



Housing Authority of the City of Los Angeles

www.hacla.org

Section 8 Landlord Newsletter

APRIL 2018

Carbon Monoxide Detectors

Carbon Monoxide is a colorless, odorless gas that is produced from heaters, fireplaces, furnaces, and many types of appliances and cooking devices. It can also be produced from vehicles that are idling. For more information please see:

http://www.fire.ca.gov/communications/communications_firesafety_carbonmonoxide.php

The Carbon Monoxide Poisoning Prevention Act of July 1, 2011 requires all single-family and multi-family homes with an attached garage or a fossil fuel source to install carbon monoxide alarms with the home. Owner of multi-family leased or rental dwellings, such as apartment buildings, are required to comply with the law.

Regulation information is available on the California Department of Housing and Community Development website at <http://www.hacd.ca.gov/> information on the hazards of carbon monoxide is available from the California Department of Public Health website at:

<http://www.cdph.ca.gov/Pages/DEFAULT.aspx>.

You can find a list of California State Fire Marshal (CSFM) carbon monoxide devices at:

http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/List_CSFM_Approved.pdf

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).

To participate or obtain additional information, please e-mail hip@hacla.org, or call **(213) 252-1619**.

Rent Increase Requests

You can submit rent requests using the Landlord Portal by logging in at:

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

Online requests for rent increases eliminate several steps that require faxing or mailing. Please click on the following link for an example of how to complete the form:

/Portals/0/Attachments/Landlords/RENT_INCREASE_REQUEST_Example.pdf?ver=2018-03-29-153620-027

Join our online HACLA community on Twitter @hacla1938.

www.twitter.com/hacla1938

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The April workshops will cover: "Be an Informed LA Renter" Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCID) 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, April 10, 2018	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, April 11, 2018	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, April 12, 2018	10:00am (Spanish)
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, April 18, 2018	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, April 19, 2018	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, April 25, 2018	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, April 26, 2018	6:30pm (Spanish)

HACLA does not endorse this service

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 upcoming seminars is listed below. All sessions are from 11am to 1:30pm:

Dates	Location
Thursday, April 12, 2018	Valley Office: 6946 Van Nuys Blvd., Suite 100, Van Nuys, CA 91405
Tuesday, May 15, 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) 252-8708 press 2. When calling, please leave a contact phone number. The schedule is subject to change.

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.

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