



Section 8 Landlord Newsletter

JUNE 2017

Housing Authority of the City of Los Angeles

www.hacla.org

Section 8 Department Achievements of 2016

We are pleased to inform you that your Housing Authority (HACLA) expects to rank as a High Performer for the **ninth** consecutive year, subject to approval by the U.S. Department of Housing and Urban Development (HUD).

HUD annually assigns each Housing Authority an overall performance rating. High performer rating is achieved when a Housing Authority receives a SEMAP score of at least 90 percent. SEMAP consists of indicators used by HUD to measure the performance of Housing Authorities.

The indicators show whether the Housing Authority has helped eligible families to afford decent, safe, and sanitary rental units at a reasonable cost as intended by Federal housing legislation.

SEMAP provides procedures for HUD to identify Housing Authorities' management capabilities and deficiencies in order to target monitoring and program assistance more effectively.

Housing Authorities use the SEMAP performance analysis to assess and improve their own program operations.

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
Friday, July 14, 2017	Independent Square: 2455 S. St. Andrews Pl., Los Angeles, CA 90018 (Social Hall)	10:00am
Thursday, July 20, 2017	S8 Valley Office; 6946 Van Nuys Blvd. Ste 100, Van Nuys, CA 91405	2:00pm
Tuesday, July 25, 2017	Housing Authority of the City of Los Angeles (Board Room): 2600 Wilshire Blvd. Los Angeles, CA 90057	11:00am
Tuesday, August 1, 2017	Star Apartments: 240 E. 6th St. Los Angeles, CA 90014	10:00am
Wednesday, August 2, 2017	Harbor Village: 981 Harbor Village Dr., Harbor City, CA 90710 (Clubhouse)	10:00am

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). June workshops will cover: Ellis/permanent removal from the rental housing market. Requirements for landlords and property owners. Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCID) at (213) 928-9075.

Location	Date(s)	Time
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, June 14, 2017	2:00pm
690 Knox St., Suite 125 Los Angeles, CA 90502	Tuesday, June 13, 2017	10:00am
1200 W. 7th St., Rm 100 Los Angeles, CA 90017	Wednesday, June 21, 2017 Thursday, June 29, 2017	6:30pm 6:30pm (Spanish)
6400 Laurel Canyon Blvd., Suite 610 North Hollywood, CA 91606	Thursday, June 15, 2017	10:30am
1645 Corinth Ave., Suite 104 Los Angeles, CA 90025	Wednesday, June 28, 2017	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, June 22, 2017 at 10am	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Thursday, June 21, 2017 11:30am	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057

The dates of the Landlord Orientation 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.

Rent Requests

You can 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.

Property listing service is available online at: <http://www.hacla.org/propertylistings>. Basic property listing service is free of charge. Monitor your listings and remove any outdated listings that are unavailable. Login regularly to update or list new vacancies.

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

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

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