



Section 8 Owner Newsletter

JULY 2015

Housing Authority of the City of Los Angeles

www.hacla.org

Homes for Heroes

Los Angeles County is home to 4,618 homeless veterans. There are now enough rental subsidies and supportive services to house all of L.A.'s homeless veterans by the end of 2015. Landlords can rent vacant units to a homeless veteran and receive fair market rent and the support of a network of service providers.

The benefits of participating in this effort include:

- 1) Guaranteed rent: Paid through direct deposit (tenants are responsible for a small portion of the rent).
- 2) Control of tenant selection: Landlords can screen and select tenants to confirm compatibility
- 3) Single point of contact: With a case manager for timely response to tenant and landlord concerns.
- 4) Partnership: Program provides support to both landlord and tenants to ensure a successful placement.

Rental Process

- Landlord notifies Home for Heroes when vacant unit is available by visiting: www.unitedwayla.org/homes-for-heroes.
- Staff accompanies potential tenant for apartment showing and to complete the paper work.
- Landlord fills out the request for tenancy approval form.
- Housing Authority schedules inspection of vacant unit.
- Staff coordinates lease signing, security deposit, rent payment and move-in.
- Tenant moves in and received on-going staff support.
- Landlord receives rent.

Source: United Way

Section 8 Owner 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:

Thursday, July 16, 2015

Thursday, August 6, 2015

Sessions are scheduled from 10am-12:30pm. The dates are also posted on our website at www.hacla.org. You must reserve a seat to attend one of the seminars by registering online at <http://www.hacla.org> (Click on "Calendar of Events" and select the date you'd like to attend) or by calling (213) 252-4249. When calling please leave a contact phone number. The schedule is subject to change.

The Housing Authority will be closed on:

Friday, July 3rd in observance of Independence Day

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

Section 8 Agency Plan Meetings

The Section 8 Agency Plan Meetings offer an opportunity to provide the Housing Authority with input on the local policies and procedures for the administration of the Section 8 Program that will be in effect next year. The details of the upcoming scheduled meetings are as follows:

Date	Location	Time
7/13 (Monday)	S8 South Office: 19600 Hamilton Ave. Torrance, CA 90502	10:00am
7/15 (Wednesday)	Star Apartments: 240 E. 6th St. Los Angeles, CA 90014	1:30pm
7/21 (Tuesday)	Housing Authority of the City of Los Angeles: 2600 Wilshire Blvd. Los Angeles, CA 90057 (Board Room)	1:30pm
7/23 (Thursday)	Del Rey Square: 11976 Culver Blvd. Los Angeles, CA 90066	1:30pm
7/28 (Tuesday)	Palo Verde: 8925 Glenoaks Blvd. Sun Valley, CA 91352	10:00am
7/29 (Wednesday)	S8 Valley Office; 6946 Van Nuys Blvd. Ste 100 Van Nuys, CA 91405	10:00am
7/30 (Thursday)	McCoy Plaza: 9315 Firth Blvd. Los Angeles, CA 90002	1:30pm
8/20 (Thursday)	Public Hearing Los Angeles Convention Center: 1201 S. Figueroa St. Los Angeles, CA 90015	TBD

The Agency Plan is available for review on the HACLA website, under "Public Documents." If you have any questions e-mail: S8Advisory@hacla.org

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO), discuss relocation assistance requirements for evictions under the RSO, and mobile home parks and the RSO. 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	Thursday, July 2, 2015	6:30pm (Spanish)
	Tuesday, July 14, 2015	2:00pm
	Wednesday, July 29, 2015	6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, June 16, 2015	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, July 21, 2015	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, July 28, 2015	2:00pm

HACLA does not endorse this service

Report Fraud

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.

Property Listings

Property listing service is available online at www.hacla.org. Basic property listing service is free of charge.

To be aware and 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

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) in direct deposit.

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.