

New Workshops!

LEAD SAFE PAINTING & HOME REMODELING CLASS

Wednesday January 19th, 6-8pm

Are you planning a painting or remodeling project? Did you know that disturbing lead paint in old houses can be very hazardous to the health of young children and adults? This workshop, presented by the Alameda County Lead Poisoning Prevention Program (ACLPPP), will teach you how to complete lead-safe painting and remodeling projects on your rental property. **Plus!** You'll also receive a FREE Lead-Safe Painting Prep Kit (an \$80 value) at the end of class!

LEGAL RESPONSES TO NUISANCE PROBLEMS

Tuesday January 25th, 6-8pm

Do you have a tenant that's causing a nuisance? Are you getting complaints from tenants and neighbors about criminal activity on your property? Find out about legal actions you can take to respond to nuisance problems on your property. Attorney Clifford Fried of Wiegel & Fried, LLP, will answer basic legal questions about nuisance cases and explain the eviction process under Oakland's Just Cause Eviction Ordinance. He'll discuss the legal steps and special considerations involved, and touch upon some of the challenges of these cases. He'll also outline your responsibilities as a landlord and talk about the City of Oakland's power to take action against you for nuisance activity.

SECTION 8 OWNER'S BRIEFING

Thursday January 13th, 6-7:30pm

If you're new to OHA's Section 8 program or if you'd like a review of program rules, join us for this short orientation program. We'll talk about rents, inspections and getting started with Section 8. We'll also discuss the responsibilities of each party and explain OHA's role in the tenancy.

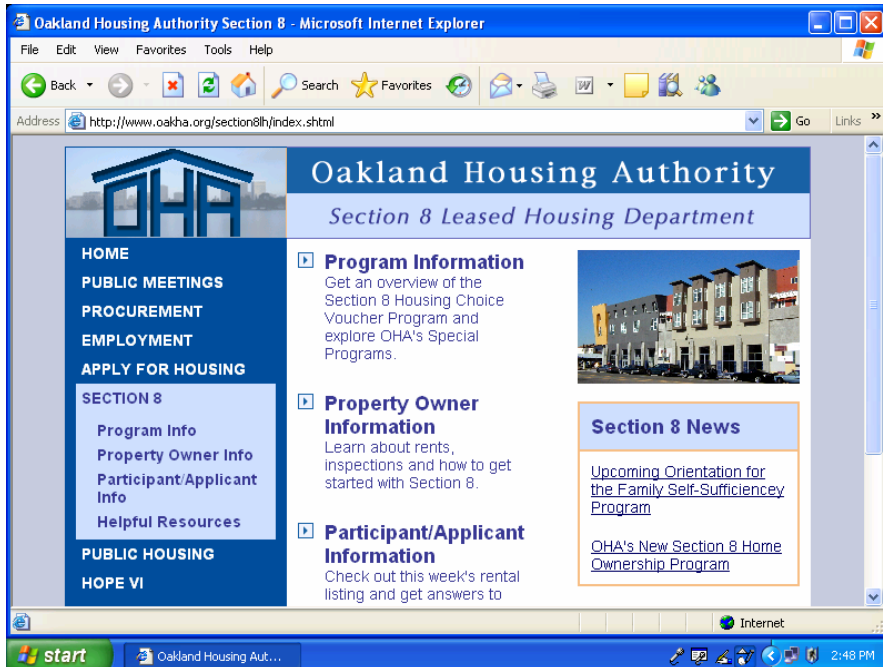
Please RSVP early! (510)874-1560

All workshops listed above are held at:
1619 Harrison Street, Downtown Oakland
(between 15th & 17th Streets)

Workshops are offered free of charge



OHA Unveils New Section 8 Website



The Leased Housing Department has a new home on the web! You can connect to it through OHA's main website, www.oakha.org, or directly by going to www.oakha.org/section8lh/index.shtml.

The new page contains a wealth of useful information designed specifically for Section 8 property owners. You'll find:

- Explanations of Section 8 policies.
- Tips for navigating OHA's processes.
- Answers to Frequently Asked Questions (FAQs).

The new Department website also offers downloadable Section 8 forms, instructions for emailing rental listings to OHA, and links to broad range of helpful resources. Next time you need a quick answer, visit us online!

FREE Landlord Workshops by RHANAC The Rental Housing Association of Northern Alameda County

This free workshop is ideal for both new landlords getting started in the business and experienced owners looking to find new ways to avoid problems.

You'll get tips on:

- Screening tenants
- Completing the application & move-in process
- Filling out & serving legal notices

Plus! Find out about new laws for 2005 and basic info on Oakland's Just Cause/Measure EE ordinance. Owners with non-Section 8 tenants will also benefit from learning about Oakland rent control requirements.

Thursday January 13th, 7-8:30pm
Friday January 14th, 1-2:30pm

Thursday, January 27th 7-8:30pm
Friday, January 28th 1-2:30pm

Don't forget to RSVP! Call (510) 893-9873
Rental Housing Association of Northern Alameda County
RHANAC workshops are held at: 2201 Broadway, Ste. 311, Oakland
www.rhanac.org