



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

April 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.

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) Eligibility Interviewer or S8 Advisor or Management Clerk 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.

90 Day Notice

If your assisted unit is regulated by the Los Angeles City Rent Stabilization Ordinance (RSO), a 90 day notice for termination of the tenancy due to business or economic reason such as sale of the property, renovation of the unit, desire to lease the unit at a higher rent, or desire to stop participation in the S8 program **is not a legal reason for eviction under RSO provisions.**

If the landlord seeks to take possession of the rental unit for personal or family use, the landlord must file a "Landlord Declaration of Intent to Evict" with the Los Angeles Housing and Community Investment Department (HCID), formerly known as LAHD. Please note that this provision applies to all units in the building, not only the S8 unit.

If you need additional information or assistance, please contact HCID at (866) 557-7368.

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). Workshops for the month of April include relocation assistance requirements for evictions. Below is the schedule of upcoming workshops. Call the Housing Community Investment Department (HCID) at (213) 928-9075 to RSVP.

Location	Date(s)	Time
1200 W. 7th Street, Rm 100, LA, CA 90017	Wednesday, April 13, 2016 Wednesday, April 20, 2016 Thursday, April 28, 2016 (Spanish)	2:00pm 6:30pm 6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, April 21, 2016	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, April 12, 2016	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, April 26, 2016	10:30am

HACLA does not endorse this service

Support Services Office - New Telephone Line

To simplify communications for S8 owners and tenants, the S8 Support Services Office has implemented a new telephone number: **(213) 252-8708**.

This telephone line is for issues, including but not limited to, the Owner Portal Website, Owner Services Unit (ownership changes, new owner registration, direct deposit enrollment and changes), Collection Unit, and the S8 Outgoing Portability Unit.

When you call the new telephone number you can select from the following options, directing you to the appropriate office:

Options	Office
Press "1"	Owner Portal Website
Press "2"	Owner Services Unit
Press "3"	Collection Unit
Press "4"	S8 Outgoing Portability

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