



Section 8 Landlord Newsletter

SEPTEMBER 2018

Fair Housing Laws

The Fair Employment Housing Act protects tenants from illegal discrimination and harassment in housing based on a mental or physical disability. Discrimination includes, but is not limited to, the following actions:

- 1 Refusal to rent, lease, or sell housing accommodations.
- 2 Refusal to negotiate for the sale, rental, or lease of housing accommodations.
- 3 Representation that a housing accommodation is not available for inspection, sale, or rental when that housing accommodation is in fact available.
- 4 Provision of inferior terms, conditions, privileges, facilities, or services in connection with the housing accommodations.
- 5 Cancellation or termination of a sale or rental agreement.
- 6 Failure to design and construct multi-family dwellings in a manner that allows access to and use of person with disabilities.
- 7 Provision of segregated or separated housing accommodations.
- 8 Refusal to permit, at the expense of the person with disabilities, reasonable modifications of existing premises occupied or to be occupied by the person with disabilities, when the modifications may be necessary to afford the person with disabilities full enjoyment of the premises.

For more information contact the department of Fair Employment and Housing Toll Free: (800) 884-1684, TTY: (800) 700-2320, online: www.dfeh.ca.gov.

Source: Department of Fair Employment & Housing

Lead Hazard Remediation Program

The Lead Hazard Remediation Program (LHRP) available at the Housing Community and Investment Department of Los Angeles (HCIDLA) provides grants to landlords to make their properties lead-safe and to eliminate health and safety hazards.

The LHRP grants are primarily for low-income families with children under the age of six. The program also provides education regarding the dangers of lead-based paint and health and safety hazards. You can apply for a lead-safe grant if you are a landlord.

If you would like to apply for this program you can complete an application available online at: <https://hcidla.lacity.org/home-safe-lead-paint>. You can submit an application to HCIDLA by e-mail: hcidla.leadshomes@lacity.org, deliver it in person, or mail it.

If you would like to speak to HCIDLA about this program you can call at (213) 808-8935 or the toll-free hotline at: (866) 557-RENT (7368).

HACLA does not endorse this service

The Housing Authority will be closed on:

Monday, September 3rd in Observance of Labor Day

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

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The September workshops will cover: "Seismic Retrofit & the Tenant Habitability Program (THP)" Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCID) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
690 Knox St. Suite 125 Los Angeles, CA 90502	Tuesday, September 11, 2018	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, September 12, 2018	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, September 13, 2018	10:00am (Spanish)
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, September 19, 2018	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, September 20, 2018	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, September 26, 2018	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, September 27, 2018	6:30pm (Spanish)

HACLA does not endorse this service

Section 8 Landlord Orientation Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The schedule of the upcoming seminars is listed below. All sessions are from 11am to 1:30pm:

Dates	Location
Tuesday, September 11, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057
Thursday, October 11, 2018	S8 South Office: 19600 Hamilton Ave., Torrance, CA 90502

The dates of the Landlord Orientation are also posted on our website at:

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

You can reserve a seat to attend one of the seminars by email or by phone at :
owner.services@hacla.org or (213) 252-8708 press 2

When emailing, please leave a contact phone number. The schedule is subject to change.

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) via direct deposit by calling (213) 252-8708

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

Property listing service is available online at:

<http://www.hacla.org/propertylistings>. Basic property listing service is free of charge. Monitor your listings and remove any outdated listings that are unavailable. Login regularly to update or list new vacancies.

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