



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

June 2018

Section 8 Department Achievements of 2017

We are pleased to inform you that your Housing Authority (HACLA) is a High Performer for the **tenth** consecutive year.

HUD annually assigns each Housing Authority an overall performance rating. High performer rating is achieved when a Housing Authority receives a SEMAP score of at least 90 percent. SEMAP consists of indicators used by HUD to measure the performance of Housing Authorities.

The indicators show whether the Housing Authority has helped eligible families to afford decent, safe, and sanitary rental units at a reasonable cost as intended by Federal housing legislation.

SEMAP provides procedures for HUD to identify Housing Authorities' management capabilities and deficiencies in order to target monitoring and program assistance more effectively.

Housing Authorities use the SEMAP performance analysis to assess and improve their own program operations.

S8 Agency Plan Meetings

The Section 8 Agency Plan Meetings offer an opportunity to provide the Housing Authority with input on the local policies and procedures for the administration of the Section 8 Program that will be in effect next year. The details of the upcoming scheduled meetings are as follows:

Date	Location	Time
Monday, July 16, 2018	Housing Authority of the City of Los Angeles (Board Room): 2600 Wilshire Blvd. Los Angeles, CA 90057	12:00pm
Tuesday, July 24, 2018	Independent Square: 2455 S. St. Andrews Pl., Los Angeles, CA 90018 (Social Hall)	10:30am
Thursday, July 26, 2018	S8 Valley Office: 6946 Van Nuys Blvd. Ste 100, Van Nuys, CA 91405	2:00pm
Tuesday, July 31, 2018	S8 South Office: 19600 Hamilton Ave., Torrance, CA 90502	11:00am
Monday, August 6, 2018	Gateways Apartments: 505 S San Pedro St., Los Angeles, CA 90013	11:00am

You can find the Tenant Newsletter online at:
<http://www.hacla.org/s8formspolicies>

Walk in Hours

Housing Choice Voucher (HCV) families:

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

All other 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 changes per the Family Obligations form you sign at the time of your annual reexamination.

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.

S8 Advisory Meeting

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 Advisory Meeting:

Date & Time	Location
Wednesday, July 18, 2018 at 2:00pm	Section 8 South Office 19600 Hamilton Ave. Training Room Torrance, CA 90502

If you would like to attend, e-mail S8Advisory@hacla.org

What is Rent Stabilization Ordinance (RSO) or Rent Control?

In 1978, there was a shortage of decent, safe and sanitary housing resulting from a critically low vacancy factor. Landlord and tenant organizations worked with the City of Los Angeles to develop a method for stabilizing and slowing down rent increases, which resulted in the adoption of the Rent Stabilization Ordinance (RSO).

The RSO is a law in the City of Los Angeles that covers about 624,000 units of rental housing and protects tenants from excessive rent increases while allowing landlords to receive reasonable returns on their investments.

The RSO generally covers rental units built before October 1978 with the exception of one single-family dwelling on a single parcel. Landlords are required to register all RSO units annually and pay a fee to cover program costs.

Call the Housing Community Investment Development of Los Angeles (HCIDLA) to see if your building is covered under the RSO at: (866) 557-7368, or you can also look up the property address in the online system at: www.zimas.lacity.org.

Source: <http://hcidla.lacity.org/RSO-Overview>

Lead Protection

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

Your regional EPA Office can also provide further information regarding regulations and lead protection programs. For more information call (415) 947-4164.

The City of Los Angeles provides free lead hazard remediation. Call: (213) 808-8935 or (213) 808-8678 for more information.

HACLA is on Twitter

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