

HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



SEPTEMBER 2023

EMERGENCY FAIL DEFICIENCIES

WHAT YOU NEED TO KNOW

Ensuring that a unit is safe, decent, and sanitary is a fundamental priority and requirement for the Housing Choice Voucher Program. Items that endanger a family's health or safety are considered emergency fails and violate program rules. The following emergency fails require **immediate action** and must be corrected within 24 hours of inspection:

- Gas leaks
- Major plumbing problems
- No running water
- No functioning toilet
- Unstable roof/structure

If the emergency fail deficiency is not corrected within 24 hours, and the owner is responsible, the housing assistance payment will be abated immediately, and the contract will be terminated. If the family is responsible for the emergency fail deficiency, the Los Angeles County Development Authority (LACDA) will terminate the family's assistance for violating its obligations.

[Click here](#) to get more information regarding the inspection process.



RENT CAFÉ PORTAL

For help signing up or questions regarding your Rent Café Portal account, e-mail RentCafePortal@lacda.org, or you can [click here](#) to access the Rent Café Portal.

If you have already signed up, remember to check your e-mail frequently to ensure you don't miss any notifications from the LACDA.

24/7 access to:

- Submit income and family composition changes
- Complete your annual re-examination
- View tenant and owner forms



We Know You
Have Questions.

We're Here to
Provide Answers.

VIRTUAL OWNER ENGAGEMENT HOUR

The LACDA Owner Engagement Hour occurs twice a month and provides owners the opportunity to ask LACDA staff about general program questions. Expert staff will also be available to provide information on the following topics:

- Request for Tenancy Approval (RTA) Process
- Housing Quality Standards
- Inspections
- LACDA Incentives

For additional information regarding the upcoming event, please contact us at: (626) 586-1984 or opendoors@lacda.org.

SEPTEMBER EVENTS

Wednesday, September 6, 2023

10:00 A.M. - 11:00 A.M.

Zoom Link: <https://bit.ly/3PG4tGC>

Wednesday, September 20, 2023

3:00 P.M. - 4:00 P.M.

Zoom Link: <https://bit.ly/3FFJpvk>

**PROPERTY
OWNERS**

**YOU ARE
THE KEY!**

**HELP THE COUNTY
OPEN DOORS**

**(626) 586-1984
opendoors@lacda.org**

**PARTNER WITH US TO RENT
YOUR AVAILABLE UNIT**

- Sign on Bonus
- Damage Mitigation
- Vacancy Loss Payments
- Peace of Mind