



Section 8 Landlord Newsletter

AUGUST 2019

Housing Authority of the City of Los Angeles

www.hacla.org

S8 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
Thursday, August 1, 2019	S8 South Office: 19600 Hamilton Ave., Torrance, CA 90502	11:00am
Wednesday, August 14, 2018	Public Hearing Los Angeles Convention Center Meeting Room 409AB 1201 S. Figueroa St., Los Angeles, CA 90015	5:00pm

Tenant Buyout Agreements “Cash for Keys”

A “Cash for Keys” or Buyout Agreement is a written agreement where a landlord pays a tenant money or other consideration to voluntarily move out of their rent stabilized unit. Under the Rent Stabilization Ordinance (RSO), a landlord must provide the tenant with an RSO Disclosure Notice before the landlord and tenant sign the Buyout Agreement. Buyout Agreements are voluntary and a tenant is not required to accept a buyout offer.

Refusing to sign a Buyout Agreement is not a legal reason for eviction under the RSO. All Buyout Agreements must be in the language of the tenant and must indicate the RSO relocation amounts and state that a tenant may rescind a Buyout Agreement within 30 days, or at any time if requirements are not met and filed with HCIDLA.

To learn more about the Tenant Notification Buyout Agreement Program, please visit hcidla.org/buyout-agreements.

HACLA does not endorse this service

Homeless Incentive Program

The Homeless Incentive Program (HIP) encourages landlord acceptance of homeless applicants with a voucher issued by the HACLA. The HIP provides landlords 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:

SRO	0-bdr	1-bdr	2-bdr	3-bdr	4-bdr
\$868	\$1,158	\$1,384	\$1,791	\$2,401	\$2,641

HIP also provides:

- Move-in assistance (security deposit, essential furnishings, utility assistance).
- Financial assistance to mitigate damage caused by tenant 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>

Did you know funding for Section 8 Housing is determined by census data? The 2020 Census is coming! Be Informed. Be Involved. Be Counted. www.census.lacity.org

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

Fair Housing Issues in Rental Units

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The August workshops will cover: **“Fair Housing Issues in Rental Units.”** 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
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, August 8, 2019	10:00am (Spanish)
690 Knox St., Ste. 125 Los Angeles, CA 90502	Tuesday, August 13, 2019	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, August 14, 2019	10:00am
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, August 15, 2019	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, August 21, 2019	6:30pm
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, August 28, 2019	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, August 29, 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, August 21st	10am	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405
Tuesday, September 10th	10am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Thursday, October 10th	10am	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Saturday, November 2nd	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.