



# Section 8 Owner Newsletter

FEBRUARY 2016

## RENT INCREASE REQUESTS

Owners can submit increase requests through the Owners Portal. Once you submit your rent increase request, please **do not** resubmit the same request, as this will delay the process. **Owners must notify the HACLA at least 60 days in advance of any proposed rent increase.**

The Housing Authority will review the rent increase request and 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 Assistant Housing Manager.

## HOMES FOR HEROES

In partnership with United Way and the VA, HACLA is participating in the "Homes for Heroes" effort to house homeless veterans. Landlords rent vacant units to veterans and receive fair market rent and the support of a network of service providers.

Landlords notify Home for Heroes when a vacant unit becomes available by visiting [www.unitedwayla.org/homes-for-heroes](http://www.unitedwayla.org/homes-for-heroes) and are connected with veterans searching for housing. Staff accompanies potential tenants to apartment showings and assists them to complete paperwork. Once the tenant moves in, they receive ongoing supportive services to remain successfully housed.

**The Housing Authority will be closed on:**  
Monday, February 15th in observance of Presidents Day  
Thursday, March 31st in observance of Cesar Chavez Day

## SECTION 8 OFFICES

All questions and concerns should be directed to your tenant's S8 Advisor. The S8 Advisor is prepared to answer any questions you may have. If you do not have the S8 Advisor's contact information, please call (213) 252-2500 or e-mail [owner.services@hacla.org](mailto:owner.services@hacla.org). When calling we recommend you have your vendor number, or unit address at hand.

### Supervising Staff Contact Information

#### Service Delivery, Inspections, and SIU

Assistant Director: Angela N. Adams  
Telephone Number: (213) 252-2690

#### S8 East Office

Manager: Ramina White  
Telephone Number: (213) 252-2514

#### S8 West Office

Manager: Anna Berberian  
Telephone Number: (213) 252-2573

#### S8 South Office

Manager: Ramona Kazemian  
19600 Hamilton Ave.  
Torrance, CA 90502  
Telephone Number: (310) 225-6655

#### S8 Valley Office

Manager: Joseph Nguyen  
6946 Van Nuys Blvd. Ste 100  
Van Nuys, CA 91405  
Telephone Number: (818) 756-1194

#### S8 Inspections

Manager: Lorraine Allison-Downing  
Telephone Number: (213) 252-1802  
Email Address: [S8.inspections@hacla.org](mailto:S8.inspections@hacla.org)

#### Special Programs & APIC

Assistant Director: Ryan Mulligan  
Telephone Number: (213) 252-6965

#### Applications, Processing, Issuance and Contracting (APIC)

Manager: Agbor Agbor  
Telephone Numbers: (213) 252-1213 or  
(213) 252-1214

#### Special Programs Administration (SPA)

Manager: Lula Eskander  
Telephone Number: (213) 252-6110

#### Special Programs Operations (SPO)

Manager: Isabel Araiza  
Telephone Number: (213) 252-1264

#### Administrative Services

Assistant Director: Patricia Mendoza  
Telephone Number: (213) 252-5431

#### Support Services

Manager: Mazharul Islam  
E-mail Address: [owner.services@hacla.org](mailto:owner.services@hacla.org)  
Telephone Number: (213) 252-1018

***All offices, unless otherwise indicated are located at: 2600 Wilshire Blvd. Los Angeles, CA 90057***

#### OMBUDSPERSONS

##### Administration

Christine McKinney: (213) 252-5420

##### APIC, SPA, SPO

Serina Cannon: (213) 252-1613

##### Service Delivery

Billye Fairley: (213) 252-2668  
Jose Gutierrez: (213) 252-2596

#### S8 Investigation Unit (SIU)

Supervising Fraud Investigator: Pedro Vargas  
Telephone Number: (213) 252-8255

#### REPORT FRAUD

**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.**

## 90 DAY NOTICE

If your unit is regulated by the Los Angeles City Rent Stabilization Ordinance (RSO), a 90 day notice for termination of the tenancy due to business or economic reason such as sale of the property, renovation of the unit, desire to lease the unit at a higher rent, or desire to stop participation in the S8 program **is not a legal reason for eviction under RSO provisions.**

If you seek to take possession of the rental unit for personal or family use, you must file a “Landlord Declaration of Intent to Evict” with the Los Angeles Housing and Community Investment Department (HCID), formerly known as LAHD. Please note that this provision applies to all units in the building, not only the S8 unit. If you need additional information or assistance, please contact HCID at (866) 557-7368.

## OWNERS PORTAL

Enroll in the Owners Portal. Through the Owners Portal you will be able to view and print; Form 1099 for 2015, HAP information, scheduled inspections, abatements, S8 Accounts, request rent changes, and access many more features. You can enroll by visiting the Housing Authority’s website: <https://owners.hacla.org/View/Security/Login.aspx> and by clicking on “Create an Account” link.

Online training on the use of the Owners Portal will be provided on the dates indicated below. The training will provide an overview of the Owners Portal. You will not be able to interact with the presenter, but you may send your inquiries to the Owners Portal e-mail address: **Owners.Portal@hacla.org.**

All training sessions will begin at 2:00pm.

Thursday, February 11, 2016	Thursday, March 10, 2016	Thursday, April 14, 2016
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If you have any questions, call or email the Owners Portal: (213) 252-5356/(213) 252-5340, Email Address: **owners.portal@hacla.org.**

## SECTION 8 OWNER ORIENTATION SEMINARS

These seminars are designed to explain how the Section 8 Program works from the landlord’s perspective. The seminars for 2016 are scheduled as follows:

Dates			
February 4, 2016	May 5, 2016	August 4, 2016	November 3, 2016
March 10, 2016	June 9, 2016	September 15, 2016	December 8, 2016
April 7, 2016	July 7, 2016	October 13, 2016	

All sessions are scheduled from 10am-12:30pm, and take place at:

The Housing Authority of the City of Los Angeles  
2600 Wilshire Blvd. Board Room  
Los Angeles, CA 90057

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 calling (213) 252-4249. When calling, please leave a contact phone number. The schedule is subject to change.

