



Section 8 Owner Newsletter

SEPTEMBER 2015

Housing Authority of the City of Los Angeles

www.hacla.org

Rent Increase Requests

Owners can submit request increase requests through the Owners Portal. Once you submit your rent increase request, please do not resubmit the same request, as this will further delay the process.

The current rent increase request process is as follows:

- 1) An owner must notify the HACLA at least 60 days in advance of any proposed rent increase.
- 2) Owners/property managers submit requests through the Owners Portal.
- 3) After the rent increase request has been submitted, owners/property managers will receive a confirmation email.
- 4) The Housing Authority will review the rent increase request and will determine whether an increase can be granted in accordance with the Section 8 contract.

To inquire about the status of the submitted rent increase request contact your tenant(s) S8 Advisor. If you do not know the S8 Advisor's contact information, call (213) 252-2500.

Chain of Command

The Housing Authority allows participants, owners, and applicants a means of reviewing Housing Authority determinations. Participants and applicants are referred to the staff person responsible for making the decision which resulted in the complaint for an initial review of the action. If the complaint is not resolved at that level, the Housing Authority follows the chain of command, including but not limited to:

- 1) Eligibility Interviewer or S8 Advisor or Management Clerk or Housing Inspector
- 2) Assistant Housing Manager or Housing Inspector Supervisor
- 3) Manager
- 4) Ombudsperson
- 5) Assistant Director

For example, if a problem arises that is beyond the S8 Advisor's scope, the S8 Advisor must refer the problem up the Housing Authority chain of command to his/her immediate supervisor.

Agency Plan Meeting

The public hearing for the Housing Authority's Agency Plan is scheduled as follows:

Thursday, September 24, 2015, 9:00AM
Housing Authority of the City of Los Angeles
2600 Wilshire Blvd. (Board Room) Los Angeles, CA 90057

The Housing Authority will be closed on:
Monday, September 7th in observance of Labor Day

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). Workshops for the month of September include “Ellis Act” evictions and requirements to remove a rental unit from the housing market. Below is the schedule of upcoming workshops. Call the Housing Community Investment Department (HCID) at (213) 928-9075 to RSVP.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Tuesday, September 8, 2015 Wednesday, September 30, 2015	2:00pm 6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, September 17, 2015	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, September 15, 2015	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, September 22, 2015	2:00pm

HACLA does not endorse this service

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 10, 2015

Thursday, October 8, 2015

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.

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

If you have any questions, call or email the Owners Portal. Contact information is as follows:
Email Address: owners.portal@hacla.org, Phone Numbers: (213) 252-5356/(213) 252-5340.

Property Listings

Property listing service is available online at www.hacla.org. Basic property listing service 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.

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

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

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.