

HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS

JUNE 2023

HAVE YOU JOINED THE RENT CAFÉ PORTAL?

For help signing up, or questions regarding your Rent Café Portal account, email: RentCafePortal@lacda.org.

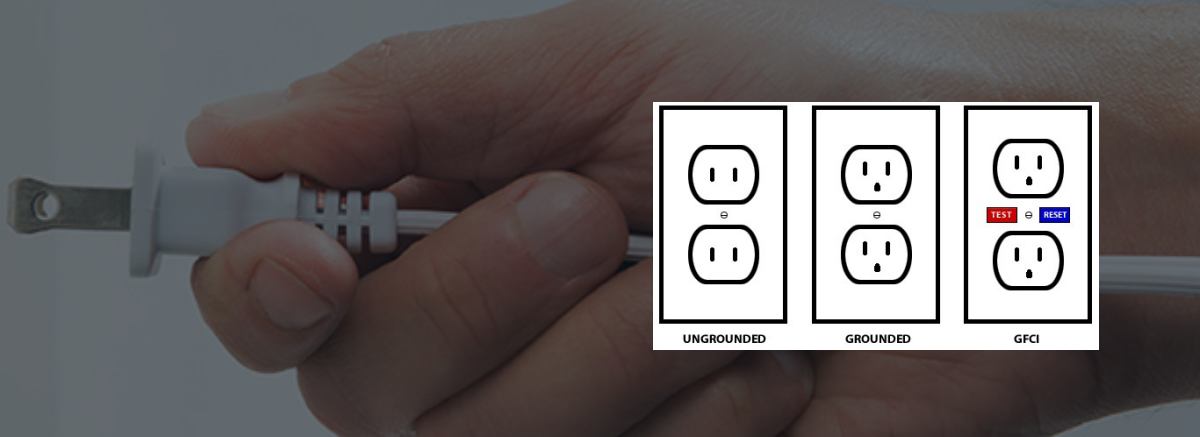
If you have already signed up, remember to check your email frequently to ensure you don't miss any notifications from the Los Angeles County Development Authority (LACDA).

**Sign up now for
24/7 access to:**

Book a Virtual Appointment
View Housing Assistance Payments

Click [here](#) to access
the Rent Café Portal.

POWERING UP YOUR RENTAL



ACCEPTABLE CONVERSIONS

“Upgraded” outlets, which have been changed from two-pronged to three-pronged, are the major area of concern. You should not substitute three-pronged, grounded-type outlets for ungrounded outlets unless a ground wire is connected to the outlet or a Ground Fault Circuit Interrupter (GFCI) protects the outlet. A cost-effective way to protect the outlet is with a GFCI. When the GFCI senses a difference in current flow between the hot and the neutral terminals, it shuts off the flow of current to the outlet.

ACCEPTABLE OUTLETS

- Original two-pronged ungrounded outlets and three-pronged grounded outlets are acceptable under the Housing Quality Standards (HQS).
- Older homes constructed before 1975 may have ungrounded two-pronged outlets, which are acceptable under the HQS.
- Two-pronged ungrounded systems and outlets are acceptable as long as the outlet is in proper operating condition. You do not need to upgrade the electrical system (convert two-pronged outlets to three-pronged outlets) in order for the unit to pass the inspection.
- Newer homes will usually have three-pronged outlets, which are acceptable under HQS if the outlets are grounded. Newer units constructed with a three-wired electrical system include hot, neutral, and ground wire.

LUNCH AND LEARN WORKSHOP

Workshops are designed to provide participant families and owners an opportunity to learn about Section 8 Housing Choice Voucher Program requirements that may affect rental assistance.

June Lunch & Learn

Join the LACDA to learn how to have a successful HQS inspection.

Wednesday, June 21, 2023

11:00 A.M. - 12:00 P.M.

Register in advance for this Zoom meeting at:
<https://bit.ly/3qiDgkL>

After registering, you will receive a confirmation email containing information about how to join the meeting.
Phone: (626) 586-1654
Email: HCVWorkshops@lacda.org

PROPERTY OWNERS

YOU ARE THE KEY!

TO HOUSING STABILITY

Calling all owners! The LACDA needs your vacant units! Open Doors benefits property owners financially and provides enhanced customer services to increase the number of rental units available to subsidized families in Los Angeles County's highly competitive rental housing market.

Property owner assurances include:

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

Questions? (626) 586-1984
Opendoors@lacda.org



VIRTUAL OWNER ENGAGEMENT HOUR

We Know You Have Questions. We're Here to Provide Answers.

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.
- HQS.
- Inspections.
- LACDA Incentives.

June Events

Wednesday, June 7, 2023

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

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

Wednesday, June 21, 2023

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

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

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