



Housing Authority of the City of Los Angeles

www.hacla.org

Section 8 Landlord Newsletter

NOVEMBER 2019

Capital Improvement, Primary Renovation, Retrofit Work and Rehabilitation Work Cost Recovery Rent Adjustments

Landlords covered by the Rent Stabilization Ordinance can apply for cost recovery for these projects. The landlord must have filed the application within twelve months after the work is completed. If the Housing + Community Investment Department (HCIDLA, formerly LAHD) approves the Rent Surcharge for the unit, the landlord must provide the HACLA with a copy of the HCIDLA notice that indicates the amount of the approved surcharge and the duration of the surcharge (usually five to six years). The landlord must provide a 60-day written notice to the family and to the HACLA of the rent increase.

If comparable rents support the rent surcharge, the rent to owner is increased in accordance with the HCIDLA determination. The application of the surcharge does not prevent the landlord from receiving the regular annual RSO increase so long as one year has passed since the last regular RSO increase. During the surcharge period, the landlord may annually increase his rent to the tenant in accordance with the RSO automatic annual adjustment procedure [RSO Section 151.06 D].

In calculating annual adjustments, the amount of the surcharge is deducted from the rent to owner to get the adjusted base rent of the unit. The RSO percentage increase is applied only to the adjusted base rent. The surcharge is then added back to get the new rent to owner. The adjusted base rent plus the surcharge must never exceed the comparable rent for the unit.

If comparable rents will not support application of the full rent surcharge approved by the HCIDLA, the HACLA consults with the LAHD to determine how the landlord may be appropriately compensated. When the rent surcharge period expires, the rent to owner must be reduced by the amount of the surcharge.

The Primary Renovation Program is the second step in a two part program: Part 1 requires an application to the Tenant Habitability Program (THP), which is overseen by the Department's Code Enforcement Division. Part 2 requires an application to the Primary Renovation (PR) Cost Recovery Program, which is overseen by the Department's Rent Stabilization Division. Landlords wanting to take advantage of the Primary Renovation Cost Recovery Program must first complete the requirements for the Tenant Habitability Program. Once the work has been completed, an application can be prepared for a Primary Renovation project.

You can call (866) 557-7368 or visit the HCIDLA website to learn more or to apply:

<https://hcidla.lacity.org/Capital-Improvement>.

Source: HCIDLA

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>

Join HACLA on Twitter @hacla1938. www.twitter.com/hacla1938

Keeping your Properties Safe From Lead-Based Paint

The Lead Hazard Remediation Program (LHRP) provides grants to property Landlords to make their properties lead-safe and to eliminate health and safety hazards. The LHRP grants are primarily targeted for low-income families with children under the age of six. The program also provides education regarding the dangers of lead-based paint and health and safety hazards. You can apply along with your tenant if:

- Your property is located in the City of Los Angeles
- The building was built prior to 1978
- The units must have one or more bedrooms (no studios or zero-bedroom units)
- Your tenant’s household income is 80% of the Area Median Income for the County of Los Angeles (see income eligibility chart below)
- The property must have lead-based paint hazards
- Your tenant has a child under six years old residing or spending a significant amount of time at the residence.

To apply for the program, complete the application available online at: <https://hcidla.lacity.org/home-safe-lead-paint>. You can then submit the application to HCIDLA:

- By e-mail: hcidla.leadshomes@lacity.org
- Delivered in person to one of the HCIDLA public counters located throughout Los Angeles. Your application must be made attention to: Lead Remediation Program.
- Delivered by mail: Housing and Community Investment Department
Attn: Lead Hazard Remediation Program
1200 W. 7th Street, 8th Flr, Los Angeles, CA 90017

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 last seminar for 2019 is listed below. The new schedule for 2020 will be available in the December Newsletter:

Dates	Time	Location
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.

The Housing Authority will be closed on:
Monday, November 11th in observance of Veterans Day
Thursday, November 28th and Friday, November 29th
in observance of Thanksgiving Day

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.