



Section 8 Landlord Newsletter

NOVEMBER 2016

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 your 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	\$776	\$1,086	\$1,314	\$1,622	\$2,099	\$2,486	\$2,858	\$3,231

How Will the New VPS Affect You?

- For new admissions and recontracts, the new VPS will be used effective November 1, 2016.
- For annual reexaminations, the new VPS will be used at your upcoming annual re-examination, starting with re-examinations effective January 1, 2017 or later.

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

Housing Assistance Payments (HAP)

Beginning November 2016, the Housing Authority will no longer use the services of Bank of America to pay for Housing Assistance Payments (HAP) to landlords. The Housing Authority has partnered with U.S. Bank to issue HAP to landlords.

You can access HAP information on the Landlord Portal at:

<https://owners.hacla.org/View/Security/Login.aspx>

Homeless Incentive Program (HIP)

The Homeless Incentive Program (HIP) was developed to provide incentive payments to landlords to lease vacant units to Section 8 applicant families from only HACLA's Homeless Rental Assistance Programs.

The current incentive offered to participating HIP landlords is **\$1,100 per vacant unit** held, paid once the following requirements are met:

- Pass Unit Pre-inspection
- Complete Vacant Unit Holding Fee Agreement
- Submit form W-9

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

To be aware of and comply with Fair Housing Laws, landlords 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

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

Keep your units lead free. The City of Los Angeles provides free lead hazard remediation. Call: (213) 808-8935 or (213) 808-8678 for more information.

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

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

Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). November workshops will cover: Seismic retrofit pass-throughs. Below is the schedule of upcoming workshops. To RSVP, call the Housing Community Investment Department (HCID) at (213) 928-9075.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, Los Angeles, CA 90017	Wednesday, November 9, 2016 Wednesday, November 16, 2016	2:00pm 6:30pm
6400 Laurel Canyon Boulevard, Suite 610, North Hollywood, CA 91606	Thursday, November 17, 2016	10:30am
1645 Corinth Ave., Rm 200, Los Angeles, CA 90025	Tuesday, November 22, 2016	10:30am

HACLA does not endorse this service

Section 8 Landlord Orientation Seminars

These seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The upcoming seminars are scheduled as follows:

Dates	Location
Thursday, December 8, 2016	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, December 8, 2016	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405

Sessions are scheduled from 10am-12:30pm. The dates are also posted on our website at <http://www.hacla.org/ownerorientation>. You must reserve a seat to attend one of the seminars by calling (213) 252-4249.

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

Property Listings

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 no longer available. Login regularly to update or list new vacancies.

The Housing Authority will be closed on:

Friday, November 11th in observance of Veterans Day
Thursday, November 24th and Friday, November 25th
in observance of Thanksgiving Day