



# Section 8 Landlord Newsletter

NOVEMBER 2017

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	\$880	\$1,173	\$1,412	\$1,829	\$2,454	\$2,713	\$3,120	\$3,527

### How Will the New VPS Affect You?

- For new admissions and recontracts, the new VPS will be used effective November 1, 2017.
- For annual reexaminations, the new VPS will be used at your tenant's upcoming annual re-examination, starting with re-examinations effective February 1, 2018 or later.

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

## Owner Services

Owner services office is expanding services by providing assistance to landlords who wish to list their available and vacant units for perspective tenants online. Please call 213-252-8708 and press 1 and one of our agents will assist you.

## Report Changes

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.

## Housing Authority's Approval of Assisted Tenancy

- 1) The Housing Authority must authorize the move in once the unit passes inspection, the contract rent is reasonable and the lease includes the tenancy addendum.
- 2) Your new tenant can move into the unit after the approval of the Housing Authority.

### **The Housing Authority will be closed on:**

Friday, November 10th in observance of Veterans Day  
Thursday, November 23rd and Friday, November 24th  
in observance of Thanksgiving Day

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

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 Monitor your listings and remove any outdated listings that are unavailable.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.

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](http://www.hud.gov)

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

## Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The November workshops will cover: Tenant protections during foreclosure/foreclosure registry. Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCID) at (213) 928-9075.

Location	Date(s)	Time
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, November 8, 2017	2:00pm
690 Knox St., Suite 125 Los Angeles, CA 90502	Tuesday, November 14, 2017	10:00am
1200 W. 7th St., Rm 100 Los Angeles, CA 90017	Wednesday, November 15, 2017 Thursday, November 30, 2017	6:30pm 6:30pm (Spanish)
6400 Laurel Canyon Blvd., Suite 610 North Hollywood, CA 91606	Thursday, November 16, 2017	10:30am
1645 Corinth Ave., Suite 104 Los Angeles, CA 90025	Wednesday, November 22, 2017	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, November 2, 2017 at 10am	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405
Thursday, November 9, 2017 at 10am	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, December 7, 2017 at 10am	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, December 14, 2017 at 10am	South Office: 19600 Hamilton Ave., Torrance, CA 90502

The dates of the Landlord Orientation 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.