



Section 8 Owner Newsletter

AUGUST & SEPTEMBER 2014

Housing Authority of the City of Los Angeles

www.hacla.org

Two-Year Inspections

Starting August 1, 2014, the Housing Authority will inspect the assisted unit every two years, instead of every year, to make sure your unit(s) meets Section 8 Housing Quality Standards (HQS). The Housing Authority will randomly select Section 8 units this year to start the two-year inspection schedule.

The Housing Authority will inspect half of all assisted units each year, skipping the units inspected in the previous year. For example, of all the units inspected August 2013, one half will be inspected August 2014 and the other half will be inspected 2015.

There are two exceptions to this new inspection schedule:

- A. The Housing Authority will inspect the unit if you, your tenant, another city department or agency, or the U.S. Department of Housing Urban Development requests an inspection, or at any time the Housing Authority may have cause to believe that HQS violations may exist.
- B. The Housing Authority will continue to perform Quality Control (QC) inspections. A QC inspection will be conducted if your assisted unit(s) is/are randomly selected regardless of biennial inspection schedule.

The requirements for Section 8 HQS inspections remain the same, including what causes a unit to fail inspection, and what action the Housing Authority must take if failed inspection results are not corrected:

- A. You will continue to receive an inspection appointment letter indicating the date of your tenant's new biennial HQS inspection or any other inspection scheduled by the Housing Authority.
- B. If the unit fails inspection, a re-inspection will automatically be rescheduled within one month.
- C. The Housing Authority inspector will determine whether you or your tenant is responsible for correcting a failed inspection item, and we will re-inspect to make sure that the deficiency has been corrected.
- D. If your unit(s) fails re-inspection, the Housing Authority Assistance Payment (HAP) will be abated and no further payment will be made until the unit passes a re-inspection.
- E. No HAP payments will be made for the period your unit does not meet HQS.
- F. If you do not correct an HQS failure that is your responsibility, your unit will be abated.

If you have any questions regarding this change, please contact your tenant's S8 Advisor.

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

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

Utility Allowances

An important change regarding utility allowances was implemented by the Housing Authority as required by the U.S. Department of Housing and Urban Development (HUD). This change may impact how the Housing Authority calculates the utility allowances for your tenant(s).

Starting January 1, 2015, your tenant's utility allowance amount will be the lower of your tenant's voucher size or your tenant's unit bedroom size. For example, if your tenant qualifies for a one bedroom voucher, but has rented a two bedroom unit, the Housing Authority will use the utility allowance for a one bedroom unit. This change may impact how the Housing Authority calculates your tenant's portion of the rent. The new change will apply as follows:

- A) At the time of your tenant's annual reexamination beginning January 1, 2015, or
- B) If your tenant requests a voucher to move and your tenant's new lease begins January 1, 2015 or later.

If you have any questions regarding this change you may contact your tenant's Advisor.

Utility Allowances

The Housing Authority of the City of Los Angeles (HACLA) is proposing to make changes to its Section 8 Administrative Plan for Fiscal Year 2015. The 2015 Section 8 Administrative Plan changes can be viewed on the internet at: www.hacla.org, click on Public Documents.

The Board of Commissioners Meeting to review and approve the proposed changes is scheduled as follows:

Thursday, September 25, 2014
Housing Authority of the City of Los Angeles
2600 Wilshire Blvd. Board Room
Los Angeles, CA 90057

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, September 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.

Property Listings

Property listing service is available online at 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. Your name will remain anonymous.