



# Section 8 Owner Newsletter

JANUARY 2013

Housing Authority of the City of Los Angeles

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

## Section 8 Service Delivery

Service Delivery Offices provide a full range of services to participants and owners and perform all required Section 8 program functions including:

- 1) processing annual, interim and special reexaminations
- 2) processing rent requests
- 3) processing requests to move
- 4) processing vacates
- 5) processing abatements for failure to comply with Housing Quality Standards (HQS)
- 6) processing terminations for owner and/or tenant non-compliance with program requirements.
- 7) conducting investigations of owner/tenant program fraud and HUD OIG Hotline complaints.
- 8) preparing informal hearing files and presenting the case during the informal hearing
- 9) maintaining the integrity of the tenant files and the data base for all program participants
- 10) providing customer service for Section 8 owners and program participants.

If you have any questions related to Service Delivery functions please contact your Advisor. The Section 8 (S8) Advisor is your contact to address your questions.

The S8 Advisor's contact information can be located on letters mailed to you by the Housing Authority. If you are unable to locate the S8 Advisor's contact information, please call the Housing Authority at (213) 252-2500.

## Section 8 Investigations Unit (SIU)

The Section 8 Investigations Unit (SIU) is an investigative entity charged with promoting integrity, efficiency and effectiveness of the HACLA's programs and operations. This includes preventing, detecting and prosecuting waste, fraud and abuse. With the assistance of anonymous tips and fraud referrals, SIU aims to effectively fulfill its mission.

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.

## Smoking in Rental Housing

Senate Bill 332 which regulates smoking in rental housing went into effect January 2012. This new law allows landlords to ban smoking inside rental units and an apartment complex. However, landlords of Los Angeles Rent Stabilization Ordinance (RSO) properties can only apply this new law to new tenants who became a tenant on or after January 1, 2012, unless any pre-existing leases or rental agreements prohibit current tenants from smoking.

The Senate Bill 332 does not change local laws in effect on or before January 1, 2012. The Los Angeles RSO does not allow landlords to change the terms of tenancy to not allow smoking and then evict tenant(s) from an RSO unit based on a change in tenancy the tenant has not agreed to.

Source: California State Senate Bill 332

## Landlord May Dispose Abandoned Personal Property Less Than \$700

Starting on January 1, 2013, the total resale value of personal property left behind by a tenant after termination of a tenancy that the landlord must sell at a public auction (rather than dispose of or retain for his or her own use), has been increased from \$300 to \$700, if certain procedures are followed. This law, however, also prohibits a landlord from assessing any storage costs if the tenant reclaims personal property within 2 days of vacating the premises. The statutory notices of Right to Reclaim Abandoned Property have been revised to reflect these changes.

Furthermore, a landlord's notices of termination of tenancy and pre-move out inspection must contain specified language that former tenants may reclaim abandoned personal property left on the premises, subject to certain conditions.

Source: California State Assembly Bill 2303

### 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:

Ombudsperson	Office	Telephone Number
Christine McKinney	S8 Administration	(213) 252-5420
Lorrain Betts	Service Delivery	(213) 252-2668
Yolanda Marlowe	Service Delivery	(213) 252-2596
Serina Cannon	S8 Applications and Special Programs	(213) 252-1613

### 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, January 10, 2013**

**Saturday, January 26, 2013**

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." You can also register by phone at 1-866-466-7328.

**The Housing Authority will be closed on:**  
January 21st, in observance of Martin Luther King Day

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

**Enroll for Direct Deposit. The Enrollment form can be downloaded online at: [www.hacla.org](http://www.hacla.org), click on the link on the right-hand side "Owner Direct Deposit Enrollment Form."**

**Rent Change Requests can be submitted online at [www.hacla.org](http://www.hacla.org) Click on the Section 8 Housing link, and then on the Owner Information link.**

**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.**