



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

August 2018

S8 Agency Plan Meetings

The Section 8 Agency Plan Meetings offer an opportunity to provide the Housing Authority with input on proposed local policies and procedures for the administration of the Section 8 Program. The following are the remaining scheduled meetings:

Date	Location	Time
Monday, August 6, 2018	Gateways Apartments: 505 S San Pedro St., Los Angeles, CA 90013	11:00am
Thursday, August 16, 2018	Public Hearing Los Angeles Convention Ctr. Meeting Room 408B 1201 S. Figueroa St., Los Angeles, CA 90015	5:00pm

Renter's Insurance

Your landlord's insurance policy will not cover your losses due to theft or damage. Renters' insurance covers you if you're sued by someone who claims to have been injured in your rental unit due to your carelessness. Renters' insurance typically costs \$350 a year for a \$50,000 policy that covers loss due to theft or damage caused by other people or natural disasters. If you don't need that much coverage, there are cheaper policies.

HACLA does not endorse this service

S8 Advisory Meeting

Section 8 Advisory Meetings are an opportunity for participants in the Section 8 program to provide the Housing Authority 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, November 7, 2018 at 2:00pm	Section 8 South Office 6946 Van Nuys Blvd., Ste 100 Training Rm Van Nuys, CA 91405

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

Lead Based Paint: 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

Join HACLA on Twitter [@hacla1938](https://twitter.com/hacla1938). www.twitter.com/hacla1938

Walk in Hours

Housing Choice Voucher
(S8 families):

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

All other rental
assistance program
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 in income, family composition, and any other change as indicated in the Family Obligations form .

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.

Legal Reasons for Eviction

There are fourteen reasons for eviction based on the Rent Stabilization Ordinance. A landlord may bring an action to recover possession of a rental unit for any reason listed below. A full list of reasons for eviction is available on the HCIDLA website at <http://HCIDLA.LACITY.org> or for additional information you can call (866) 557-7368.

A landlord may evict a tenant if the:

- ◆ Tenant failed to pay the rent to which the landlord is entitled.
- ◆ Tenant has violated a lawful obligation or covenant of the tenancy.
- ◆ Tenant has refused the landlord reasonable access to the unit for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by the lease or by law, or for the purpose of showing the rental unit to any prospective purchaser or mortgagee.
- ◆ Person in possession of the rental unit at the end of a lease term is subtenant not approved by the landlord.
- ◆ Landlord, having complied with all applicable notices and advisements required by law seeks in good faith to recover possession so as to undertake Primary Renovation Work of the rental unit or the building housing the rental unit, in accordance with a Tenant Habitability Plan (THP) accepted by the Department.

The landlord must file a Landlord Declaration of Intent to Evict with HCIDLA if the:

- ◆ Tenant is committing or permitting to exist a nuisance in, or is causing damage to the rental unit when police and the City Attorney are involved.
- ◆ Tenant is using or permitting a rental unit to be used for any illegal purpose.
- ◆ Landlord seeks on good faith to recover possession of the rental unit for use and occupancy by:
 - ◇ The landlord, or the landlord's spouse, children, grandchildren, parents or grandparents provided the landlord is a natural person and not a corporation or partnership; or,
 - ◇ A resident manager, provided that no alternative vacant unit is available for occupancy by a resident manager.
- ◆ Landlord seeks in good faith to recover possession of the rental units under either of the following circumstances:
 - ◇ Demolishing the rental unit, or
 - ◇ Removing the rental unit permanently from rental housing use.

Rent Stabilization Ordinance (RSO) Workshops

The August RSO workshops will cover: "RSO Basics for New Landlords: All You Need to Know About the RSO" for the complete schedule and to RSVP, call the Housing + Community Investment Department (HCIDLA) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Tenant Newsletter is online at: <http://www.hacla.org/s8formspolicies>