



Section 8 Landlord Newsletter

DECEMBER 2019

Homeless Incentive Program (HIP)

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:

| 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 |

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>

Source of Income/Section 8 Protections

"Source of Income" (SOI) laws protect the rights of tenants to use income from public assistance, or other sources that may be viewed as non-traditional to pay rent. Housing providers cannot lawfully reject rental applicants because they receive, or will receive, assistance in paying their rent when they are otherwise qualified for the housing. Housing providers must include all sources of lawful income in determining whether a rental applicant is able to pay the rent.

Lawful sources of income include regular paychecks, social security, supplemental security income (SSI), disability income, CalWORKs, child support, spousal support, public assistance, savings, unemployment benefits or wages from lawful employment.

Beginning January 1, 2020 the City of Los Angeles will include Section 8 in its source of income protection laws. It will be illegal for a housing provider to deny a rental applicant because the applicant has a Section 8 voucher. It is also illegal for the housing provider to deny a current tenant's request to use a Section 8 voucher to pay for the rent.

Property owners may screen and reject any applicant, including those with a Section 8 voucher, for past conduct and ability to pay rent, as long as the screening is applied equally to all applicants.

Source: Housing Rights Center

The Housing Authority will be closed for the holidays on:

December 24th, 25th, 31st and January 1st, 2020

We are also not scheduling appointments or accepting walk-ins on

December 23rd, 26th, 27th, and 30th,

however documents can be dropped off on those dates

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

Preparing for Emergencies

In order to keep your tenants safe in an emergency, it is important to plan what you will do in advance. Having a functioning emergency action plan for tenants in place is important in keeping your tenants safe. Encourage your tenants to have their own emergency plan as well.

1. Find out what could happen in your area. Contact your local health department and the American Red Cross chapter. Be prepared to take notes and jot down ideas. Share the information with your tenants. Provide information on training for your tenants through American Red Cross, fire department, or any emergency preparedness seminars in your locality.
2. Schedule drills and mock emergency events.
3. Create a checklist. Determine the best escape routes for your properties. Clearly post and identify evacuation routes.
4. Insure that smoke detectors or carbon monoxide detectors are working properly.
5. Use electronic communication devices to provide tenants with updates. Create a social media emergency response page.
6. Designate a special needs assistant. Check in with tenants who are disabled, unable to move themselves to safety or otherwise in need of extra help, should an emergency situation arise. Assign an employee or two to each individual requiring help to coordinate their evacuation from the property.

Practice and maintain your emergency plan. For additional information visit California Department of Public Health website at:

<https://www.cdph.ca.gov/Programs/EPO/pages/epreparedcalifornia.aspx>

Rent Stabilization Ordinance (RSO) Exemptions

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The December workshops will cover: **“RSO Exemptions, Properties Not Subject to the RSO.”** 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 |
|---|-----------------------------|----------------------|
| 2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033 | Thursday, December 12, 2019 | 10:00am (Spanish) |

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.

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>