



Section 8 Landlord Newsletter

APRIL 2017

Assessment of the Fair Housing (AFH)

The City and County of Los Angeles and their respective Housing Authorities are currently conducting a fair housing study known as the "Assessment of Fair Housing" (AFH). This study is required by the U.S. Department of Housing and Urban Development (HUD) as a condition for receiving federal housing and community development funds.

The AFH process includes soliciting the opinions of people throughout the City and County, as well as those involved in the housing industry, including renters and homeowners. As such, you are invited to take part in this survey to provide your opinions and experiences regarding fair housing.

The survey is also available online at:

<https://www.research.net/r/2017LACNTYFHStakeholdersurvey>.

If you have any questions call: (213) 808-8440, TTY (213) 473-3231.

Lead Protection

Lead from paint, dust, and soil can be dangerous if not managed properly. Lead exposure can harm young children and babies even before they are born. You can get lead in your body by breathing or swallowing lead dust, or by eating soil or paint chips containing lead. Landlords have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Refer to HUD's pamphlet to learn about maintaining your properties:

https://www.hud.gov/offices/lead/library/enforcement/pyf_eng.pdf

Your regional EPA Office can also provide further information regarding regulations and lead protection programs. For more information call (415) 947-4164.

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

Homeless Incentive Program (HIP)

The Housing Authority of the City of Los Angeles (HACLA) in partnership with the City of Los Angeles has developed a plan to provide incentive payments to landlords to lease units to Section 8 applicant families from HACLA's Homeless Rental Assistance Programs.

HIP landlords receive an incentive to hold a vacant unit for a HACLA homeless applicant, assistance with security deposits and more. To participate or obtain additional information e-mail at hip@hacla.org, or call (213) 252-1619.

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

Housing Authority of the City of Los Angeles

www.hacla.org

Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). April workshops will cover: Ellis/Permanent removal from the rental housing market - tenant protection. 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, April 12, 2017	2:00pm
690 Knox St., Suite 125 Los Angeles, CA 90502	Tuesday, April 11, 2017	10:00am
1200 W. 7th St., Rm 100 Los Angeles, CA 90017	Wednesday, April 19, 2017 Thursday, April 27, 2017	6:30pm 6:30pm (Spanish)
6400 Laurel Canyon Blvd., Suite 610 North Hollywood, CA 91606	Thursday, April 20, 2017	10:30am
1645 Corinth Ave., Suite 104 Los Angeles, CA 90025	Wednesday, April 26, 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, April 6, 2017	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Thursday, April 13, 2017	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057

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.

Condominiums & HQS Deficiencies

Condominium ownership and HOA requirements do not exempt landlords from correcting Housing Quality Standard (HQS) deficiencies. Landlords are responsible for HQS deficiencies present at the exterior or in common areas of their condominiums as well.

If after inspection, the unit fails due to Housing Quality Standard (HQS) deficiencies, the tenant and the landlord are given time to correct any HQS violations found. The unit is automatically re-inspected within 30 calendar days.

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.

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

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.