



# Section 8 Landlord

MAY 2016

## 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 vacant units to Section 8 applicant families from HACLA's Homeless Rental Assistance Programs.

After a pre-inspection of the vacant unit, HACLA and the landlord enter into the vacant unit holding fee agreement to hold the unit for up to 31 days from the effective date of the agreement or until a homeless family is housed. The landlord agrees not to lease the vacant unit to any other third-party during this period.

During the holding period, HACLA's partnering ("referring") agencies will refer potential tenants to the landlord for lease up consideration. After the agreement expires, the landlord can keep the holding fee even if no lease with a Section 8 homeless family was signed.

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

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

**Only** HACLA's Homeless Rental Assistance Programs, are eligible for vacancy payments to hold units through HIP. To participate or obtain additional information E-mail at [hip@hacla.org](mailto:hip@hacla.org), or call **(213) 252-1619**.

## LANDLORD FAIR

You are cordially invited to join Los Angeles County Supervisor Sheila Kuehl for a luncheon presentation on new incentives available to landlords who partner with the Housing Authority of the City of Los Angeles (HACLA) and the Housing Authority of the County of Los Angeles (HACoLA). The City and County have made an unprecedented commitment to ending homelessness in the region. As part of that commitment, new financial incentives are available to landlords who partner with the City, County and community based organizations.

**Please save the date of Wednesday, May 18, 2016, 11:00am to 2:00pm to attend this information luncheon. Location and RSVP details will be provided at: <http://www.hacla.org/landlordbenefits>**

**The Housing Authority will be closed on:  
Monday, May 30th in observance of Memorial Day**

## Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). Rent increases allowed by the RSO will be discussed during the May workshops. Below is the schedule of upcoming workshops. Call the Housing Community Investment Department (HCID) at (213) 928-9075 to RSVP.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Wednesday, May 11, 2016 Wednesday, May 18, 2016 Thursday, May 26, 2016 (Spanish)	2:00pm 6:30pm 6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, May 19, 2016	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, May 10, 2016	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, May 24, 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 next seminars are scheduled as follows:

Dates	Location
Thursday, May 5, 2016	2600 Wilshire Blvd., BOC Room, Los Angeles, CA 90057
Thursday, May 5, 2016	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Thursday, June 9, 2016	2600 Wilshire Blvd., BOC Room, Los Angeles, CA 90057
Thursday, June 9, 2016	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Thursday, June 16, 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/landlordorientation>. 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.

## REPORT FRAUD

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

## PROPERTY LISTINGS

Property listing service is available online: <http://www.hacla.org/propertylistings>. Basic property listing service is free of charge.

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](http://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) 928-9075 Press Option 2

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.

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