



# Section 8 Owner Newsletter

FEBRUARY & MARCH 2014

Housing Authority of the City of Los Angeles

www.hacla.org

## New Voucher Payment Standards

The Section 8 Voucher Payment Standard (VPS) is the most the Housing Authority can pay for rent on the family's behalf. The VPS depends on your Voucher Bedroom Size. The Voucher Payment Standards changed as follows:

| Voucher Bedroom Size     | SRO   | 0     | 1       | 2       | 3       | 4       | 5       | 6       |
|--------------------------|-------|-------|---------|---------|---------|---------|---------|---------|
| Voucher Payment Standard | \$719 | \$958 | \$1,156 | \$1,443 | \$1,939 | \$2,316 | \$2,664 | \$3,011 |

### How Will the New VPS Affect You?

For new admissions and recontracts, the new VPS will be used effective March 1, 2014. For annual reexaminations, the new VPS will be used at your tenant's upcoming annual re-examination, starting with re-examinations effective July 1, 2014 or later.

## Section 8 Department Achievements of 2013

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

HUD annually assigns each Housing Authority 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.

## 2014 Budget

On January 17, 2014 the budget to authorize funds for the federal government was signed into law. The U.S. Department of Housing and Urban Development estimates that the approved budget will be sufficient to cover all families currently receiving Section 8 assistance.

## Interest Rate on Tenant Security Deposits

The interest rate for tenant security deposits in 2014 is 0.18%. Alternatively, the owner may provide the tenant a copy of the bank statement and pay the actual rate of interest earned.

*Source: Los Angeles Housing and Community Investment Department*

**The Housing Authority will be closed on:  
March 31st in observance of Cesar Chavez Day**

Enroll for direct deposit. You can access the direct deposit enrollment form by visiting the Housing Authority's website: [www.hacla.org](http://www.hacla.org)

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.

## Form 1099

The IRS Form 1099 for 2013 was mailed at the end of January to the registered Housing Assistance Payment (HAP) payee.

The Housing Authority will not mail the 2014 IRS Form 1099, as these forms are available on the Owners Portal. You will be able to access Form 1099 after logging into your Owners Portal account and clicking on "My 1099s." Select the appropriate "Payment Year," click on Expand Group arrow, click on the green down arrow button. Check mark the consent box and click on "Download." Click on "Open" to view your 1099 statement as PDF. Adobe Reader is required to view the statement(s).

If you do not have an active username and password you may register by going to <https://owners.hacla.org> and by clicking on "Create an Account" link.

## Carbon Monoxide Poisoning Prevention Requirements

The Carbon Monoxide (CO) Poisoning Prevention Act of 2010 requires owners to install carbon monoxide (CO) devices in homes that have fuel heaters or appliances, fireplace, or attached garages in compliance with the following dates:

The installed devices must be certified by the Office of the State Fire Marshal (SFM). To obtain a list of certified alarms and detectors visit the California Department of Forestry and Fire Protection website at: <http://osfm.fire.ca.gov/>

## 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, March 13, 2014**

**Thursday, April 10, 2014**

Sessions are scheduled from 10am-12:30pm. The dates are also posted on our website at [www.hacla.org](http://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. Persons with a hearing impairment should call the TDD Line at (213) 252-1639.

## Property Listings

Property listing service is available online at [www.hacla.org](http://www.hacla.org) under Section 8, Property Listings. Basic property listing is free of charge.

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

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