your tenant's Advisor or pick one up from our offices. Insure that the rent requests forms are submitted according to the following guidelines:

- Requests for rent decreases must be submitted 30 days prior to the effective date of the proposed rent changes.
- Request for rent increases must be submitted 60 days prior to the effective date of the proposed rent changes.

If you have any questions regarding submitted rent changes or how to submit a rent change you may contact the rent request desk at: (213) 252-3117.

Fair Housing News

Fair Housing News

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."

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.

Bucks County landlords were ordered to pay \$31,000 for denying housing to families with children. On March of 2009, a single mother contacted Quality Realty Associates (QRA) to inquire about a rental property. When she was asked how many people would be living with her, she said that the apartment would be occupied by her and her seven-year-old daughter. She was then informed that preference is given to someone without children.

The single mother and Fair Housing Council of Suburban Philadelphia (FHCSP) filed housing discrimination complaints with the U.S Department of Housing Urban Development (HUD). QRA agreed to pay \$20,000 to the single mother and her child, a civil penalty of \$1,000, and \$10,000 to FHCSP for resources used to investigate the complaint and educate the public that discrimination against families with children is unlawful.

The Fair Housing Act prohibits housing discrimination on the basis of familial status, or the presence of children under the age of 18 in the household. In addition, expectant mothers and any adult who is in the process of gaining legal custody of a child are covered under the familial status provision of the Fair Housing Act since 1988.

James Berry, Executive Director, February 11, 2011; Fair Housing council of Suburban Philadelphia

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 Investigations Unit (SIU) 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 Investigations 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 2011

Orientation Schedule

Tuesday, June 7, 2011

Saturday, June 18, 2011

Monday, June 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 June 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

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.