



Section 8 Landlord Newsletter

AUGUST 2016

Housing Authority of the City of Los Angeles

www.hacla.org

Increase Your Property Value and Prevent Lead Poisoning

Lead-based paint was used in more than 38 million homes until it was banned for residential use in 1978. Lead can affect a child's brain and can hinder the development of the nervous system, cause learning disabilities, and behavioral problems. Lead is also harmful for adults. Lead in dust is the most common way people are exposed to lead. People can also get lead in their body from lead in soil or paint chips. Lead dust is often invisible. Projects that disturb lead-based paint can create dust and endanger your tenants.

Housing and Community Investment Department (HCID) through the Lead Hazard Remediation Program (LHRP) provides grants to property owners to make their properties lead-safe and to eliminate health and safety hazards. The LHRP grants are primarily targeted to low-income families with children under the age of six.

You can complete an application online at: <http://hcidla.lacity.org/home-safe-lead-paint> and submit by E-mail: hcidla_leadsafehomes@lacity.org, deliver in person, or send by mail to:

Housing and Community Investment Department
Attn: Lead Hazard Remediation Program
1200 W. 7th Street, 8th Floor, Los Angeles, CA 90017

HACLA does not endorse this service

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.

Agency Plan: Public Hearing

The public hearing for the Housing Authority's Agency Plan is scheduled as follows:

Thursday, August 18, 2016 at 5:00pm
Saint Anne's
155 N. Occidental Blvd. Los Angeles, CA 90026

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

Landlord's Work to Correct Deficiencies

If after an inspection the unit fails due to Housing Quality Standard (HQS), the tenant and the landlord are given a period of time to correct any HQS violations found in the unit. The unit is automatically re-inspected within 30 calendar days.

If the unit fails the re-inspection due to HQS deficiencies which were listed at the original inspection, and **the deficiencies were the responsibility of the landlord**, the housing assistance payments to the owner are abated. Landlords should be able to enter the subsidized unit to make repairs at reasonable times after reasonable notice is provided to the tenant.

Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). August workshops will cover: Overview of RSO allowable rent increases and adjusting low rents. Below is the schedule of upcoming workshops. To RSVP call the Housing Community Investment Department (HCID) at (213) 928-9075.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, Los Angeles, CA 90017	Wednesday, August 10, 2016 Wednesday, August 17, 2016 Thursday, August 25, 2016 (Spanish)	2:00pm 6:30pm 6:30pm
690 Knox Street, Suite 125, Los Angeles, CA 90502	Tuesday, August 9, 2016	10:00am
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, August 18, 2016	10:30am
1645 Corinth Ave., Rm 200, Los Angeles, CA 90025	Tuesday, August 23, 2016	10:30am

HACLA does not endorse this service

Section 8 Landlord Orientation Seminars

These seminars are designed to explain how the Section 8 Program works from the

Dates	Location
Thursday, August 4, 2016	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, August 18, 2016	Valley Office: 6946 Van Nuys Blvd., Ste. 100, Van Nuys, CA 91405
Thursday, September 15, 2016	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, September 15, 2016	South Office: 19600 Hamilton Ave., Torrance, CA 90502

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.

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.

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.

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