



Section 8 Landlord Newsletter

JANUARY 2017

Assessment of the Fair Housing Plan (AFH)

On July 16, 2015, HUD published its AFFH final rule implementing the Fair Housing Act of 1968's obligation for jurisdictions receiving federal funds for housing and urban development to affirmatively further fair housing.

The Fair Housing Act does not only make it unlawful for jurisdictions to discriminate; the law also requires jurisdictions to take actions that can undo historic patterns of segregation and other types of discrimination, as well as to take actions to promote fair housing choice and to foster inclusive communities. The protected classes of the Fair Housing Act are race, color, national origin, religion, sex, disability, or familial status.

Focus Groups	Location	Date & Time
Disability and Accessibility	Bet Tzedek Legal Services 3250 Wilshire Blvd. Suite 1400 Los Angeles, CA 90010	February 1, 2017 TBD
Transportation and Employment	Strategic Actions for a Just Economy (SAJE) 152 West 32nd St. Los Angeles, CA 90007	February 1, 2017 TBD
Environmentally Healthy Neighborhoods	Community Development Commission of the County of Los Angeles (LACDC) 700 West Main St. Alhambra, CA 91801	February 2, 2017 2:00pm
Educational Opportunities	CD Tech 520 West 23rd St. Los Angeles, CA 90007	February 2, 2017 TBD

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

Form 1099

You can access the IRS Form 1099 for 2016 after logging into your Owners Portal account and clicking on "My 1099s." Select the appropriate "Payment Year," click on Expand Group arrow, click on the green down arrow button. Check mark the consent box and click on "Download." Click on "Open" to view your 1099 statement as PDF. Adobe Reader is required to view the statements.

If you do not have an active username and password you may register by going to <https://owners.hacla.org/View/Security/Login.aspx> and by clicking on "Create an Account" link.

The Landlord Newsletter is available online at:
<http://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). January workshops will cover: RSO & SCEP exemptions. 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 St., Rm 100 Los Angeles, CA 90017	Wednesday, January 18, 2017 Thursday, January 26, 2017	6:30pm 6:30pm (Spanish)
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, January 19, 2017	10:30am
1645 Corinth Ave., Suite 104 Los Angeles, CA 90025	Wednesday, January 25, 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, January 26, 2017	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, February 9, 2017	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.

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.

HIP landlords receive an incentive to hold a vacant unit for HACLA's homeless applicants. To participate or obtain additional information E-mail at hip@hacla.org, or call (213) 252-1619.

The Housing Authority will be closed on:
Monday, January 16, 2017 In Observance of Martin Luther King Jr. Day

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

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.