



HOUSE NOTES

A Newsletter for Los Angeles County Section 8 Owners
Housing Authority of the County of Los Angeles
APRIL 2013

**Housing Authority
of the County of Los Angeles**

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Palmdale, CA 93550

Phone (661) 575-1511



June 2013 will be the last month you receive a monthly HAP statement and Inspection Results via the mail.

The Housing Authority of the County of Los Angeles (HACoLA) is in the process of launching an Automated Email Notification system that will inform you when HACoLA has notices available for you via the online Owner Portal.

June 2013 will be the last month HACoLA sends hard-copy monthly HAP statements and Inspections Results via the post office mail. When your HAP statement or your unit's Inspection Results are available for viewing and download via the online Owner Portal, HACoLA's Automated Email Notification system will send a message to your preferred email address. In the near future, HACoLA plans to conduct more electronic business with you via the online Owner Portal.

To ensure that you receive your notices on time, you must be a registered Portal user. If you haven't registered already, you may access the Owner Portal at www.lacdc.org/HAPortal2. You will need your Vendor Identification Number and the last four digits of your Social Security Number to register. Please ensure that you use your preferred email address for receiving instant notifications.

Via the online Owner Portal, landlords will have 24-hour instant online access to conduct HACoLA business. The HACoLA utilizes the highest level of security protocols to safeguard your information. This Automated Email Notification system will ensure a secure and immediate method of communicating HACoLA business to our valued landlords.

Your feedback is important to us. You may submit suggestions or comments on the portal's usefulness directly to us from the portal's main log-in page.

NOTICE

Implementation of the Data Compliance System.

NOTICE IS HEREBY PROVIDED THAT HACoLA will be automating the transfer of publicly available arrest data from all Los Angeles County law enforcement agencies to HACoLA for its use in reviewing for possible current criminal activity of program participants. This enhancement became operational in the month of February, 2013.

Consistent with the Zero Tolerance Policy and 2009 Board Resolution, HACoLA is responsible for implementing a countywide Program to ensure compliance with HUD and HACoLA rules and regulations. HACoLA gathers publicly available arrest data related to its residents and participants. Designated staff is responsible for reviewing the arrest data and taking appropriate actions related to program violations. *Please be reminded that arrests do not constitute automatic grounds for termination.* For more information and details regarding program compliance please refer to the Administrative Plan for Section 8 and the Admissions and Continued Occupancy Plan for Public Housing available on our website at www.hacola.org.



HACoLA continues to remain true to its mission of building better lives and better neighborhoods and will use this automated process as one of many tools to maintain integrity within the housing programs we administer.

**Need to Re-Schedule
an
Annual Inspection?**

To Ensure We Can
Accommodate Your
Request, Please Notify Us
At Least 48 Hours Prior To
Your Scheduled
Appointment.

Contact Us

Email:

Inspections.Reschedule@
hacola.org

**You may call or fax
your request to:**

Main Office

(Alhambra location)

Phone: (626) 262-4510

Fax: (626) 943-3856

**Antelope Valley Office
(Palmdale Location)**

Phone: (661) 575-1518

Fax: (661) 266-4926

Required Information

Please be ready to provide
the following information:

- Your full name;
- Your tenant's full name;
- Tenant ID number;
- The assisted unit address;
- A phone number where
you can be contacted.



Reminder: California Law requires Carbon Monoxide Detectors

Beginning January 1, 2013, California law requires that *all* dwellings have a carbon monoxide detector installed. Any rental unit that does not have an operable carbon monoxide detector in place by July 1, 2013 will fail Housing Quality Standards (HQS).

Section 8 Owner Orientation Seminars

Orientation sessions are designed to explain how the Section 8 Program works from both the HACoLA and the property owner's perspective. The sessions will cover the following topics:



Navigating the Owner Portal

**Housing Quality Standards (HQS)
Inspections**

**Rent Increases and Rent
Reasonableness**

**Responsibilities of the
Owner/Tenant/Housing Authority**

To attend an upcoming session, please email public_liaison@hacola.org and reserve a space today!

SEMINAR DATES

Alhambra Office:
Thursday, April 25, 2013

Palmdale Office:
Thursday, May 30, 2013

Units for Disabled Clients

Do you have units that are 504 accessible, meaning they have been retrofitted for disabled clients who need fully accessible units (wheelchair accessible)? These units may include ramps, lowered cabinets, etc. If so, please list your units immediately with the Los Angeles Housing Resource Center at: <http://housing.lacounty.gov/>.

Thank you for helping us assist our disabled clients!



HOUSE NOTES is a publication of the Housing Authority of the County of Los Angeles, which is dedicated to building better lives and better neighborhoods. For questions regarding this newsletter, please contact House Notes editor, Dayana Zavala, at the Housing Authority of the County of Los Angeles, P.O. Box 1510, Alhambra, CA 91802 or at (626) 586-1658.

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