



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

October - November 2014

Prepare for Your Annual Inspection

In order to prepare for your annual inspection, the Housing Authority recommends to properly maintain (wash and clean) the following areas of your unit:

- Walls, ceilings, interior trim, doors, vents, carpets
- Kitchen cabinets, dishes, and utensils
- Food storage areas and counter tops.
- Stove and refrigerator (defrost freezer if required)
- Bathroom exhaust (if any).
- Toilet and tank.
- Bathtub and/or shower.
- Closets and other storage areas.

A part of your unit can be used for storage purposes, as long as the stored articles are kept in containers arranged in an organized and safe manner. Balconies must not be used as storage.

You must also:

- Secure your pets to allow the Inspectors safe access to the unit.
- Pay gas, electric, water or any other utility bill for which you are responsible, as all utilities must be connected.
- All appliances, including items such as the garbage disposal (whether tenant or owner provided), must be in working order.
- Repair or pay for damage to the unit caused by any household member or guest.

The Most common reasons for failed inspections due to safety and potential health hazards include:

- Chipping, peeling, cracking, scaling or loose paint on both interior and exterior of property.
- Exposed wiring, bare electrical wires, inoperable fixtures, missing electrical cover plates.
- Damage to sliding bedroom closet doors (particularly mirror doors).
- Smoke detectors located improperly, inoperable/batteries removed, or missing.
- Missing window security bar quick-release mechanism.
- Double cylinder (deadbolt) locks on interior and exterior doors.
- Water leaks, water heater missing a temperature pressure release valve and downward discharge line, or missing pressure release valve.
- Missing crawl hole vent screens.
- Wall Heater pilot turned off (heater must be on for inspection to determine if heater is operating properly).
- Excessive clutter, trash, discarded furniture, appliances, etc. on grounds.
- Furniture/other items blocking exit from bedroom window with quick release mechanism.

Passing the Housing Quality Standards (HQS) inspection the first time will eliminate the need for re-inspections.

It is recommended that the owner and tenant conduct a joint "pre-inspection" to identify items in need of repair, prior to the actual Housing Authority HQS inspection. **The owner will not be cited for tenant deficiencies, and vice versa. Failure of the tenant to correct tenant deficiencies can lead to termination of Section 8 assistance.**

You can find the Tenant Newsletter online at: http://www.hacla.org/tnt_news_1/

Section 8 Advisory Meeting

Section 8 Advisory Meetings give you the opportunity to provide the HACLA with input on Section 8 policies, procedures, and practices, as well as to learn about changes and challenges to the Section 8 program. The following is the last meeting in 2014:

Date & Time	Location
Friday, November 21, 2014, 3:00pm	Section 8 Valley Office 6946 Van Nuys Blvd. Suite 100 Training Room Van Nuys, CA 91405

If you would like to attend, you may register online at www.hacla.org, click on “Calendar of Events” or by e-mail S8Advisory@hacla.org.

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO), discuss options landlords may use to adjust rents legally under the RSO, and evictions and requirements. Changes to local and state law that affect both landlords and tenants is also discussed during the workshops.

Below is the schedule of upcoming workshops. Call the Housing Community Investment Department (HCID) at (213) 928-9075 to RSVP.

Location	Date and time
1200 W. 7th Street, Rm 100, LA, CA 90017	Wednesday, October 29, 2014 at 6:30pm
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, November 18, 2014 at 10:00am
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, November 20, 2014 at 10:30am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, November 25, 2014 at 2:00pm

HACLA does not endorse this service.

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

Property Listings

You can view property listings online at: www.hacla.org. Click on the “Property Listings” link on the right-hand side of the main page. You can also call the toll free phone number at 1-877-428-8844 to receive printed listings.

The Housing Authority will be closed on:

Tuesday, November 11th in observance of Veteran’s Day

Thursday, November 27th and Friday, November 28th in observance of Thanksgiving holidays