



Section 8 Landlord Newsletter

JANUARY 2018

2018 Greater Los Angeles Homeless Count

Every January the Los Angeles Homeless Services Authority (LAHSA) embarks on a three-day mission to count the homeless. LAHSA is looking for thousands of volunteers throughout Los Angeles County to participate in the 2018 Greater Los Angeles Homeless Count, January 23-25.

Volunteering is safe, easy and requires no advance training. A few hours of your time will help us gather data to best address the needs of our homeless neighbors, because everyone counts, no matter where they live.

LAHSA is a joint powers authority of the City and County of Los Angeles, created in 1993 to address the problems of homelessness in Los Angeles County.

LAHSA is the lead agency in the HUD-funded Los Angeles Continuum of Care, and coordinates and manages over \$243 million annually in federal, state, county and city funds for programs providing shelter, housing and services to homeless people.

To sign up to volunteer, go to theycountwillyou.org.

Illegal Use of a Drug

On November 8, 2016, Californians voted to pass Proposition 64, which legalizes the recreational use of marijuana for adults 21 years of age and older (The Adult Use of Marijuana Act) in California. The new law which went into effect at the beginning of this year, however, marijuana continues to be a controlled substance under the federal Controlled Substances Act and California Health and Safety Code.

HUD regulations prohibit the illegal use of controlled substances, including state legalized marijuana, in housing assistance programs. State laws that legalize marijuana directly conflict with HUD requirements set forth in the Quality Housing and Work Responsibility Act (QHWRA) of 1998 (42 U.S.C. 13661) and are thus subject to federal preemption.

The Housing Authority terminates assistance for the family if any household member is currently engaged in any illegal use of a drug or if a pattern of illegal use of a drug by any household member interferes with the health, safety or right to peaceful enjoyment of the premises by other residents.

The HACLA standards are to terminate assistance for the family for any conviction of any household member for illegal use of a drug while the family is a participant in any assisted housing program or for any eviction from assisted housing in which illegal use of a drug or a pattern of illegal use of a drug by any household member was a contributing factor to the eviction.

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

Housing Authority of the City of Los Angeles

www.hacla.org

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.

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

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.

Section 8 Landlord Orientation Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord’s perspective. The schedule of the upcoming seminars is listed below. All sessions are from 11am to 1:30pm:

Dates	Location
Thursday, February 8, 2018	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Tuesday, March 6, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, April 12, 2018	Valley Office: 6946 Van Nuys Blvd., Suite 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) 252-4249. When calling, please leave a contact phone number. The schedule is subject to change.

Form 1099

If you have not yet updated your address with the Housing Authority please do so now to avoid any delays receiving the “2017” 1099 Form.

What is RSO or Rent Control?

In 1978, there was a shortage of decent, safe and sanitary housing resulting from a critically low vacancy factor. Landlord and tenant organizations worked with the City of Los Angeles to develop a method for stabilizing and slowing down rent increases, which resulted in the adoption of the Rent Stabilization Ordinance (RSO).

The RSO is a law in the City of Los Angeles that covers about 624,000 units of rental housing and protects tenants from excessive rent increases while allowing landlords to receive reasonable returns on their investments.

The RSO generally covers rental units built before October 1978 with the exception of one single-family dwelling on a single parcel. Landlords are required to register all RSO units annually and pay a fee to cover program costs.

Call the Housing Community Investment Development of Los Angeles (HCIDLA) to see if your building is covered under the RSO at: (866) 557-7368, or you can also look up the property address in the online system at: www.zimas.lacity.org.

The Housing Authority will be closed on:

Monday, January 15, 2018 In Observance of Martin Luther King Jr. Day