



Section 8 Owner Newsletter

JANUARY 2011

Housing Authority of the City of Los Angeles

www.hacla.org

Direct Deposit

The Housing Authority has offered the benefits of enrolling in direct deposit to its owners for several years. Effective January 1, 2011, if you are a new owner contracting with the Housing Authority for Section 8 rental assistance, or if you are an owner with a change in ownership, you will be required to enroll in direct deposit by completing and submitting the direct deposit enrollment form.

Housing Assistance Payment (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. If you have current contracts with the Housing Authority and have not enrolled for direct deposit, we encourage you to enroll today for the timely receipt of your HAP. You can download the application for direct deposit online at: www.hacla.org, click on "Owner Direct Deposit Enrollment Form."

Voucher Payment Standards

The Housing Authority updated its Voucher Payment Standards (VPS). The new VPS along with supporting rents will govern all new Section 8 contracts.

The VPS in conjunction with supporting rents are also used to determine allowable annual increases in the tenant-based Housing Choice Voucher Program (HCVP) for contracts with anniversary dates effective February 1, 2011 and thereafter.

New Voucher Payment Standards

Bedroom Size	Payment Standard
Mobile H. Space	\$648
SRO	\$732
0	\$976
1	\$1,177
2	\$1,469
3	\$1,974
4	\$2,374
5	\$2,730
6	\$3,086

Owner Portal

The Housing Authority will release its Owner Portal on January 3, 2011. The Owners Portal is an online tool that will enable you to review Section 8 information pertaining to you and your tenant(s).

You will be able to access your unit portfolio anytime with your login credentials, which will be mailed to you. Sign-up forms will also be made available at the Section 8 Owner Services Office. Among its many features, you will be able to download forms, and view the following:

1. HAP by tenant
2. Scheduled Inspections
3. Re-certifications
4. Re-Inspections
5. Holds/Abatements
6. Inspection results

Contact Owner Portal if:

- 1) You do not receive your login credentials by February 1st.
- 2) You are the owner/management company managing a significant number of units under the Section 8 Program.
- 3) You experience problems logging in.

E-mail Address: Owners.Portal@hacla.org

Website Address: <https://owners.hacla.org>

Telephone Number: (213) 252-7414

The Housing Authority will be closed on:
 January 3rd for the New Year
 January 17th in celebration of Martin Luther King Jr.'s Birthday

Section 8 Offices: Telephone Numbers and Addresses

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

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

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. Penthouse
Los Angeles, CA 90057

You can access the Owner Newsletter, submit rent requests (increases/decreases), and download forms online at: www.hacla.org Go to: "Section 8 Housing," Click on "Owner Information."

Provide secure entry for Inspectors to conduct inspections.

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.

Ombudspersons

You may have already been acquainted with our Ombudsperson(s) during one of the Owner Orientation Seminars. The Ombudspersons work to resolve owner and tenant problems and disputes. They also make presentations to tenant and owner groups, and may assist with requests for Reasonable Accommodations. Their contact information is as follows:

Section 8 Administration

Anne Biondi: (213) 252-2668
Christine McKinney: (213) 252-5420
Yolanda Marlowe: (213) 252-2596

Application Processing, Issuance & Contracting

Serina Cannon: (213) 252-1613

Special Programs Operations & Administration

Lorraine Betts: (213) 252-4260

Section 8 Owner Orientation Seminars

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

January 2011 Orientation Schedule

Tuesday, January 11, 2011

Saturday, January 22, 2011

Thursday, January 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 January 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.

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 on 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.