



# Section 8 Owner Newsletter

APRIL 2015

Housing Authority of the City of Los Angeles

www.hacla.org

## Rent Stabilization Ordinance (RSO) & Section 8 Workshops

The workshops for the month of April include information about the Section 8 Program. These workshops will also 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.

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	Tuesday, April 14, 2015 Wednesday, April 29, 2015	2:00pm 6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, April 16, 2015	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, April 21, 2015	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, April 28, 2015	2:00pm

## Owner Requirements Prior to Contracting

Prior to approving a tenancy or signing a Housing Assistance Payment (HAP) contract with an owner, the HACLA requires the owner to:

1. Meet any applicable lead-based paint disclosure requirement;
2. Certify in writing that the owner is not related to the family;
3. Complete an Owner's Certification of No Conflict of Interest; and
4. Enroll in the Housing Authority's electronic funds transfer program.

For changes in ownership for an assisted unit that is under abatement due to Housing Quality Standard (HQS) deficiencies which are the owner's responsibility, the Inspection Department will send the new owner a written notice listing all HQS deficiencies.

The written notice must provide a 30 day calendar period to correct deficiencies from the date the new owner has the legal right to lease the assisted unit to a S8 participant family. These provisions apply only for abatements effective for less than 90 calendar days due to owner noncompliance with HQS.

## Enroll in Owners Portal

Through the Owners Portal you will be able to view and print HAP information, scheduled inspections, abatements, request for rent changes, and access many more features. You can enroll by visiting the Housing Authority's website: [www.hacla.org](http://www.hacla.org)

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

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](http://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.

## Twenty-four Hour Correction Period of Life Threatening Housing Quality Standard Deficiencies

If a Housing Quality Standard (HQS) deficiency is life threatening, the HACLA requires the owner or tenant to correct the deficiency within 24 hours. If the deficiency is due to the owner, the HACLA may abate housing assistance payments if repairs are not made within 24 hours.

If corrections are not made within 24 hours, an abatement must take effect on the first of the month following the expiration of the 24-hour correction period. If necessary, the HACLA will debit the owner retroactive to this date.

If the deficiency is due to a family participating in the tenant-based programs, the HACLA may take action to terminate assistance due to a violation of the family obligations.

## Owner and Payee Documentation

The HACLA requires certain documentation to insure that owners and payees have a legal right to housing assistance payments (HAP) and that correct information is provided to the Internal Revenue Service (IRS).

The HACLA maintains documentation on all owners and payees participating in assisted housing programs.

## 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, April 9, 2015**

**Thursday, May 7, 2015**

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.

## 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.

## Property Listings

Property listing service is available online at [www.hacla.org](http://www.hacla.org) under Section 8, Property Listings. Basic property listing is free of charge.