



Section 8 Landlord Newsletter

OCTOBER 2017

S8 Waiting List is Opening

The Housing Authority of the City of Los Angeles (HACLA) is opening its Section 8 Waiting List for online pre-applications on Monday, October 16, 2017 at 6:00am until Sunday, October 29, 2017 at 5:00pm.

Applications for the Section 8 Waiting List lottery must be submitted online **ONLY** at hacla.hcvlist.org and will not be available in paper form. Applications will not be available or accepted at any HACLA office.

If you require assistance completing an application because of a disability, language translation or need for a specific communication format, you may call (213) 205-5585 (local) or (888) 816-6955 (toll free) 8:00 a.m. to 5:00 p.m. Pacific Time, every day during the open application period. Individuals with hearing or speech disabilities using TDD or TTY technology may call California Relay Services by dialing 7-1-1 for assistance.

Go to hacla.hcvlist.org to view a "How To Apply" video showing instructions for completing the application, locations assisting with free email set-up and free Internet access, and frequently asked questions.

Submitting an application does not guarantee a spot on the Section 8 Waiting List. At the end of the application period, a randomized, computer process will be utilized - together with HACLA's program preferences for Los Angeles residents and veterans, to select 20,000 applicants that will be placed on the waiting list.

Abatement During Eviction

Abatements are the cessation of Housing Assistance Payment(s) HAP to landlords. When landlord's HAP is abated due to the landlord's failure to comply with Housing Quality Standards (HQS), the abated monies are not repaid to the owner but are forfeited.

An abatement is released and HAP resumes on the date the HACLA determines that the unit is free from those HQS deficiencies that resulted in the abatement and which are the landlord's responsibility.

In those cases in which an owner claims that the tenant will not permit or allow correction of HQS deficiencies, the HACLA may reimburse the owner for abated amounts if the owner provides evidence of the timely filing and pursuing of a case of unlawful detainer against the tenant.

If an abated owner has corrected deficiencies prior to a re-inspection, the owner may, upon petition to the HACLA, receive a rebate on abated amounts retroactive to the date that the owner can conclusively prove that all HQS deficiencies had been corrected.

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

Housing Authority of the City of Los Angeles

www.hacla.org

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The October workshops will cover: How to be an informed L.A. Renter. Below is the schedule of the upcoming workshops.

To RSVP, call the Housing + Community Investment Department (HCID) at (213) 928-9075.

Location	Date(s)	Time
690 Knox St., Suite 125 Los Angeles, CA 90502	Tuesday, October 10, 2017	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, October 11, 2017	2:00pm
1200 W. 7th St., Rm 100 Los Angeles, CA 90017	Wednesday, October 18, 2017 Thursday, October 26, 2017	6:30pm 6:30pm (Sp)
6400 Laurel Canyon Blvd., Suite 610 North Hollywood, CA 91606	Thursday, October 19, 2017	10:30am
1645 Corinth Ave., Suite 104 Los Angeles, CA 90025	Wednesday, October 25, 2017	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 landlord's perspective. The upcoming seminars are scheduled as follows:

Dates	Location
Thursday, October 12, 2017 at 10am	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, October 26, 2017 at 10am	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Thursday, November 2, 2017 at 10am	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405
Thursday, November 9, 2017 at 10am	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) 252-4249. When calling, please leave a contact phone number. The schedule is subject to change.

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.

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.