



TAKE ADVANTAGE OF THE LACDA'S ONLINE TOOLS

The Los Angeles County Development Authority (LACDA) encourages owners to take advantage of the convenience of its online tools such as the LACDA website and the Rent Café Owner Portal. The LACDA's website contains an entire section dedicated to [Section 8 owners](#) where you will find frequently asked questions and information regarding leasing to a Section 8 family, Housing Quality Standards (HQS) inspections, and other informational resources.

Also, the LACDA's [Rent Café Portal](#) allows you to perform tasks online such as booking a virtual appointment and viewing Housing Assistance Payments (HAP). Both online tools allow you to have 24/7 access to important forms and information.

Remember to check your email frequently to ensure you don't miss any notifications from the LACDA. If you have any questions regarding your Rent Café Portal account, you may email them to RentCafePortal@lacda.org.

ABATEMENT AND HQS INSPECTIONS

Abatement is defined as withholding the Housing Assistance Payments (HAP) from the owner for the period of time the unit is out of compliance with HQS requirements; it is essential that you maintain the unit that is under a Section 8 contract in a decent, safe, and sanitary condition. If a unit fails for deficiencies that are your responsibility as the owner, those deficiencies **must** be fixed **within 30 calendar days**, unless you have been granted an extension by the LACDA to avoid abatement.

If the unit fails the first inspection due to owner-related deficiencies, a notification letter and the inspection report will be mailed to you stating the deficiencies, repairs that need to be made, and the date of the next inspection. The letter will serve as notice that the HAP will be abated if the unit fails a second inspection due to owner-related deficiencies.



EMERGENCY HOUSING VOUCHER (EHV) PROGRAM INCENTIVES

If you rent your unit to an EHV family, you may be eligible to receive the following incentives:

- Up to \$5,000 One-Time Reimbursement for New Contract Inspection Repairs;
- \$2,500 Signing Bonus for Each EHV Leased; and
- Reliable Monthly Payments.

Funds available for EHV families who may be required to pay for utility fees.

Funds may be available for EHV families that will be responsible under the Lease for a utility but may be in need of a deposit payment to establish service or an arrear payment to re-establish utility service. Payments will be made directly by the LACDA to the utility company.

The LACDA welcomes rental units located in the following Public Housing Agencies' service areas:

- Los Angeles County Development Authority
- Housing Authority of the City of Los Angeles
- City of Pasadena
- City of Norwalk
- Redondo Beach
- City of Glendale

For more information, please contact:
LACDAincentives@lacda.org.

OWNER WORKSHOP

Workshops are designed to provide owners the opportunity to learn about new policies and Section 8 Housing Choice Voucher Program updates.

August Lunch & Learn

- Join the LACDA to learn about the Incentive Programs.

Thursday, August 18, 2022
11:00 A.M. - 12:00 P.M.

Register in advance for this Zoom meeting at:
Zoom Link: <https://bit.ly/3orHG4r>

After registering, you will receive a confirmation email containing information about how to join the meeting.

For more information regarding the upcoming events, please contact us at:

Phone: (626) 586-1654
HCVWorkshops@lacda.org

HAVE AVAILABLE UNITS? CHECK OUT THESE INCENTIVES:

OPEN DOORS

Calling all owners! The LACDA needs your vacant units! Open Doors benefits property owners financially and provides enhanced customer services to increase the number of rental units available to subsidized families in Los Angeles County's highly competitive rental housing market.

Property owner assurances include:

- Sign On Bonus
- Vacancy Loss Payments
- Damage Mitigation
- Peace Of Mind

Questions?
(626) 586-1984
Opendoors@lacda.org



**PROPERTY
OWNERS**

**YOU ARE
THE KEY!**

**TO HOUSING
STABILITY**