



Section 8 Landlord Newsletter

MAY 2017

Housing Authority of the City of Los Angeles

www.hacla.org

How Your Rental Properties Can Help Solve Homelessness

New financial incentives are available to landlords who partner with the County, City and service providers to house homeless families and individuals. An informative meeting will take place:

May 11, 2017 from 10am to 12pm
2035 Colorado Blvd. Los Angeles, CA 90041

You can register to attend at: <https://rentsandolutions.eventbrite.com>

Assessment of the Fair Housing (AFH)

You are invited to take part in the Assessment of Fair Housing (AFH) survey to provide your opinions and experiences regarding fair housing.

The survey is also available online at:

<https://www.research.net/r/2017LACNTYFHStakeholdersurvey>.

If you have any questions call: (213) 808-8440, TTY (213) 473-3231.

Abatements Due to Primary Renovation

If, in accordance with the City of Los Angeles Primary Renovation Program, an assisted family is required to be temporarily absent from the unit, the HAP for the unit shall be abated on the first of the month following the date the family is required to leave the unit until the date that renovation work has been completed and the renovated unit has passed an HQS inspection.

Primary Renovation Program

Under the Primary Renovation Program the landlord submits an application for a building permit and a Tenant Habitability Plan to the Housing + Community Investment Department (formerly LAHD) for approval. The Plan may provide for renovation to occur with the tenant remaining in the unit or may provide for temporary relocation of tenants to "habitable replacement housing" in accordance with the City RSO's Primary Renovation Program and Tenant Habitability Program.

The family or owner must provide the HACLA with a copy of the "Notice of Primary Renovation Work" and the "Tenant Habitability Plan." The Housing Assistance Payment (HAP) to the owner is abated for any period the family is required to be temporarily relocated away from the unit. The HAP can be resumed only after the unit passes an HQS inspection following completion of the renovation.

The Housing Authority will be closed on:
Monday, May 29, 2017 In Observance of Memorial Day

Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). May workshops will cover: Systematic Code Enforcement Program (SCEP). 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
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, May 10, 2017	2:00pm
690 Knox St., Suite 125 Los Angeles, CA 90502	Tuesday, May 9, 2017	10:00am
1200 W. 7th St., Rm 100 Los Angeles, CA 90017	Wednesday, May 17, 2017 Thursday, May 25, 2017	6:30pm 6:30pm (Spanish)
6400 Laurel Canyon Blvd., Suite 610 North Hollywood, CA 91606	Thursday, May 18, 2017	10:30am
1645 Corinth Ave., Suite 104 Los Angeles, CA 90025	Wednesday, May 24, 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, May 11, 2017	Valley Office: 6946 Van Nuys Blvd., Ste. 100 Van Nuys, CA 91405
Thursday, May 18, 2017	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057

Sessions are scheduled from 10am-12:30pm. The dates 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.

Rent Requests

You can submit rent requests using the Landlord Portal by logging in at:

<https://owners.hacla.org/View/Security/Login.aspx>

Online requests for rent increases result in a paperless communication method by eliminating several steps that require faxing or mailing.

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

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.mysafeworkplace.com. Your name will remain anonymous.