



Section 8 Owner Newsletter

OCTOBER 2013

Housing Authority of the City of Los Angeles

www.hacla.org

Effect of Federal Shutdown on Housing Assistance Payments (HAP)

Due to the government shutdown in effect since October 1, 2013, the U.S. Department of Housing and Urban Development (HUD) issued a contingency plan. The plan states that Housing Assistance Payments (HAP) will be made at their normally scheduled time. Funding for HAP payments for the remainder of calendar year 2013 was approved back in March 2013 and no further congressional action is needed to transfer these funds to Public Housing Authorities, including the Housing Authority of the City of Los Angeles (HACLA). HACLA has received its October funding, and all October payments were made, as usual.

Refer to HACLA's website for further updates at www.hacla.org.

Rent Stabilization Ordinance (RSO)

The Los Angeles Housing Department (LAHD) issued the annual allowable rent adjustment. The amount remains at three percent for all rent increases that take effect July 1, 2013 or later. The owner may receive an additional one percent if the owner provides the complete electric utility and/or an additional one percent if the owner provides the complete gas utility.

The current interest rate for tenant security deposits held in 2013 is at 0.15%.

Owners are required to give the housing authority notice of a rent increase 60 days prior to the increase. As an example, to take advantage of a three percent allowable increase for a rent increase to be effective November 1, 2013, the Housing Authority must receive a fax transmission, a written notice or online request postmarked no later than August 31, 2013. All rent increases must be supported by the calculated reasonable rent as determined by the third party vendor.

Abatement Due to Failed HQS Annual Re-Inspection

As a reminder, for all annual inspections conducted, 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 HACLA will abate the unit beginning with the effective date of the scheduled re-inspection.

Direct Deposit

If you have not yet enrolled for direct deposit please complete and submitted the direct deposit enrollment form. You can access the direct deposit enrollment form by visiting the Housing Authority's website: www.hacla.org and clicking on the "Owner Direct Deposit Enrollment Form" button on the right menu.

Property Listings

Property listing service is available online at www.hacla.org under Section 8, Property Listings. You can also register by phone at 1-866-466-7328. Basic property listing is free of charge. Services other than basic property listing will include a fee.

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

Cost Recovery and Rent Adjustment Programs

The Rent Stabilization Ordinance offers four programs that allow owners to apply for rent adjustments to recover the cost of improvements to their rental properties:

1. **Capital Improvement Program:** Landlords or owners of rent-stabilized properties in the City of Los Angeles who have made improvements to their rental housing units that do not require the temporary or permanent relocation of tenants.
2. **Tenant Habitability Plan for Primary Renovation Program:** The City of Los Angeles adopted the Primary Renovation and Tenant Habitability Programs to encourage landlords to reinvest in the infrastructure of their properties through Primary Renovation Work. Primary Renovation Work involves replacement of substantial modification of major building systems or the abatement of hazardous materials.
3. **Rehabilitation Work Program:** LAHD will update requirement information.
4. **Just and Reasonable Rent Program:** Allows landlords to apply for permanent rent adjustment when net operating income from an RSO rental unit has not kept up with inflations.

If you have any questions about any of these programs contact the Los Angeles Housing Department (866) 557-RENT.

HACLA does not endorse this service.

2013 Furlough Schedule

Housing Authority is operating on a furlough schedule due to the federal budget cuts. HACLA will be closed on:

Friday, October 25, 2013	Wednesday, November 27, 2013
Monday, December 23, 2013	

Section 8 Owner Orientation Seminars

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

Thursday, October 10, 2013

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. Persons with a hearing impairment should call the TDD Line at (213) 252-1639.

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.

Rent Change Requests can be submitted online at www.hacla.org Click on the Section 8 Housing link, and then on the Owner Information link.

Owners of condominiums are required to correct deficiencies that are present in the common areas such as exterior peeling paint, loose handrails, large cracks in walkways that present tripping hazards, etc. within 30 days.

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.