

**Why This Owner Says:
“I’ll Never Take Another Section 8 Tenant!!”**

The following letter was written by James Warner about his experience with Section 8 people. He also owns other properties but this was the first one he purchased.

“Dear AOA:

I purchased a triplex in Anaheim that consists of an old (1914) house and a newer (1986) duplex in back. The tenants occupying two of the three units I “inherited” were from the Anaheim Housing Authority (AHA) – they are also known as “Section 8.” This was my first problem with them: From the start, the seller assured me the rent on the house was \$1,020. He had raised it from \$950. When I went to inquire about this, the “case worker” told me that the letter to raise the rent was not written in proper form. I asked what was wrong as the letter was dated at the top and the body of the letter indicated the raise in rent from \$950 to \$1,020 and the reason(s) why. He said that it did not state when the raise was to take place “in the body of the letter.” I told him that anyone with half a brain could assume that it would take place the first of the following month, since the letter was dated at the top. He said, “This is not proper form, the rent cannot be raised.” At that, I had to leave before I said or did something I would later regret. Later, we met with his boss, and after awhile, she stated, “I guess we could assume he meant it to start the following month, however, it takes us about two months to get the computers to change payments, so just be patient.”

After a few months, I received a copy of a letter sent to my tenant in the house that it would be having an inspection. About two weeks later, I received a letter stating that the carpets had to be replaced in the living room and in one bedroom as they were stretched and presented a danger. It also stated that the living room and bedroom had to be painted as there were marks on the walls in the living room and peeling plaster in an area about two square feet in the bedroom. (I should mention that this tenant was a pack rat and you could hardly see the walls through all boxes, clothes, etc.) When I told the tenant that she would have to move all of the “stuff” that was in the living room and bedroom, she told me that she had a bad back and could not move all the stuff. I told this to AHA and they stated, “Then you should move all of her belongings into storage, pay her to stay in a motel or hotel, then paint and carpet and move all her belongings back OR the AHA will withhold your rent payment.” So, I asked them what would happen if I chose not to paint and carpet and the tenant cannot afford to pay the full rent on her own. They informed me that I would have to evict her. When the tenant told me that all of her belongings had been that way for the last five years, I sensed that these people were “out to get” the new landlord. I knew the house was in bad shape and that this tenant had in no way helped the property, so I decided at that point to evict her. I let her stay two months while she searched for a place to move and she said, (of course), that she would repay me. She never did – what a surprise! To rub salt into the wound, when the AHA said that they would cut of my rent payment, even though it was in the middle of the month ... they were able to get the computer to cancel my rent payment in less than 15 days! (Why can their computer cancel payments so quickly but it takes months for them to initiate a rent raise?)

The other tenant was renting the big three bedroom, two bath apartment for \$1425. She paid only \$400 and was constantly late. Then, after about one year, we had a water heater problem and she stated that she was going to move. She was behind in the rent so I knew that the move was to get out without paying but....I foolishly thought the AHA would help. When I served her with the 3-day pay or quit notice, she quit and left no forwarding address or phone number. I went to the AHA and asked for her new address, phone and social security number and was told that they couldn’t give out personal information even though they knew she skipped on me. Then they asked me if they could refer another tenant to me!

Is it any wonder that there are long waiting lists of Section 8 people to get apartments? I will never deal with any city or government agency again.” *E. James Warner, Placentia, CA.*

Editor’s Note: Unfortunately, we’ll all be dealing more and more with the city and government officials. Keep in mind that these government officials think they are doing good. They do not

realize that they and all their rules and regulations are driving up the cost of housing. They think they can take the place of God and provide all things to those who are declared in need. They love being in control of "evil housing providers" and giving away taxpayers' hard earned money.

No wonder the State of California is spending so much more money than what we can afford. If we'd get rid of all the unnecessary government agencies and rules that are contrary to our free enterprise system, we'd save a bundle and easily balance our state budget!

