



Section 8 Landlord Newsletter

JUNE 2016

Housing Authority of the City of Los Angeles

www.hacla.org

SECTION 8 AGENCY PLAN MEETINGS

The Section 8 Agency Plan Meetings offer an opportunity to provide the Housing Authority with input on the local policies and procedures for the administration of the Section 8 Program that will be in effect next year. The details of the upcoming scheduled meetings are as follows:

Date	Location	Time
Friday, July 15, 2016	S8 Valley Office 6946 Van Nuys Blvd. Ste 100, Van Nuys, CA 91405	5:30pm
Monday, July 18, 2016	Housing Authority of the City of Los Angeles (Board Room) 2600 Wilshire Blvd. Los Angeles, CA 90057	5:30pm
Tuesday, July 26, 2016	SRO Housing's Gateway Apartments (Multipurpose Room) 505 S. San Pedro St., Los Angeles, CA 90013	10:30am
Friday, July 29, 2016	S8 South Office 19600 Hamilton Ave., Torrance, CA 90502	5:30pm
Thursday, August 18, 2016	Public Hearing, St. Anne's 155 N. Occidental Blvd., Los Angeles, CA 90026	5:00pm

If you have any questions e-mail: S8Advisory@hacla.org

HOMELESS INCENTIVE PROGRAM (HIP)

The Homeless Incentive Program (HIP) was developed to provide incentive payments to landlords to lease vacant units to Section 8 applicant families from HACLA's Homeless Rental Assistance Programs.

The current incentive offered to participating HIP landlords is **\$1,100 per vacant unit** held, paid once requirements below are met:

- Pass Unit Pre-inspection
- Complete Vacant Unit Holding Fee Agreement
- Submit form W-9

Only HACLA's Homeless Rental Assistance Programs are eligible for vacancy payments to hold units through HIP. To participate or obtain additional information E-mail hip@hacla.org, or call (213) 252-1619.

REPORT FRAUD

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.

PROPERTY LISTINGS

Property listing service is available online: <http://www.hacla.org/propertylistings>. Basic property listing service is free of charge.

Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). June workshops will cover: Seismic retrofits, tenant habitability plans, and how to apply for cost pass-throughs. Below is the schedule of upcoming workshops. Call the Housing Community Investment Department (HCID) at (213) 928-9075 to RSVP.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Wednesday, June 15, 2016 Thursday, June 30, 2016 (Spanish)	6:30pm 6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, June 16, 2016	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, June 14, 2016	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, June 28, 2016	10:30am

HACLA does not endorse this service

SECTION 8 OWNER 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, June 9, 2016	2600 Wilshire Blvd., BOC Room, Los Angeles, CA 90057
Thursday, June 9, 2016	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Thursday, June 16, 2016	Valley Office: 6946 Van Nuys Blvd., Ste. 100, Van Nuys, CA 91405
Thursday, July 7, 2016	2600 Wilshire Blvd., BOC 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.

Owners Portal

Enroll in the Owners Portal. Through the Owners Portal you will be able to view and print HAP information, scheduled inspections, abatements, S8 Accounts, request for rent changes, and access many more features. You can enroll by visiting the Housing Authority's website: <https://owners.hacla.org/View/Security/Login.aspx>. If you have any questions, call or email the Owners Portal.

Email Address: owners.portal@hacla.org, Phone Numbers: (213)252-8708.

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.

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