



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

February 2019

Annual Reexaminations of Income (Mail-In)

Effective January 1, 2019 all annual reexaminations of family income and composition are conducted through the mail for participant families that meet the following requirements:

- 1) Single member household regardless of income source **and**
- 2) No live-in aide approved by the Housing Authority. This requirement is based on policies and procedures in place requiring approved live-in aides to appear at the HACLA's office at the family's annual reexamination, **and**
- 3) Family is not receiving housing assistance under S8 Project Based Voucher (PBV). For S8 PBV, annual reexaminations are conducted on-site, except for Harbor Village.

The Housing Authority will still continue to conduct an annual reexamination of income and family composition at least every 12 months, and insure the family meets the HUD income verification requirements, as well as signing the Family Obligations notice.

Section 8 Advisory Meetings 2019

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. The following is a schedule of S8 Advisory Meetings for 2019:

Date & Time	Location
Thursday, April 18, 2019 at 2:00pm	Independent Square 2455 S. Saint Andrews Pl. Los Angeles, CA 90018
Thursday, July 18, 2019 at 2:00pm	Section 8 South Office 19600 Hamilton Ave. Torrance, CA 90502
Thursday, November 14, 2019 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 S8Advisory@hacla.org

The Housing Authority will be closed to the public on:

Thursday, February 7th from 11am to 4pm due to an Agency Wide Meeting

The Housing Authority will be closed on:

Monday, February 18th in observance of Presidents' Day

You can find the Tenant Newsletter online at:

<http://www.hacla.org/s8formspolicies>

Walk in Hours

Housing Choice Voucher (S8 families):

Tuesdays and Thursdays
8:00am to 4:00pm

All other rental assistance program families:

Monday thru Friday
8:00am to 4:00pm

Property Listings

Property listings are available online at: <http://www.hacla.org/propertylistings>. You can also call the toll free phone number at 1-877-428-8844 to receive printed listings.

Report Changes

You must report all changes in income, family composition, and any other change as indicated in the Family Obligations form immediately.

Report Fraud

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

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The February workshops will cover: "RSO Basics and Updates for Landlords." 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, February 12, 2019	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, February 13, 2019	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, February 14, 2019	10:00am (Spanish)
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, February 20, 2019	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, February 21, 2019	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, February 27, 2019	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, February 28, 2019	6:30pm (Spanish)

HACLA does not endorse this service

Chain of Command

The Housing Authority allows participants, owners, and applicants a means of reviewing Housing Authority determinations. Participants and applicants are referred to the staff person responsible for making the decision which resulted in the complaint for an initial review of the action. If the complaint is not resolved at that level, the Housing Authority follows the chain of command, including but not limited to:

- 1) Management Clerk or Eligibility Interviewer or S8 Advisor or Housing Inspector
- 2) Assistant Housing Manager or Housing Inspector Supervisor
- 3) Manager
- 4) Ombudsperson
- 5) Assistant Director

For example, if a problem arises that is beyond the S8 Advisor's scope, the S8 Advisor must refer the problem up the Housing Authority chain of command to his/her immediate supervisor.

Lead Based Paint: U.S. Department of Housing and Urban Development provides information about maintaining your home free of lead:

https://www.hud.gov/program_offices/healthy_homes/enforcement/regulations