



Section 8 Landlord Newsletter

JULY 2016

Housing Authority of the City of Los Angeles

www.hacla.org

LANDLORD BENEFITS

Landlords who rent to S8 participant families receive the following benefits:

Reliable Payments: Once a HAP contract has been fully executed, the Housing Authority guarantees its payment to you, as long as the family remains eligible and the unit meets HQS Inspection requirements.

Free property listing: You may advertise your unit free of charge specifically to S8 families via <http://www.hacla.org/propertylistings>.

Comparable Rents: Rents may equal but not exceed comparable units in the area.

Rent Increases: You may request a rent increase once a year after the initial term of the lease.

Inspections: HACLA inspects your unit free of charge at a minimum every other year.

Landlord Newsletter: You will find several editions of our monthly S8 Landlord Newsletters archived on our website. These newsletters contain valuable information about the S8 program and address specific areas of the program pertinent to landlords.

Complimentary Landlord Orientation Sessions: HACLA offers complimentary orientation sessions for prospective, new and participating Landlords.

Landlords Portal: Enables you to view and print HAP information, scheduled inspections, request for rent changes, and access many more features.

SECTION 8 AGENCY PLAN MEETINGS

The Section 8 Agency Plan Meetings offer an opportunity to provide the Housing Authority with input on the 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
Friday, July 15, 2016	S8 Valley Office 6946 Van Nuys Blvd. Ste 100, Van Nuys, CA 91405	5:30pm
Monday, July 18, 2016	Housing Authority of the City of Los Angeles (Board Room) 2600 Wilshire Blvd. Los Angeles, CA 90057	5:30pm
Tuesday, July 26, 2016	SRO Housing's Gateway Apartments (Multipurpose Room) 505 S. San Pedro St., Los Angeles, CA 90013	10:30am
Friday, July 29, 2016	S8 South Office 19600 Hamilton Ave., Torrance, CA 90502	5:30pm
Thursday, August 18, 2016	Public Hearing, St. Anne's 155 N. Occidental Blvd., Los Angeles, CA 90026	5:00pm

If you have any questions, e-mail: S8Advisory@hacla.org

Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). July workshops will cover: RSO basics and updates. 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, LA, CA 90017	Wednesday, July 13, 2016 Wednesday, July 20, 2016 Thursday, July 28, 2016 (Spanish)	2:00pm 6:30pm 6:30pm
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, July 12, 2016	10:00am
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, July 21, 2016	10:30am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, July 26, 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, July 7, 2016	2600 Wilshire Blvd., BOC Room, Los Angeles, CA 90057
Thursday, August 4, 2016	2600 Wilshire Blvd., BOC Room, Los Angeles, CA 90057
Thursday, August 18, 2016	Valley Office: 6946 Van Nuys Blvd., Ste. 100, Van Nuys, CA 91405
Thursday, September 15, 2016	South Office: 19600 Hamilton Ave., Torrance, CA 90502

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.

LANDLORD PORTAL

Enroll in the Landlord Portal. Through the Landlords Portal you will be able to view and print HAP information, scheduled inspections, abatements, S8 Accounts, request for rent changes, and access many more features. You can enroll by visiting the Housing Authority's website: <https://owners.hacla.org/View/Security/Login.aspx>. If you have any questions, call or email the Landlord Portal.

Email Address: owners.portal@hacla.org, Phone Numbers: (213)252-8708.

**The Housing Authority will be closed on:
Monday, July 4th in observance of Independence Day**

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>