



Section 8 Landlord Newsletter

JUNE 2018

Section 8 Department Achievements of 2017

We are pleased to inform you that your Housing Authority (HACLA) is a High Performer for the **tenth** consecutive year.

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.

S8 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 16, 2018	Housing Authority of the City of Los Angeles (Board Room): 2600 Wilshire Blvd. Los Angeles, CA 90057	12:00pm
Tuesday, July 24, 2018	Independent Square: 2455 S. St. Andrews Pl., Los Angeles, CA 90018 (Social Hall)	10:30am
Thursday, July 26, 2018	S8 Valley Office: 6946 Van Nuys Blvd. Ste 100, Van Nuys, CA 91405	2:00pm
Tuesday, July 31, 2018	S8 South Office: 19600 Hamilton Ave., Torrance, CA 90502	11:00am
Monday, August 6, 2018	Gateways Apartments: 505 S San Pedro St., Los Angeles, CA 90013	11:00am

Join our online HACLA community on Twitter @hacla1938.
www.twitter.com/hacla1938

Housing Authority of the City of Los Angeles

www.hacla.org

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The June workshops will cover: "Just & Reasonable Rent Increases: How to Apply (Landlord Workshop)." Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCID) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
690 Knox St., Ste. 125 Los Angeles, CA 90502	Tuesday, June 12, 2018	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, June 13, 2018	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, June 14, 2018	10:00am (Spanish)
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, June 20, 2018	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, June 21, 2018	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, June 27, 2018	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, June 28, 2018	6:30pm (Spanish)

HACLA does not endorse this service

Section 8 Landlord Orientation Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The schedule of the upcoming seminars is listed below. All sessions are from 11am to 1:30pm:

Dates	Location
Thursday, June 14, 2018	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Tuesday, July 10, 2018	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) 252-8708 press 2. When calling, please leave a contact phone number. The schedule is subject to change.

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

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.

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.