



# Section 8 Owner Newsletter

APRIL 2016

Housing Authority of the City of Los Angeles

[www.hacla.org](http://www.hacla.org)

## CHAIN OF COMMAND

The Housing Authority allows participants, owners, and applicants a means of reviewing Housing Authority determinations. Participants and applicants are referred to the staff person responsible for making the decision which resulted in the complaint for an initial review of the action. If the complaint is not resolved at that level, the Housing Authority follows the chain of command, including but not limited to:

- 1) Eligibility Interviewer or S8 Advisor or Management Clerk or Housing Inspector
- 2) Assistant Housing Manager or Housing Inspector Supervisor
- 3) Manager
- 4) Ombudsperson
- 5) Assistant Director

For example, if a problem arises that is beyond the S8 Advisor's scope, the S8 Advisor must refer the problem up the Housing Authority chain of command to his/her immediate supervisor.

## SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)

If you own a property which has two or more units and at least one of the units is rented, then the property is subject to periodic inspections and complaint inspections by the Housing and Community Investment Department of Los Angeles (HCIDLA). To be able to conduct the inspections, HCIDLA operates the Systematic Code Enforcement Program (SCEP).

The purpose of the SCEP and the complaint inspection program is to verify compliance with the standards set forth in the applicable Los Angeles Building and Housing Codes.

To fund the SCEP, the Los Angeles Housing Code requires owners to pay a regulatory fee known as the SCEP fee. The fee is due and payable on the first day of January of each year by owners.

Currently, the regulatory fee is forty-three dollars and thirty-two cents (\$43.32) per unit per year. An owner can collect 1/12th of the annual SCEP fee from tenant(s) for the rental unit per month, which is \$3.61, when this is indicated in the lease agreement. The Housing Authority provides a monthly utility allowance for SCEP fee.

## SECTION 8 OWNER ORIENTATION SEMINARS

These seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The next seminars are scheduled as follows:

**Thursday, April 7, 2016**

**Thursday, May 5, 2016**

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.

## SUPPORT SERVICES OFFICE - NEW TELEPHONE LINE

To be aware of and 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](http://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) 928-9075 Press Option 2

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.

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

To simplify communications for S8 owners and tenants, the S8 Support Services Office has implemented a new telephone number: **(213) 252-8708**.

This telephone line is for issues, including but not limited to, the Owner Portal Website, Owner Services Unit (ownership changes, new owner registration, direct deposit enrollment and changes), Collection Unit, and the S8 Outgoing Portability Unit.

When you call the new telephone number you can select from the following options, directing you to the appropriate office:

Options	Office
Press "1"	Owner Portal Website
Press "2"	Owner Services Unit
Press "3"	Collection Unit
Press "4"	S8 Outgoing Portability

## Rent Stabilization Ordinance (RSO) Update

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). Workshops for the month of April include relocation assistance requirements for evictions. Below is the schedule of upcoming workshops. Call the Housing Community Investment Department (HCID) at (213) 928-9075 to RSVP.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Wednesday, April 13, 2016	2:00pm
	Wednesday, April 20, 2016	6:30pm
	Thursday, April 28, 2016 (Spanish)	6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, April 21, 2016	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, April 12, 2016	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, April 26, 2016	10:30am

HACLA does not endorse this service

## REPORT FRAUD

If you suspect anyone of committing fraud, you can call (800) 461-9330 or file a report online at: [www.mysafeworkplace.com](http://www.mysafeworkplace.com). Your name will remain anonymous.

## PROPERTY LISTINGS

Property listing service is available online: <http://www.hacla.org/propertylistings>. Basic property listing service is free of charge.