



Section 8 Landlord Newsletter

DECEMBER 2016

Protection for Victims of Domestic Violence

The Violence Against Women Act ("VAWA") protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them.

Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

VAWA does not limit the Housing Authority, owner or manager from evicting or terminating the participant family's housing assistance for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual, or stalking committed against the participant family.

Uniform Physical Condition Standards - Voucher

Section 8 is participating in a pilot program of the new inspection protocol to be implemented by HUD to update the current Housing Quality Standards used by Housing Authorities to inspect assisted units.

HUD staff is training HACLA inspectors to test the proposed Uniform Physical Condition Standards – Voucher (UPCS-V) software and process prior to implementation. Once testing is complete you will receive additional information about what can you expect during inspections.

Landlord Rent Increase Requests

S8 Landlords are encouraged to submit rent requests using the Landlord Portal by logging in at:

<https://owners.hacla.org/View/Security/Login.aspx>

Online requests for rent increases result in a paperless communication method by eliminating several steps that require faxing or mailing.

When you submit a request using the Landlord Portal, you will receive an e-mail confirming that your request was received.

Your tenant's S8 Advisor will process the rent increase request and will mail you a response letter (approval or denial). This process can take up to 60 days.

Your tenant must also receive a notice of your intent to increase rent.

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

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.

Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). December 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
3550 Wilshire Blvd 15th Flr. Los Angeles, CA 90010	Thursday, December 8, 2016	2:00pm
6640 Van Nuys Blvd. Van Nuys, CA 91405	Tuesday, December 13, 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, December 8, 2016	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, December 8, 2016	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405
Thursday, January 19, 2016	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.

Property Listings

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 no longer available. Login regularly to update or list new vacancies.

The Housing Authority will be closed to the public on the following dates:

December 23rd, 26th, & 30th
January 2, 16

Drop-off documents will be accepted only on December 27th thru the 29th