



Section 8 Landlord Newsletter

SEPTEMBER 2019

Housing Authority of the City of Los Angeles

www.hacla.org

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>

Inspections: Ceilings and Walls

To assure the tenant of a safe, decent and sanitary environment, the HACLA Inspector should examine all walls and ceilings for soundness and hazardous defects. The Inspector should cite the following defects as major:

- Weak ceilings and walls indicted by severe buckling, bulging or leaning, damaged or loose structural members.
- Large holes or cracks or any holes or cracks that allow sufficient drafts to deem the room not weather tight.
- Visible water damage and/or mildew which causes unsanitary wall conditions.

In all of the above conditions, after the appropriate correction is made, (in most cases) the ceiling, wall or walls will have to be painted in order to meet Housing Quality Standards.

Walls and/or ceilings with minor defects such as small or shallow holes, loose or missing parts, unpainted surfaces, should pass. However, the Inspector should record the condition in the comment portion of the inspection report and bring it to the attention of the tenant and owner. All walls will be examined.

The roof must be structurally sound and weathertight. The exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.

The unit must be structurally sound. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment.

The Housing Authority will be closed on:

Monday, September 2nd in Observance of Labor Day

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 September workshops will cover: **“RSO Basics and Updates.”** 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
690 Knox St., Ste. 125 Los Angeles, CA 90502	Tuesday, September 10, 2019	10:00am (Spanish)
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, September 11, 2019	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, September 12, 2019	10:00am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, September 18, 2019	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, September 19, 2019	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, September 25, 2019	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, September 26, 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
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
Wednesday, December 11th	10am	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405

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.