



Section 8 Landlord Newsletter

DECEMBER 2018

Homeless Incentive Program (HIP)

The Housing Authority of the City of Los Angeles (HACLA) has been a leader in the fight to end Homelessness and has implemented measures to accomplish this goal. The Homeless Incentive Program (HIP) encourages landlord acceptance of homeless applicants with a voucher issued by the HACLA. Funding for the program comes as part of the Homeless Prevention Initiative, a collaborative effort between multiple City and County agencies and supported by the Los Angeles County Board of Supervisors.

The HIP provides owners 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 based on current Fair Market Rents (FMR). The FMRs for the number of bedrooms is as follows:

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

The HIP also provides:

- Move-in assistance, such as money to cover the expense of a security deposit, essential furnishings, and/or utility assistance.
- Financial assistance to landlords to mitigate damage caused by tenants during their occupancy.

To participate or obtain additional information, please e-mail hip@hacla.org, or call (213) 252-1619.

Section 8 Landlord 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, December 13, 2018	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405

The dates of the Landlord Seminars are also posted on our website at:

<http://www.hacla.org/ownerorientation>

You can reserve a seat to attend one of the seminars by email or by phone at :
owner.services@hacla.org or (213) 252-8708 press 2

When contacting the Housing Authority, please leave a contact phone number. The schedule is subject to change.

The Housing Authority will be closed to the public on the following dates:

December 24th, 25th thru 31st, and January 1st, 2019

Drop-off documents will be accepted only on December 26th thru the 28th

Housing Authority of the City of Los Angeles

www.hacla.org

Reasonable Accommodation

What is a "reasonable accommodation" for purposes of the federal Fair Housing Act?

A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling.

The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the individual's disability.

Example 1:

A housing provider has a policy of providing unassigned parking spaces to residents. A resident with a mobility impairment, who is substantially limited in her ability to walk, requests an assigned accessible parking space close to the entrance to her unit as a reasonable accommodation. There are available parking spaces near the entrance to her unit that are accessible, but those spaces are available to all residents on a first come, first served basis. The provider must make an exception to its policy of not providing assigned parking spaces to accommodate this resident.

Example 2:

A housing provider has a policy of requiring tenants to come to the rental office in person to pay their rent. A tenant has a mental disability that makes her afraid to leave her unit. Because of her disability, she requests that she be permitted to have a friend mail her rent payment to the rental office as a reasonable accommodation. The provider must make an exception to its payment policy to accommodate this tenant.

Example 3:

A housing provider has a "no pets" policy. A tenant who is deaf requests that the provider allow him to keep a dog in his unit as a reasonable accommodation. The tenant explains that the dog is an assistance animal that will alert him to several sounds, including knocks at the door, sounding of the smoke detector, the telephone ringing, and cars coming into the driveway. The housing provider must make an exception to its "no pets" policy to accommodate this tenant.

Source: JOINT STATEMENT OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE DEPARTMENT OF JUSTICE, *REASONABLE ACCOMMODATIONS UNDER THE FAIR HOUSING ACT*, May 2014

Lead Based Paint: U.S. Department of Housing and Urban Development provides information about maintaining your home free of lead:

https://www.hud.gov/program_offices/healthy_homes/enforcement/regulations

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.

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