



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

December 2015

Section 8 Advisory Meetings

Section 8 Advisory Meetings are an opportunity for participants in the Section 8 program to provide the Housing Authority of the City of Los Angeles (HACLA) with input on Section 8 policies, procedures, and practices, as well as to learn about changes and challenges to the Section 8 program. Following is a schedule of S8 Advisory Meetings for 2016:

Date & Time	Location
Tuesday, January 26, 2016 at 2:00pm	Housing Authority of the City of Los Angeles (Board of Commissioner's Room) 2600 Wilshire Blvd., Los Angeles, CA 90057
Tuesday, April 19, 2016 at 2:00pm	Independent Square 2455 S. Saint Andrews Pl. Los Angeles, CA 90018
Tuesday, July 19, 2016 at 2:00pm	Section 8 South Office 19600 Hamilton Ave. Torrance, CA 90502
Wednesday, November 16, 2016 at 2:00pm	Section 8 Valley Office 6946 Van Nuys Blvd. Ste. 100 Van Nuys, CA 91405

If you would like to attend, e-mail TenantsS8@hacla.org.

Inspections

Inspection notices are mailed to you three to four weeks in advance of the inspection date. If your unit is scheduled for an inspection, even during the time of holidays, **you are responsible for providing access to the Inspector to conduct the inspection.** If you are unable to be present you must make arrangements for an adult 18 years or older to be present to provide access to the unit.

If the Inspector is unable to gain access, the result of the inspection will be a "No Entry." Two "No Entry" inspection results can lead to termination of your assistance.

The Housing Authority will be closed to the public on the following dates:

December 24-25, 28-31
January 1, 18

Drop-off items will be accepted only on December 28th thru the 30th.

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

Fair Housing Rights Clinic

The Housing Community and Investment Department of Los Angeles (HCIDLA) will be hosting the Fair Housing Rights Clinic. Below are the details of the Fair Housing Rights Clinic. Call HCIDLA at (213) 928-9075 to RSVP.

Location	Date(s)	Time
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, December 8, 2015	10:00am

HACLA does not endorse this service

Los Angeles Rental Market

Due to the rising cost of renting a unit in the Los Angeles area, it is becoming increasingly difficult for participant families to successfully lease units.

According to the USC Lusk Center for Real Estate, the rental market in Southern California is the least affordable that it's ever been. There is no new supply of apartments and vacancy rates are very low.

There are an estimated 5.7 million places to live in Los Angeles, Orange, Riverside, San Bernardino and Ventura counties, according to data estimates available from the U.S. Census Bureau. About 48 percent of those housing units are rental units.

Los Angeles stands out as having the highest share of people renting which in part is a reflection of high housing costs in the area..." according to Chris Herbert, Research Director at the Joint Center for Housing Studies at Harvard.

Although families are not discouraged from moving, the Housing Authority recommends that families exercise caution, considering the high cost of rents and the limited number of available units, when making the decision to request to move.

Sources: <http://lusk.usc.edu/>, <http://www.census.gov/>, <http://www.jchs.harvard.edu/>

Interest on Security Deposits

The interest rate for security deposits in 2016 will be 0.12% under the Rent Stabilization Ordinance (RSO). Alternatively, your landlord may provide you with a copy of the bank statement and pay the actual rate of interest earned.

Source: Housing and Community Investment Department of Los Angeles (HCIDLA)

Report Fraud

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

Property listings are available online at: www.hacla.org simply click on the "Property Listings" link provided 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.

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