



Section 8 Landlord Newsletter

MARCH 2018

Housing Authority of the City of Los Angeles

www.hacla.org

Lead Protection

Lead from paint, dust, and soil can be dangerous if not managed properly. Lead exposure can harm young children and babies even before they are born. You can get lead in your body by breathing or swallowing lead dust, or by eating soil or paint chips containing lead. Landlords have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. The U.S. Department of Housing and Urban Development's provides information about maintaining your units:

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.

Inspections

The HACLA conducts inspections on all assisted units. In addition, a unit in any program may be inspected at the request of the Tenant or the Owner (special or damage or move-out inspection), or at the request of another city department or agency, or at any time the HACLA may have cause to believe that Housing Quality Standard (HQS) violations may exist, including but not limited to risk assessment based on previous inspection results.

After an inspection, the Tenant and the Owner are given a period of time to correct any HQS violations found in the unit. The unit is automatically re-inspected within 30 calendar days. If the 30 calendar days timeframe falls on a weekend or a holiday, the reinspection will be scheduled for the previous business day. For HQS deficiencies that are the responsibility of the Owner, the Housing Authority may charge a reinspection fee after the first reinspection.

At the discretion of the HACLA for non-emergency and/or non-life threatening deficiencies, HACLA shall verify that the deficiencies are corrected. The verification may include, but is not limited to: Owner's certification, a receipt from a Vendor, a photo of the repair or Tenant confirmation that required repairs are complete. If this method is used, the HACLA will verify the correction of HQS deficiencies at the next scheduled annual inspection.

HACLA on Twitter

Find out about HACLA's latest news, events and updates. Stay informed, stay connected, support HACLA's mission. Join our online HACLA community @hacla1938.

www.twitter.com/hacla1938

The Housing Authority will be closed on:
Friday, March 30, 2018 In Observance of Cesar Chavez Day

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The March workshops will cover: Allowable rent increases under the RSO: When can rents be increased? By how much? 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
2130 East 1st Street., Suite 2600 Los Angeles, CA 90033	Thursday, March 8, 2018	10:00am (Spanish)
690 Knox St., Suite 125 Los Angeles, CA 90502	Tuesday, March 13, 2018	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, March 14, 2018	10:00am
6400 Laurel Canyon Blvd., Suite 610 North Hollywood, CA 91606	Thursday, March 15, 2018	10:30am
1200 W. 7th St., Rm 100 Los Angeles, CA 90017	Wednesday, March 21, 2018	6:30pm
1645 Corinth Ave., Suite 104 Los Angeles, CA 90025	Wednesday, March 28, 2018	10:30am
1200 W. 7th St., Rm 100 Los Angeles, CA 90017	Thursday, March 29, 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
Thursday, April 12, 2018	Valley Office: 6946 Van Nuys Blvd., Suite 100, Van Nuys, CA 91405
Tuesday, May 15, 2018	2600 Wilshire Blvd., Board Room, Los Angeles, CA 90057

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

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

You must reserve a seat to attend one of the seminars by calling (213) 252-4249. When calling, please leave a contact phone number. The schedule is subject to change.

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

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.

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

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.