

CA COVID-19 RENT RELIEF

You may be eligible to receive financial assistance through the CA COVID-19 Rent Relief Program.

Who Can Apply:

- Landlords who have income-eligible renters experiencing a loss in income because of unpaid rent due to COVID-19.
- Renters who have experienced a financial hardship due to COVID-19, have past due rent or utilities, and have a household income that is not more than 80% of the area median income may be eligible to receive assistance.

How to Apply:

- Visit [HousinglsKey.com](https://www.housinglskey.com) or call 833-430-2122



**Landlords and renters
can now get help with
unpaid rent.**

HousinglsKey.com

833-430-2122



HAVE YOU SIGNED UP FOR THE OWNER PORTAL?

The Owner Portal helps you remain up-to-date on rental assistance matters. The Portal, accessible via the Los Angeles County Development Authority (LACDA) website, allows you to perform tasks such as submitting a change of address or signing up for/changing a direct deposit account. Owners have 24/7 access to inspection reports as well as other important forms. You may also submit your rent increase request, and view or download your Housing Assistance Payments (HAP) statements.

How to Create a Tenant Portal Account:

1. Visit www.lacda.org.
2. On the left side of the page under "Housing Programs," click on the orange box to "Get Started."
3. Go to "My Account" at the top of the page, and then click on "Owner Portal (Section 8)."
4. Click on "Register" and fill out the Registration form. In order to complete the Registration, you must have your Vendor Identification Number, the last four digits of your Social Security Number (SSN) or Tax Identification Number, and a working email address.
5. An notification email will be sent to your email address upon a successful registration.
6. Activate your account in order to access the Owner Portal.

ELECTRICAL OUTLETS: WHAT YOU NEED TO KNOW

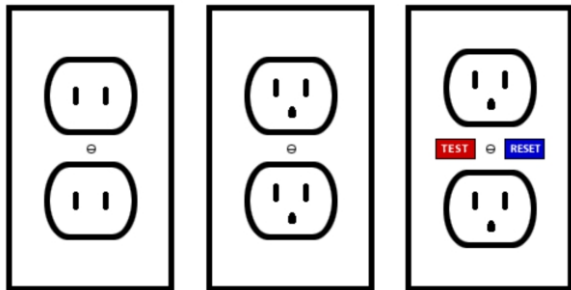


Fig.1

Fig.2

Fig.3

Types of Outlets

There are two basic types of outlets - two-pronged outlets and three-pronged outlets. Two-pronged outlets are grounded. Three-pronged outlets have an additional hole for a ground wire and are grounded outlets. Original two-pronged ungrounded outlets and three-pronged grounded outlets are acceptable under the Housing Quality Standards (HQS). "Upgraded" outlets, which have been changed from two-pronged to three-pronged, are the major area of concern. Older homes constructed before 1975 usually have ungrounded two-pronged outlets, which is an acceptable type of outlet under the HQS (see Figure 1 above). Two-pronged ungrounded systems and outlets are acceptable under HQS as long as the outlet is in proper operating condition. You do not need to upgrade the electrical system of the unit (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 (see Figure 2 above). Newer units constructed with a three-wired electrical system include hot, neutral, and ground wire.

Acceptable Outlet Conversions

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 (see Figure 3 above). 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.

OWNER WORKSHOP

Owner workshops are designed to provide an opportunity to learn about new policies and Section 8 Program updates.

May Lunch & Learn

- LACDA Incentive Programs
- CA COVID-19 Rent Relief Program

Thursday, May 20, 2021
11:00 A.M. – 12:30 P.M.

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

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

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