



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

March 2016

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. The following is the next scheduled S8 Advisory Meeting:

Date & Time	Location
Tuesday, April 19, 2016 at 2:00pm	Independent Square 2455 S. Saint Andrews Pl. Los Angeles, CA 90018

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

Systematic Code Enforcement Program (SCEP)

If you live in a property which has two or more units and at least one of the units is rented, then the property is subject to periodic inspections and complaint inspections by the Housing and Community Investment Department of Los Angeles (HCIDLA). To be able to conduct the inspections, HCIDLA operates the Systematic Code Enforcement Program (SCEP).

The purpose of the SCEP and the complaint inspection program is to verify compliance with the standards set forth in the applicable Los Angeles building and housing codes.

To fund the SCEP, the Los Angeles Housing Code requires owners to pay a regulatory fee known as the SCEP Fee. The fee is due and payable on the first day of January of each year by owners.

Currently, the regulatory fee is forty-three dollars and thirty-two cents (\$43.32) per unit per year. A landlord can collect 1/12th of the annual SCEP Fee from you for the rental unit per month, which is \$3.61, when this is indicated in the lease agreement.

The Housing Authority provides a monthly utility allowance for SCEP fee if your landlord is currently charging you this fee.

Source: HCIDLA

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.

The Housing Authority will be closed on:

Thursday, March 31st in observance of Cesar Chavez Day

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

Dispute Resolution Program

The Office of the Los Angeles City Attorney offers the Dispute Resolution Program (DRP), providing fair, fast, and free mediation services. Mediation is a confidential, voluntary process in which a neutral third party facilitates communication between people to resolve their disputes.

Mediation is available for the following types of disputes:

Business related	Community related	Matters related to ethnicity and/or race	School related	Employment related
Neighborhood	Consumer/merchant	HIV/AIDS discrimination	Landlord/tenant	Violence prevention

Mediation is fair:

- A neutral mediator helps with the negotiation process.
- Each side is encouraged to suggest solutions to the problem
- The mediator does not decide who is right, but helps the parties collaborate to reach a fair and reasonable decision.
- Individuals have control over the decisions that affect their future.
- The goal is a mutually acceptable resolution for all parties.

Mediation is fast:

- Mediation takes place outside of the court system.
- After all parties agree to participate, mediation can be scheduled immediately.
- Mediators negotiate with all parties involved to find solutions as quickly as possible.

Mediation is free:

- Mediation through the Program is free to all residents and persons who have conducted business in Los Angeles County, regardless of income.
- The DRP provides additional free services including information referrals, problem assessment, conciliation, facilitation, fact-finding, and consultation.

Contact the Office of the Los Angeles City Attorney for more information:

Main Office, 200 N. Spring Street, 14th Fl., Los Angeles, CA 90012

Call: (213) 978-1880, Fax: (213) 978-1312, Email: mediate@lacity.org

Website: www.atty.lacity.org/community

HACLA does not endorse this service

Section 8 Walk-In Hours

Section 8 East, West, South and Valley Offices

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

Special Programs Operations/Administration

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

Section 8 Inspection Office New Telephone Line

For inspection related issues, S8 participant families can call the new Inspection Office telephone number: **(213) 252-8705**.

When calling you must enter the rental property zip code in order for our phone system to direct your call to the appropriate representative.

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.