



Section 8 Landlord Newsletter

SEPTEMBER 2016

Landlord Rent Increase Requests

S8 Landlords are encouraged to 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.

When you submit a request using the Landlord Portal, you will receive an e-mail confirming that your request was received.

Your tenant's S8 Advisor will process the rent increase request and will mail you a response letter (approval or denial). This process can take up to 60 days.

Rent Stabilization Ordinance (RSO) Update

Housing Community and Investment Department (HCID) indicates the annual allowable rent increase for rental units subject to the Rent Stabilization Ordinance (RSO) for fiscal year from July 1, 2016 through June 30, 2017 remains at three percent.

The owner may receive an additional one percent if the owner provides the complete electric utility and/or an additional one percent if the owner provides the complete gas utility.

Owners are required to give HACLA notice of a rent increase 60 days prior to the increase. As an example, to take advantage of a three percent allowable increase for rent increase to be effective December 1, 2016, the HACLA must receive a rent request through the Landlord Portal, fax, mail, postmarked no later than **September 30, 2016**.

All rent increases must be supported by the calculated reasonable rent as determined by the third party vendor.

Further information is available on the HCID website at <http://hcidla.lacity.org/>.

Board of Commissioners (BOC) Meeting

The proposed amendments to the S8 Administrative Plan will be discussed during the BOC meeting scheduled as follows:

September 22, 2016, 9:00am
HACLA: 2600 Wilshire Blvd.,
Los Angeles, CA 90057 (Board Room)

The Housing Authority will be closed on:
Monday, September 5th in observance of Labor Day

Housing Authority of the City of Los Angeles

www.hacla.org

To be aware of and comply with Fair Housing Laws, landlords 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

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

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

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.

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

Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). September workshops will cover: "Ellis" evictions and requirements for removing rental units from the housing market. Below is the schedule of upcoming workshops. To RSVP, call the Housing Community Investment Department (HCID) at (213) 928-9075.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Wednesday, September 14, 2016 Wednesday, September 21, 2016 Thursday, September 29, 2016 (Spanish)	2:00pm 6:30pm 6:30pm
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, September 13, 2016	10:00am
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, September 15, 2016	10:30am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, September 27, 2016	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, September 15, 2016	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, September 15, 2016	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Thursday, October 13, 2016	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.

Homeless Incentive Program (HIP)

The Homeless Incentive Program (HIP) was developed to provide incentive payments to landlords to lease vacant units to Section 8 applicant families from **only** HACLA's Homeless Rental Assistance Programs.

The current incentive offered to participating HIP landlords is **\$1,100 per vacant unit** held, paid once requirements are met through HIP. To participate or obtain additional information E-mail hip@hacla.org, or call (213) 252-1619.