Owner Tells Mayor:

"Los Angeles Inspection Fees Outrageous"

The letter below was written by Jack Tai Lew, Jr. with regard to a re-inspection bill he received from the City of L.A.

Letter of Complaint to the City of Los Angeles

RE: Excessive re-inspection charges

Dear Mayor Hahn:

I think it is outrageous of the Housing Department to charge an additional \$169.00 for each re-inspection. It is excessive and beyond being fair. For 15 minutes of work by your inspector, (that's three times the charge of a plumber) and...he's not tradesman. Why are you charging us so much money? It seems that you're prejudiced towards small mom and pop property owners. I try to maintain my buildings in good working order because that is what tenants want, a nice place to live. To save costs, I do most of the maintenance myself every day as we only make so much income to cover all of the expenses with rent control. We are the housing providers and without us, where would people live? We provide clean and decent housing in Los Angeles, not in your city housing projects. Every time you raise fees and charges on property owners to avoid Prop. 13, you increase our costs and expenses on these buildings. We cannot cover these costs out of pocket and must pass some of them on to our tenants. And...you people complain about the high cost of renting in Los Angeles? Well, this is one of the reasons why!

I'm very upset at receiving this bill and the amount you're charging for these inspections. My understanding of this ordinance is that the Housing Department charges property owners \$27.24 for each unit per year for these inspections REGARDLESS if they're inspected or not. That means you receive money for years on units that you do not inspect. Where does that money go? What is it used for? To another program that has to be funded? I would think that these monies would pay off charges due on my account or be refunded. I wouldn't mind paying one of these charges if I knew that would be the end of it, but that's not the case. This is double taxation without representation! You are collecting monies yearly for the code enforcement inspections and also collecting additional charges for the re-inspections as well. I feel I'm being ripped off by the city and by the housing authority at the same time. HOW CAN YOU JUSTIFY THE DOUBLE PAYMENT AND THIS EXCESSIVE RE-INSPECTION CHARGE TO PROPERTY OWNERS?

The inspector came out three additional times and charged me \$169.00 for each time. The bill came out to \$539.00 including processing fees. The bill stated that I must pay by June 9, 2004 or face a penalty of \$1,348.75. This feels like EXTORTION by the city of Los Angeles. I just don't know why the city has to use these tactics; it's so unfair and unreasonable. I inspector re-inspected for very minor reasons such as painting of plastered areas, locks on bathroom doors, plaster of line cracks and installing GFI outlet (he could have looked at the electric bill.) He spent no more than 15 minutes on each inspection and for this; the City Housing Authority is demanding \$169.00 for each of the 15 minutes. This is a RIP OFF of our hard earned money going to city coffers. This is how they treat good housing providers. I have no control over how many times your inspector wants to come out and see the property, but I think its wide open for ABUSE by the inspectors. They may possibly be prejudiced with the interaction with property owners or have a city agenda or quota to meet to get as many fees as they can by having more re-inspections. I think this is so wrong.

In closing, I hope this letter gets to the right people to make everyone aware of what's happening in the Code Enforcement unit of the Housing Department. There are a lot of property

owners in Los Angeles and this will affect all of them. We are all struggling to maintain our buildings and to provide clean and decent housing in Los Angeles under rent control (lower rents) and we just can't be treated this way any longer and be used as pawns whenever the city needs money. They seem to come after property owners by avoiding Prop. 13. Thank you very much for your time. I would appreciate a prompt response to my letter." *Sincerely, Jack Tai Lew, Jr.*

Editor's Note: Wonder why the city of Los Angeles has exempted itself from its own inspection program? (If the Housing Development enforced the code on the "city-owned" units, inspectors would be there all day writing citations and collecting re-inspection fees!!) Instead, (once again...) "Big Brother" is sent in to invade what should only be the business of other property owners and their tenants. The City of Los Angeles has pillaged and stolen the word "free" from our system of enterprise!