



Section 8 Owner Newsletter

OCTOBER - NOVEMBER 2014

Housing Authority of the City of Los Angeles

www.hacla.org

Owners Portal

A new version of the Owners Portal, an online tool which enables S8 Landlords to review information related to their S8 units, was released. The new version will enable S8 landlords to download direct deposit statements and receive e-mail communications. This new feature will guarantee notice to landlords while reducing the rate of incomplete inspections by sending a reminder of upcoming inspections.

Also landlords will receive follow up e-mails for items that require corrective actions such as failed inspections, abated units and payment holds. S8 landlords can access information twenty-four hours a day, seven days a week, regarding housing assistance payments, scheduled inspections, inspections results, and more.

You can access the Owners Portal through the link provided on the Housing Authority's website at: www.hacla.org. If you have any questions you may contact Owners Portal by e-mailing owners.portal@hacla.org.

Prepare for Annual Inspections

It is recommended that you and your tenant conduct a joint "pre-inspection" to identify items in need of repair, prior to the actual Housing Authority annual HQS inspection.

The most common reasons for failed inspections due to safety and potential health hazards include:

- Chipping, peeling, cracking, scaling or loose paint on both interior and exterior of property.
- Exposed wiring, bare electrical wires, inoperable fixtures, missing electrical cover plates.
- Damage to sliding bedroom closet doors (particularly mirror doors).
- Smoke detectors located improperly, inoperable/batteries removed, or missing.
- Missing window security bar quick-release mechanism.
- Double cylinder (deadbolt) locks on interior and exterior doors.
- Water leaks, water heater missing a temperature pressure release valve and downward discharge line, or missing pressure release valve.
- Missing crawl hole vent screens.
- Wall Heater pilot turned off (heater must be on for inspection to determine if heater is operating properly).
- Excessive clutter, trash, discarded furniture, appliances, etc. on grounds.
- Furniture/other items blocking exit from bedroom window with quick release mechanism.
- Inoperable appliances. All appliances, including items such as the garbage disposal (whether tenant or owner provided) must be in working order.
- Disconnected utilities. All utilities must be connected.

Passing the Housing Quality Standards (HQS) inspection the first time will eliminate the need for re-inspections and possible abatement of housing assistance payments, if the unit fails a subsequent re-inspection.

The owner will not be cited for tenant deficiencies, and vice versa. A pre-inspection checklist is available online at www.hacla.org, point on Section 8 Housing and click on Owner Information.

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

Initial Inspections

The Housing Authority recommends for owners to provide alternate phone numbers prior to the initial inspections if they use a Management Company. Inspectors usually make phone calls starting at 8:00 a.m. and leave the office no later than 9:30am to conduct inspections. This will insure that inspectors are able to reach the Management Company to be able to conduct initial inspection in the event that the inspector is not able to reach anyone through the phone number provided to the Housing Authority.

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO), discuss options landlords may use to adjust rents legally under the RSO, and evictions and requirements. Changes to local and state law that affect both landlords and tenants is also discussed during the workshops.

Below is the schedule of upcoming workshops. Call Housing Community Investment Department (HCID) at (213) 928-9075 to RSVP.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Wednesday, October 29, 2014	6:30pm
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, November 18, 2014	10:00am
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, November 20, 2014	10:30am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, November 25, 2014	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, November 13, 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.

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 at www.hacla.org under Section 8, Property Listings. Basic property listing is free of charge.

The Housing Authority will be closed on:

November 11th in observance of Veteran's Day

November 27th and November 28th in observance of Thanksgiving holiday

To learn more about The Office of Fair Housing and Equal Opportunity (FHEO) visit the U.S. Department of Housing and Urban Development (HUD) website at: 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.