



Section 8 Landlord Newsletter

MAY 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).

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

Abatement of HAP

An abatement is a cessation of housing assistance payments (HAP) to a landlord. The Housing Authority can abate or reduce the HAP made to a landlord under the terms of the HAP Contract executed between the Housing Authority and the landlord.

If a landlord receives HAP for any month in which the landlord is ineligible to receive HAP because of a breach of the HAP contract, the Housing Authority will notify the landlord to repay the overpayment within 30 days. If a landlord does not comply, a collection fee will be added to the amount owed.

When a 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 landlord but are forfeited. Abatement is released and HAP resumes on the date the Housing Authority determines that the unit complies with HQS, which are the landlord's responsibility.

Lead Protection

The U.S. Department of Housing and Urban Development's provides information about maintaining your units:

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

Your regional EPA Office can also provide further information regarding regulations and lead protection programs. For more information call (415) 947-4164.

The City of Los Angeles provides free lead hazard remediation. Call: (213) 808-8935 or (213) 808-8678 for more information.

The Housing Authority will be closed on:

Monday, May 28th In Observance of Memorial Day

Join our online HACLA community on Twitter @hacla1938.

www.twitter.com/hacla1938

Housing Authority of the City of Los Angeles

www.hacla.org

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.convercent.com/report. Your name will remain anonymous.

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The May workshops will cover: "Evictions and Cash for Keys" Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCID) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, May 9, 2018	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, May 10, 2018	10:00am (Spanish)
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, May 16, 2018	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, May 17, 2018	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, May 23, 2018	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, May 31, 2018	6:30pm (Spanish)

HACLA does not endorse this service

Section 8 Landlord Orientation 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
Tuesday, May 15, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, June 14, 2018	South Office: 19600 Hamilton Ave., Torrance, CA 90502

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 press 2. When calling, please leave a contact phone number. The schedule is subject to change.

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