



Section 8 Landlord Newsletter

MARCH 2019

Homeless Incentive Program (HIP)

The Housing Authority of the City of Los Angeles (HACLA) has been a leader in the fight to end Homelessness and has implemented measures to accomplish this goal. The Homeless Incentive Program (HIP) encourages landlord acceptance of homeless applicants with a voucher issued by the 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.

The HIP provides owners up to one month's rent as an incentive to hold a vacant unit for one of HACLA's homeless applicants. The holding fee incentive is based on current Fair Market Rents (FMR).

The HIP also provides:

- Move-in assistance, such as money to cover the expense of a security deposit, essential furnishings, and/or utility assistance.
- Financial assistance to landlords to mitigate damage caused by tenants during their occupancy.

To participate or obtain additional information, please e-mail hip@hacla.org, call (213) 252-1619, or visit the website: <http://www.hacla.org/homelessinitiatives>.

Lead Hazard Remediation Program

The Lead Hazard Remediation Program (LHRP) available at the Housing Community and Investment Department of Los Angeles (HCIDLA) provides grants to landlords to make their properties lead-safe and to eliminate health and safety hazards.

If you would like to apply for this program you can complete an application available online at: <https://hcidla.lacity.org/home-safe-lead-paint>.

If you would like to speak to HCIDLA about this program you can call at (213) 808-8935 or the toll-free hotline at: (866) 557-RENT (7368).

Form 1099

You can access the IRS Form 1099 for 2018 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. If you need assistance accessing the portal, you can call (213) 252-8708, and select option 1.

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

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The March workshops will cover: "Evictions & Cash for Keys." Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCIDLA) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
690 Knox St., Ste. 125 Los Angeles, CA 90502	Tuesday, March 12, 2019	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, March 13, 2019	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, March 14, 2019	10:00am (Spanish)
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, March 20, 2019	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, March 21, 2019	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, March 27, 2019	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, March 28, 2019	6:30pm (Spanish)

HACLA does not endorse this service

2019 Landlord Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The schedule of the 2019 seminars is listed below **Please note this year's schedule includes Saturday sessions.**

Dates	Time	Location
Saturday, March 16th	9am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Wednesday, April 10th	10am	Valley Office: 6946 Van Nuys Blvd. Ste 100 Van Nuys, CA 91405
Tuesday, May 7th	10am	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) 252-8708, and selecting option 2. When calling, please leave a contact phone number. The schedule is subject to change.

Join HACLA on Twitter @hacla1938. www.twitter.com/hacla1938

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

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.

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.