



Section 8 Landlord Newsletter

DECEMBER 2017

Homeless Incentive Program (HIP)

The Homeless Incentive Program (HIP) encourages landlord acceptance of homeless applicants with a voucher issued by HACLA. Funding for the program comes as part of the Homeless Prevention Initiative, a collaborative effort between multiple City and County agencies and supported by the Los Angeles County Board of Supervisors. Current incentive offered to landlords participating in the HIP is **one month's rent per vacant unit held**, paid once the following requirements are met:

- *Unit passes Pre-inspection*
- *Owner completes Vacant Unit Holding Fee Agreement*
- *Owner submits a completed W-9 Form*

S8 Landlords also 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.
- **Inspections:** HACLA conducts Housing Quality Standards (HQS) inspections for your unit free of charge.
- **Owner Orientation:** Free monthly owner orientation workshops.
- **Owner Newsletter:** These newsletters contain valuable information about the Section 8 program and addresses specific areas of the program pertinent to Owners.
- **Owners Portal** you will be able to view and print Housing Assistance Payment (HAP) information, scheduled inspections, request for rent changes, and access many more features.

For additional information about HIP e-mail hip@hacla.org or call **(213) 252-1619**.

Owner Services

The Owner Services office is expanding services by providing assistance to landlords who wish to list online their available vacant units.

Please call Owner Services at 213-252-8708 and press 2 and one of our agents will assist you. You can reach Owner Services for assistance between the hours of 8am and 4pm Monday thru Friday.

Form 1099

If you have not yet updated your address with the Housing Authority please do so now to avoid any delays receiving the "2017" 1099 Form.

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

December 22nd, 25th thru 29th, and January 1st, 2018

Drop-off documents will be accepted only on December 26th thru the 28th

Housing Authority of the City of Los Angeles

www.hacla.org

Section 8 Landlord Orientation Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The schedule of the 2018 seminars are listed below. All sessions are from 11am to 1:30pm:

Dates	Location
Tuesday, January 9, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, February 8, 2018	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Tuesday, March 6, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, April 12, 2018	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405
Tuesday, May 15, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday June 14, 2018	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Tuesday, July 10, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, August 16, 2018	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405
Tuesday, September 11, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, October 11, 2018	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Tuesday, November 6, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057

The dates of the Landlord Orientation 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.

Owners Portal

If you haven't yet signed up for Owners Portal you can do so by registering at owners@hacla.org or call 213-252-8708 and press 1 for assistance.

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

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

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

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