Landlord Rent Increase Requests

S8 Landlords are encouraged to submit rent requests using the Landlord Portal by logging in at:


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
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.

<table>
<thead>
<tr>
<th>Location</th>
<th>Date(s)</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>1200 W. 7th Street, Rm 100, LA, CA 90017</td>
<td>Wednesday, September 14, 2016&lt;br&gt;Wednesday, September 21, 2016&lt;br&gt;Thursday, September 29, 2016 (Spanish)</td>
<td>2:00pm&lt;br&gt;6:30pm&lt;br&gt;6:30pm</td>
</tr>
<tr>
<td>690 Knox Street, Suite 125, LA, CA 90502</td>
<td>Tuesday, September 13, 2016</td>
<td>10:00am</td>
</tr>
<tr>
<td>6640 Van Nuys Blvd., Van Nuys, CA 91405</td>
<td>Thursday, September 15, 2016</td>
<td>10:30am</td>
</tr>
<tr>
<td>1645 Corinth Ave., Rm 200, LA, CA 90025</td>
<td>Tuesday, September 27, 2016</td>
<td>10:30am</td>
</tr>
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</table>

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:

<table>
<thead>
<tr>
<th>Dates</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thursday, September 15, 2016</td>
<td>2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057</td>
</tr>
<tr>
<td>Thursday, September 15, 2016</td>
<td>South Office: 19600 Hamilton Ave., Torrance, CA 90502</td>
</tr>
<tr>
<td>Thursday, October 13, 2016</td>
<td>2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057</td>
</tr>
</tbody>
</table>

Sessions are scheduled from 10am-12:30pm. The dates are also posted on our website at [http://www.hacla.org/ownerorientation](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](mailto:hip@hacla.org), or call (213) 252-1619.