



Section 8 Owner Newsletter

JUNE 2015

Housing Authority of the City of Los Angeles

www.hacla.org

Section 8 Agency Plan Meetings

The Section 8 Agency Plan Meetings offer an opportunity to provide the Housing Authority with input on the local policies and procedures for the administration of the Section 8 Program that will be in effect next year. The details of the upcoming scheduled meetings are as follows:

Date	Location	Time
Monday, July 13, 2015	S8 South Office: 19600 Hamilton Ave. Torrance, CA 90502	10:00am
Wednesday, July 15, 2015	Star Apartments: 240 E. 6th St. Los Angeles, CA 90014	1:30pm
Tuesday, July 21, 2015	Housing Authority of the City of Los Angeles (Board Room): 2600 Wilshire Blvd. Los Angeles, CA 90057	1:30pm
Thursday, July 23, 2015	Del Rey Square: 11976 Culver Blvd. Los Angeles, CA 90066	1:30pm
Tuesday, July 28, 2015	Palo Verde: 8925 Glenoaks Blvd. Sun Valley, CA 91352	10:00am
Wednesday, July 29, 2015	S8 Valley Office; 6946 Van Nuys Blvd. Ste 100 Van Nuys, CA 91405	10:00am
Thursday, July 30, 2015	McCoy Plaza: 9315 Firth Blvd. Los Angeles, CA 90002	1:30pm

If you have any questions e-mail: S8Advisory@hacla.org

Determination of Rent Reasonableness

HACLA utilizes the services of a third party vendor as its primary means of determining reasonable rents for assisted units. The third party vendor has customized this system and made it unique to the HACLA's local rental market. The following data is collected for input to the third party vendor system to determine the comparable rent:

- Unit Location
- Bedroom Size
- Number of Baths
- Building type (if multiple detached, the number of units on the lot)
- Condition of the unit
- Number of units in the building
- Building age
- Square foot area of the unit
- Owner-paid utilities
- Tenant-paid utilities and fuel type (electric, gas)
- Appliances included with the rent (dishwasher, garbage disposal, laundry room, microwave, stove, refrigerator, washer, dryer, etc.)
- Amenities included with the rent (air conditioning, security system, cable ceiling fan, elevator, fireplace, gated community, exercise equipment, heating type (e.g. central, floor, wall), lawn maintenance, parking type, playground space, pool, balcony, patio, yard, views, carpet, wood floors, etc.)

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

Rents and Rent Changes

During the term of an assisted lease, the monthly rent to the owner is paid in whole dollar amounts. If a rental increase is capped by the City of Los Angeles Rent Stabilization Ordinance, or other law or regulation, at a certain percent of the prior rent, the new rent will be rounded down to the nearest whole dollar amount.

Regardless of the start date of a lease or HAP contract, any rental increase to the family and any change in the HAP payment to the owner will become effective on the first day of the applicable month.

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO), discuss allowable rent increases under the RSO. 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	Tuesday, June 9, 2015 Thursday, June 4, 2015 Wednesday, June 24, 2015	2:00pm 6:30pm (Spanish) 6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, June 18, 2015	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, June 16, 2015	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, June 23, 2015	2:00pm

HACLA does not endorse this service

Section 8 Owner Orientation Seminars

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

Thursday, June 11, 2015
Thursday, July 16, 2015

Sessions are scheduled from 10am-12:30pm. The dates are also posted on our website at www.hacla.org. You must reserve a seat to attend one of the seminars by registering online at <http://www.hacla.org> (Click on "Calendar of Events" and select the date you'd like to attend) or by calling (213) 252-4249. When calling please leave a contact phone number. The schedule is subject to change.

Report Fraud

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.

Property Listings

Property listing service is available online at www.hacla.org. Basic property listing service is free of charge.

To be aware 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

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) in direct deposit.

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.