



# Section 8 Owner Newsletter

FEBRUARY 2015

Housing Authority of the City of Los Angeles

[www.hacla.org](http://www.hacla.org)

## Section 8 Department Achievements of 2015

We are pleased to inform you that your Housing Authority (HACLA) expects to rank as a High Performer for the **seventh** 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, safe, and sanitary 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.

## HUD Awards HACLA New HUD-VASH Vouchers

HACLA was awarded 552 new HUD-Veterans Affairs Supporting Housing (VASH) vouchers. This award represents \$5.26M in additional funding. This award accounts for 6% of the national allocation and it is ranked first in the nation, followed by San Diego (177), Chicago (169), and New York (110). HACLA's total HUD-VASH allocation, serving homeless and chronically homeless veterans, is now at 3,179.

## 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](http://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, February 5, 2015**

**Thursday, March 12, 2015**

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.

**The Housing Authority will be closed on:  
Monday, February 16th in observance of Presidents Day**

## Section 8 Offices

All questions and concerns should be directed to your tenant's Section 8 (S8) Advisor. Your tenant's S8 Advisor is prepared to answer any questions you may have. If you do not have the S8 Advisor's contact information, please call (213) 252-2500 or e-mail [tenants.s8@hacla.org](mailto:tenants.s8@hacla.org). When calling we recommend you have the unit address at hand.

### Supervising Staff, Telephone Numbers and Addresses

#### Ombudspersons

#### S8 Applications Processing and Issuance

Serina Cannon: (213) 252-1613

#### Service Delivery Offices & Inspections

Lorraine Allison Downing: (213) 252-2668

#### Section 8 Administration

Christine McKinney: (213) 252-5420

#### S8 East Office

Manager: Ramina White

Address: 2600 Wilshire Blvd. 2nd Flr.

Los Angeles, CA 90057

Telephone Number: (213) 252-2514

#### S8 West Office

Manager: Ryan Mulligan

Address: 2600 Wilshire Blvd. 2nd Flr.

Los Angeles, CA 90057

Telephone Number: (213) 252-2573

#### S8 South Office

Manager: Ramona Kazemian

Address: 19600 Hamilton Ave.

Torrance, CA 90502

Telephone Number: (310) 225-6655

#### S8 Valley Office

Manager: Joseph Nguyen

Address: 6946 Van Nuys Blvd. Ste 100

Van Nuys CA 91405

Telephone Number: (818) 756-1194

#### Service Delivery Administration

Assistant Director: Angela Adams

Address: 2600 Wilshire Blvd. 5th Flr.

Los Angeles, CA 90057

Telephone Number: (213) 252-2690

#### Special Programs Operations

Manager: Isabel Araiza

Address: 2600 Wilshire Blvd. 2nd Flr.

Los Angeles, CA 90057

Telephone Number: (213) 252-1264

#### Special Programs Applications

Manager: Lula Eskander

Address: 2600 Wilshire Blvd. 2nd Flr.

Los Angeles, CA 90057

Telephone Number: (213) 252-6110

#### S8 Applications Processing and Issuance and Contracting (APIC) & S8 Inspections

Manager: Agbor Agbor

Address: 2600 Wilshire Blvd. 5th Flr.

Los Angeles, CA 90057

APIC Telephone Number: (213) 252-1290

Inspections Telephone Number: (213) 252-1802

#### Section 8 Investigation Unit (SIU)

Supervising Fraud Investigator: Pedro Vargas

Address: 2600 Wilshire Blvd. 5th Flr.

Los Angeles, CA 90057

Telephone Number: (213) 252-3110

#### Report Fraud

Fraud Hotline: (800) 461-9330

[www.mysafeworkplace.com](http://www.mysafeworkplace.com)

#### Special Programs Administration

Assistant Director

Address: 2600 Wilshire Blvd. 5th Flr.

Los Angeles, CA 90057

Telephone Number: (213) 252-6965

## 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.

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

To be aware and comply with Fair Housing Laws owners can visit the Office of Fair Housing and Equal Opportunity (FHEO) website at the U.S. Department of Housing and Urban Development (HUD): [www.hud.gov](http://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.