



Section 8 Landlord Newsletter

APRIL 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>.

Allowable Rent Increase under the RSO

The Los Angeles and Community Investment Department (HCIDLA) has increased the allowable rent to four percent for all rent increases that take effect July 1, 2019 or later. The owner may receive an additional one percent increase if the owner provides the complete electric utility or an additional one percent if the owner provides the complete gas utility.

Owners are required to give HACLA notice of a rent increase 60 days prior to the effective date of increase. As an example for a rent increase to be effective July 1, 2019, the HACLA must receive an online request no later than April 30, 2019. All rent increases must be supported by the calculated reasonable rent as determined by the third party vendor.

Lead Hazard Remediation Program (LHRP)

If you would like to apply for the LHRP, 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).

The Housing Authority will be closed on:

Monday, April 1, 2019 In Observance of Cesar Chavez Day

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

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

Housing Authority of the City of Los Angeles

www.hacla.org

Allowable Rent Increase Under the RSO

The Housing + Community Investment Department (HCIDLA) provides workshops with a basic overview of the Rent Stabilization Ordinance (RSO). The April workshops will cover: **“When can Rents Increase? By How Much?”** Below is the schedule of the upcoming workshops. To RSVP, call the 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 9, 2019	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, April 10, 2019	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, April 11, 2019	10:00am (Spanish)
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, April 17, 2019	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, April 18, 2019	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, April 24, 2019	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, April 25, 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 quarterly Saturday sessions.**

Dates	Time	Location
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
Thursday, June 13th	10am	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Saturday, July 13th	9am	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.

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.