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

## RESOURCE LIST

The HACLA has developed a resource list with possible sources of assistance. HACLA does not endorse these agencies.

<b>Community Resources</b>		
311 City of Los Angeles 211 LA County	311, (213) 473-3231 211 or (800) 339	<a href="http://lacity.org/myla-311/myla-311-service-request">http://lacity.org/myla-311/myla-311-service-request</a> <a href="http://211lacounty.org">http://211lacounty.org</a>
LA County Health & Nutrition Hotline	(877) 597-4777	<a href="http://www.ccrcca.org/resources/family-resource-directory/item/los-angeles-county-health-nutrition-hotline">http://www.ccrcca.org/resources/family-resource-directory/item/los-angeles-county-health-nutrition-hotline</a>
Bulky Item Collection	(800) 773-2489	<a href="http://www.lacitysan.org/solid_resources/refuse/services/bulky_items.htm">http://www.lacitysan.org/solid_resources/refuse/services/bulky_items.htm</a>
<b>Housing and Community Investment &amp; Development HCID (formerly LAHD)</b>		
Housing and Community Investment & Development HCID (LAHD); Rent Stabilization Ordinance (RSO), Code Enforcement	(866) 557-RENT	<a href="http://www.lahd.lacity.org">http://www.lahd.lacity.org</a>
<b>Social Services</b>		
Domestic Violence Hotline	(800) 978-3600	<a href="https://dpss.lacounty.gov/dpss/sss/dv.cfm">https://dpss.lacounty.gov/dpss/sss/dv.cfm</a>
Employment (WorkSource Center)	(877) 477-3646	<a href="http://www.worksourcecalifornia.com">http://www.worksourcecalifornia.com</a>
Child Support Hotline	(866) 901-3212	<a href="http://cssd.lacounty.gov/wps/portal/cssd/contact">http://cssd.lacounty.gov/wps/portal/cssd/contact</a>
Medi-cal Outreach	(888) 747-1222	<a href="http://www.dhcs.ca.gov/services/medi-cal/eligibility/Pages/OEworkgroup.aspx">http://www.dhcs.ca.gov/services/medi-cal/eligibility/Pages/OEworkgroup.aspx</a>
Braille Institute (blind or visually impaired)	(800) 272-4553	<a href="http://www.brailleinstitute.org/">http://www.brailleinstitute.org/</a>
Junior Blind of America	(800) 352-2290	<a href="http://www.juniorblind.org/web/contact-us">www.juniorblind.org/web/contact-us</a>
Greater Los Angeles Agency on Deafness	(323) 478-8000	<a href="http://www.gladinc.org/">http://www.gladinc.org/</a>
Healthy City	(213) 989-1300	<a href="http://www.healthycity.org">http://www.healthycity.org</a>
Beyond Shelter	(213) 252-0772	<a href="http://www.beyondshelter.org">http://www.beyondshelter.org</a>
In-Home Supportive Services (IHSS)	(877) 565-4477	<a href="https://dpss.lacounty.gov/dpss/ihss/">https://dpss.lacounty.gov/dpss/ihss/</a>
<b>Property Listings</b>		
Property Listings (Basic Service is free of charge)	(866) 466-7328	<a href="http://hacla.gosection8.com/searchRentals.aspx">http://hacla.gosection8.com/searchRentals.aspx</a>
<b>Independent Living Centers to assist persons with disabilities</b>		
California Independent Living Centers	(916) 325-1690 TTY (916) 325-1695	<a href="http://www.cfilc.org">http://www.cfilc.org</a>
<b>Senior Citizen Services</b>		
Community Services for Seniors	(213) 738-2600	<a href="http://aging.lacity.org">http://aging.lacity.org</a>
Department of Aging -City of Los Angeles	(213) 482-7252	<a href="http://www.cdss.ca.gov/agedblinddisabled/PG1298.htm">http://www.cdss.ca.gov/agedblinddisabled/PG1298.htm</a>
Adult Protective Services	(877) 477-3646	<a href="http://da.lacounty.gov/seniors/safe-senior-care">http://da.lacounty.gov/seniors/safe-senior-care</a>
Elder Abuse Hotline	(888) 226-6300	
<b>Legal Services (Evictions, tenant's rights, guardianship &amp; conservatorship, advocacy)</b>		
Bet Tzedek Legal Services	(323) 939-0506	<a href="http://www.bettzedek.org">http://www.bettzedek.org</a>
Legal Aid Foundation of Los Angeles	(213) 640-3881 TTY (310) 393-7734	<a href="http://www.lafla.org">http://www.lafla.org</a>
Disability Rights California	(800) 776-5746	<a href="http://www.disabilityrightscalifornia.org">http://www.disabilityrightscalifornia.org</a>
Disability Rights Legal Center	(213) 736-1334	<a href="http://www.disabilityrightslegalcenter.org">http://www.disabilityrightslegalcenter.org</a>
<b>Fair Housing and Housing Education</b>		
Office of Fair Housing and Equal Opportunity (FHEO)	(800) 669-9777 (800) 446-3247	<a href="http://www.hud.gov">www.hud.gov</a> <a href="http://www.fairhousingfoundation.com">http://www.fairhousingfoundation.com</a>
Fair Housing Foundation of Los Angeles	(800) 477-5977	<a href="http://www.hrc-la.org">http://www.hrc-la.org</a>
Housing Rights Center	TTY (213) 201-0867	

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