



Section 8 Owner Newsletter

MARCH 2016

Housing Authority of the City of Los Angeles

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 **eighth** 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.

HOMES FOR HEROES

In partnership with United Way and the VA, HACLA is participating in the "Homes for Heroes" effort to house homeless veterans. Landlords rent vacant units to veterans and receive fair market rent and the support of a network of service providers.

Landlords notify Home for Heroes when a vacant unit becomes available by visiting **www.unitedwayla.org/homes-for-heroes** and are connected with veterans searching for housing.

Staff accompanies potential tenants to apartment showings and assists them to complete paperwork. Once the tenant moves in, they receive ongoing supportive services to remain successfully housed.

OMBUDSPERSONS

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:

Christine McKinney	S8 Administration	(213) 252-5420
Serina Cannon	S8 Applications and Special Programs	(213) 252-1613
Billye Fairley	S8 Participant Families	(213) 252-2668
Jose Gutierrez	S8 Participant Families	(213) 252-2596

Housing Quality Standards (HQS) Inspections

To be aware of 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

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

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

The Housing Authority conducts biennial (every other year) inspections. Additionally a unit may be inspected at the request of the tenant or the owner, or at the request of another city department or agency, or at any time the Housing Authority believes that there are Housing Quality Standard (HQS) violations.

After the inspection, the tenant and owner are given a period of time to correct any HQS violations found in the unit. The unit is automatically re-inspected within 30 calendar days. The Housing Authority will verify the correction of HQS deficiencies at that next scheduled inspection.

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. An abatement is when HAP to the owner is no longer paid by the Housing Authority due to failure to comply with HQS.

SECTION 8 OWNER ORIENTATION SEMINARS

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

Thursday, March 10, 2016

Thursday, April 7, 2016

Sessions are scheduled from 10am-12:30pm. The dates are also posted on our website at <http://www.hacla.org/ownerorientation>. You must reserve a seat to attend one of the seminars by calling (213) 252-4249. When calling, please leave a contact phone number. The schedule is subject to change.

INSPECTIONS OFFICE NEW TELEPHONE LINE

For inspection related issues, S8 owners can call the new Inspection Office telephone number: **(213) 252-8705**.

When calling, you must enter the rental property zip code in order for our phone system to route your call to the appropriate representative.

REPORT FRAUD

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.

PROPERTY LISTINGS

Property listing service is available online: <http://www.hacla.org/propertylistings>. Basic property listing service is free of charge.

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