



Section 8 Owner Newsletter

DECEMBER 2014

Housing Authority of the City of Los Angeles

www.hacla.org

Complaint Inspections Due to Life Threatening Emergencies

An assisted unit may be inspected at the request of the Tenant, Owner, or at any time the Housing Authority may have cause to believe that Housing Quality Standard violations may exist. A complaint inspection is requested for health and safety issues only.

The Owner must try to resolve the complaint with the tenant prior to requesting an inspection. If complaint is not satisfactorily resolved, then the owner can request a complaint inspection. The unit will be re-inspected to determine the nature, extent, and cause of the health and safety deficiencies.

The following list includes several potential life threatening deficiencies:

- Missing entry door
- Waterlogged/damaged ceilings, floor, or walls in imminent danger of potential collapse
- Major plumbing leaks or flooding
- Natural or LP gas leak or fumes
- Electrical problems which could result in shock or fire
- Presence of non-working air conditioner or lack of adequate ventilation when the outside temperature has reached 90 degrees Fahrenheit
- Utilities not in service, such as electricity, gas (LP/natural), water or oil
- No running hot water
- Structural integrity condition where the building, or a component of the building, is in imminent danger of potential collapse
- Absence of a functioning toilet if there's only one toilet in the unit
- Lack of at least one functional smoke detector on each floor level of the unit
- Conditions that present the imminent probability of serious injury, e.g., broken glass or any other exposed sharp edges
- Building lacks an alternate means of exit in case of fire
- Absence of a heating source capable of providing adequate heat to at least 55 degrees Fahrenheit to all rooms used for living when the exterior temperature is below 40 degrees Fahrenheit.

Property Listings

Property listing service is available online at www.hacla.org under Section 8, Property Listings. Basic property listing is free of charge.

The Housing Authority will be closed to the public on the following dates:

December 24-26, 31

January 1-2, 19

Drop-off items will be accepted only on December 26th and January 2nd.

The Owner Newsletter is available online at: <http://www.hacla.org/ownrnwsltr/>

Appointment of New Interim Director of Section 8

Director of Section 8 Peter Lynn has been appointed Executive Director of the Los Angeles Homeless Service Authority (LAHSA) effective December 1, 2014. LAHSA's primary role is to coordinate the effective utilization of Federal, state, county, and local funding in providing shelter, housing, and services to homeless people throughout Los Angeles City and County.

Carlos Van Natter has been appointed Interim Director of the Section 8 Department. Carlos has been working at the Housing Authority for 28 years and as Assistant Director of Section 8 for the past seven years. During his tenure as an Assistant Director of Section 8, Carlos has been responsible for Section 8 Special Programs, expanding assistance to the homeless, through our six different permanent supportive housing programs. Carlos has focused on improving communications and relationships with our government and non-profit partners to better serve homeless Veterans, families, senior citizens and the disabled.

Rent Stabilization Ordinance (RSO) Workshop

The workshop below provides a basic overview of the Rent Stabilization Ordinance (RSO) and discusses security deposits and payment of interest on security deposits.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Tuesday, December 9, 2014	2:00pm

Call the Housing and Community Investment Department (HCID) at (213) 928-9075 to RSVP.

HACLA does not endorse this service

Owners Portal

Enroll in the Owners Portal. Through the Owners Portal you will be able to view and print HAP information, scheduled inspections, abatements, S8 Accounts, request for rent changes, and access many more features. You can enroll by visiting the Housing Authority's website: www.hacla.org

Section 8 Owner Orientation Seminars

These seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The next seminar is scheduled as follows:

Thursday, December 11, 2014

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 seminars by registering online at <http://www.hacla.org> (Click on "Calendar of Events" and select the date you'd like to attend) or by calling (213) 252-4249. When calling please leave a contact phone number. The schedule is subject to change.

If you suspect anyone of committing fraud, you can call, (800) 461-9330, or file a report online at: www.mysafeworkplace.com. Your name will remain anonymous.

To learn more about The Office of Fair Housing and Equal Opportunity (FHEO) visit the U.S. Department of Housing and Urban Development (HUD) website at: www.hud.gov

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) in direct deposit.

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.