



Section 8 Owner Newsletter

AUGUST 2015

Emergency Water Conservation Plan

Governor Brown issued an Executive Order on April 1, 2015 to reduce average water use across the state by 25%. The State Water Resources Control Board adopted State Emergency Conservation Regulations on May 18, 2015 to implement the Governor's Executive Order.

The Emergency Water Conservation Plan Ordinance 183608 restricts landscape watering to three days a week and prohibits wasteful water use. According to the Emergency Water Conservation Plan Ordinance, customers:

- Should never use water to hose off sidewalks, walkways, driveways, or parking areas (with exception of water brooms).
- Should not irrigate landscaping between the hours of 9am and 4pm
- Should not allow excess water from sprinklers to flood gutters
- Should not use water to clean, fill, or maintain decorative fountains unless the water is part of a recirculation system.
- Should fix irrigation leaks immediately

It is unlawful for any customer of the Los Angeles Department of Water and Power (LADWP) to fail to comply with any of the provisions of the Emergency Water Conservation Plan Ordinance. There will be penalties for failure to comply with any of the provisions.

WWW.HACLA.ORG

The Housing Authority has revised its website. The website was developed by the Housing Authority's Information Technology Department and will be maintained by Housing Authority staff.

The site features a new design layout and is more user friendly. The new site's layout is also compatible with smart phones.

Section 8 Program information is available under the tab "Housing Programs."

Information for property managers and landlords is located under the "Landlords" tab, such as Landlord Benefits, Owner Portal, Owner Orientation, Property Listings, and Forms & Documents. Newsletters, are available under the "Landlords" tab, select "Forms & Documents."

Homes for Heroes

In partnership with HACLA United Way and the VA, HACLA is participating in the "homes for Heroes" efforts to house all homeless veterans by year end. Landlords rent vacant units to veterans and receive fair market rent and the support of a network of service providers.

Landlords notify Home for Heroes when a vacant unit becomes available by visiting www.unitedwayla.org/homes-for-heroes and are connected with veterans searching for housing.

Staff accompanies potential tenants to apartment showings and assists to complete paper work. Once the tenant moves in they receive ongoing supportive services to remain successfully housed.

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). Workshops for the month of August include Overview of the RSO allowable rent increases and how to apply for a “just and reasonable” rent increase. 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	Tuesday, August 11, 2015 Wednesday, August 26, 2015	2:00pm 6:30pm
6640 Van Nuys Blvd., Van Nuys, CA 91405	Thursday, August 20, 2015	10:30am
690 Knox Street, Suite 125, LA, CA 90502	Tuesday, August 18, 2015	10:00am
1645 Corinth Ave., Rm 200, LA, CA 90025	Tuesday, August 25, 2015	2:00pm

HACLA does not endorse this service

Section 8 Owner Orientation Seminars

These seminars are designed to explain how the Section 8 Program works from the landlord’s perspective. The next seminars are scheduled as follows:

Thursday, August 6, 2015

Thursday, September 10, 2015

Sessions are scheduled from 10am-12:30pm. The dates are also posted on our website at www.hacla.org. You must reserve a seat to attend one of the seminars by registering online at <http://www.hacla.org> (Click on “Calendar of Events” and select the date you’d like to attend) or by calling (213) 252-4249. When calling, please leave a contact phone number. The schedule is subject to change.

Agency Plan: Public Hearing

The public hearing for the Housing Authority’s Agency Plan is scheduled as follows:

Thursday, August 20, 2015, 5:00PM

Los Angeles Convention Center: 1201 S. Figueroa St. Los Angeles, CA 90015

Property Listings

Property listing service is available online at www.hacla.org. Basic property listing service is free of charge.

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

The Owner Newsletter is available online at: <http://www.hacla.org>

To be aware and comply with Fair Housing Laws owners can visit the Office of Fair Housing and Equal Opportunity (FHEO) website at the U.S. Department of Housing and Urban Development (HUD): www.hud.gov

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) via direct deposit.

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