



## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

# SECTION 8 TENANT 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](http://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," under "Section 8 Housing." Information for Section 8 participants is located under the "Section 8 Housing" tab, such as "Forms & Policies," and "Section 8 Investigations." The Tenant Newsletter is located under "Forms & Policies."

### 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**

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

## Section 8 Family Obligations

As part of the Section 8 Family Obligations signed by participant families the U.S. Department of Housing and Urban Development (HUD) requires standards that allow the HACLA to terminate the family's assistance if:

- **Any household member engages in any drug related criminal activity.**

Eviction from assisted housing due to drug related criminal activity or any conviction of a household member for drug related criminal activity. Preponderance of the evidence standard is used to determine if evidence demonstrates that the participant or any member of the participant's household engaged in drug related criminal activity during the time the family participates in an assisted housing program regardless of whether the participant or household member is evicted or convicted for such activity.

- **Any household member is currently engaged in any illegal use of a drug or if a pattern of illegal use of a drug by any household member interferes with the health, safety or right to peaceful enjoyment of the premises by other residents.**

Any conviction of any household member for illegal use of a drug while the family is a participant in any assisted housing program or for any eviction from assisted housing in which illegal use of a drug or a pattern of illegal use of a drug by any household member was a contributing factor to the eviction.

- **Any member of the household has ever been convicted of drug related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing.**

This will result in a lifetime prohibition of assistance in any federally assisted housing program.

- **Lifetime Sex Offender Registration**

If any member of the household is subject to a lifetime sex offender registration in any State and was admitted after June 25, 2001 regardless of the effective date of the registration requirement. If a household member engages in criminal activity (including sex offense) while a participant in an assisted housing program.

## 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

## Property Listings

Property listings are available online at: [www.hacla.org](http://www.hacla.org) simply select "Property Listings" link provided under the "Landlords" tab. You can also call the toll free phone number at 1-877-428-8844 to receive printed listings.

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