



Section 8 Landlord Newsletter

OCTOBER 2018

Housing Authority of the City of Los Angeles

www.hacla.org

New Voucher Payment Standards

The Section 8 Voucher Payment Standard (VPS) is the most the Housing Authority can pay for rent on the family's behalf (the contract rent can never be higher than the comparable rents determined by the third party vendor). The VPS depends on the S8 family's Voucher Bedroom Size.

The Voucher Payment Standards have changed as follows:

Voucher Bedroom Size	SRO	0	1	2	3	4	5	6
Voucher Payment Standard	\$954	\$1,273	\$1,522	\$1,970	\$2,641	\$2,905	\$3,340	\$3,776

- The new VPS will be used effective October 1, 2018 for new admissions and families moving.
- The new VPS will be used at your tenant's upcoming annual re-examination, starting with re-examinations effective January 1, 2019 or later.

If you have any questions you may contact your S8 Advisor.

Homeless Incentive Program (HIP)

The Housing Authority of the City of Los Angeles (HACLA) has been a leader in the fight to end Homelessness and has implemented measures to accomplish this goal. The Homeless Incentive Program (HIP) encourages landlord acceptance of homeless applicants with a voucher issued by the HACLA. Funding for the program comes as part of the Homeless Prevention Initiative, a collaborative effort between multiple City and County agencies and supported by the Los Angeles County Board of Supervisors.

The HIP provides owners up to one month's rent as an incentive to hold a vacant unit for one of HACLA's homeless applicants. The holding fee incentive is based on current Fair Market Rents (FMR).

The HIP also provides:

- Move-in assistance, such as money to cover the expense of a security deposit, essential furnishings, and/or utility assistance.
- Financial assistance to landlords to mitigate damage caused by tenants during their occupancy.

To participate or obtain additional information, please e-mail hip@hacla.org, or call (213) 252-1619.

Lead Based Paint: U.S. Department of Housing and Urban Development provides information about maintaining your home free of lead:

https://www.hud.gov/program_offices/healthy_homes/enforcement/regulations

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The October workshops will cover: "Permanent Withdrawal from the Rental Housing Market: Requirements for Landlords & Property Owners." Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCID) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
690 Knox St. Suite 125 Los Angeles, CA 90502	Tuesday, October 9, 2018	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, October 10, 2018	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, October 11, 2018	10:00am (Spanish)
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, October 17, 2018	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, October 18, 2018	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, October 24, 2018	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, October 25, 2018	6:30pm (Spanish)

HACLA does not endorse this service

Section 8 Landlord Orientation Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The schedule of the upcoming seminars is listed below. All sessions are from 11am to 1:30pm:

Dates	Location
Thursday, October 11, 2018	S8 South Office: 19600 Hamilton Ave., Torrance, CA 90502
Tuesday, November 6, 2018	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057

The dates of the Landlord Orientation are also posted on our website at:

<http://www.hacla.org/ownerorientation>

You can reserve a seat to attend one of the seminars by email or by phone at :

owner.services@hacla.org or (213) 252-8708 press 2

When emailing, please leave a contact phone number. The schedule is subject to change.

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) via direct deposit by calling (213) 252-8708

Comply with Fair Housing Laws. Owners can visit the Office of Fair Housing and Equal Opportunity (FHEO) website at the U.S. Department of Housing and Urban Development (HUD): www.hud.gov

Property listing service is available online at:

<http://www.hacla.org/propertylistings>. Basic property listing service is free of charge. Monitor your listings and remove any outdated listings that are unavailable. Login regularly to update or list new vacancies.

If you suspect anyone of committing fraud, you can call (800) 461-9330 or file a report online at: www.convercent.com/report. Your name will remain anonymous.

The Landlord Newsletter is available online at:
<http://www.hacla.org/formsdocuments>