



# SECTION 8 TENANT NEWSLETTER

October & November 2015

## PILOT RE-ENTRY PROGRAM

The Pilot Re-Entry Program allows individuals who were released from prison or jail within the last two years to **reunite** with family members currently receiving Section 8 (S8) housing assistance with the HACLA. Supportive Services are provided to the individual, and family, to ensure a successful reintegration to the household and community. This program is 100% voluntary and you will not risk losing your S8 housing. The S8 family decides whether to participate.

If you would like more information about this new program, please contact:

Serina Cannon	(213) 252-1613	serina.cannon@hacla.org
Christine McKinney	(213) 252-5420	christine.mckinney@hacla.org
Billye Fairley	(213) 252-2668	billye.fairley@hacla.org

## PHADA SCHOLARSHIP PROGRAM

The Public Housing Authorities Directors Associations (PHADA) offers scholarships for high school seniors living in Public or Section 8 Housing. There are three scholarship opportunities ranging from \$5000 to \$7000. For additional information, please visit PHADA's website at [www.phada.org](http://www.phada.org).

Applications are due January 29, 2016.

## CHAIN OF COMMAND

The Housing Authority allows participants, owners, and applicants a means of reviewing Housing Authority determinations. Participants and applicants are referred to the staff person responsible for making the decision which resulted in the complaint for an initial review of the action. If the complaint is not resolved at that level, the Housing Authority follows the chain of command, including but not limited to:

- 1) Eligibility Interviewer or S8 Advisor or Management Clerk or Housing Inspector or Administrative Assistant
- 2) Assistant Housing Manager or Housing Inspector Supervisor
- 3) Manager
- 4) Ombudsperson
- 5) Assistant Director

For example, if a problem arises that is beyond the S8 Advisor's scope, the S8 Advisor must refer the problem up the Housing Authority chain of command to his/her immediate supervisor.

### **The Housing Authority will be closed on:**

Wednesday, November 11th in observance of Veteran's Day

Thursday, November 26th and Friday, November 27th in observance of Thanksgiving holidays

**You can find the Tenant Newsletter online every month at: <http://www.hacla.org/s8formspolicies>**

## SECTION 8 OFFICES

All questions and concerns should be directed to your S8 Advisor. Your S8 Advisor is prepared to answer any questions you may have. If you do not have the S8 Advisor's contact information, please call (213) 252-2500 or e-mail [tenants.s8@hacla.org](mailto:tenants.s8@hacla.org). When calling we recommend you have your client number, or unit address at hand.

### Supervising Staff, Telephone Numbers and Addresses

#### Service Delivery

Assistant Director: Angela N. Adams  
Telephone Number: (213) 252-2690

#### S8 East Office

Manager: Ramina White  
Telephone Number: (213) 252-2514

#### S8 West Office

Manager: Anna Berberian  
Telephone Number: (213) 252-2573

#### S8 South Office

Manager: Ramona Kazemian  
Address: 19600 Hamilton Ave.  
Torrance, CA 90502  
Telephone Number: (310) 225-6655

#### S8 Valley Office

Manager: Joseph Nguyen  
Address: 6946 Van Nuys Blvd. Ste 100  
Van Nuys, CA 91405  
Telephone Number: (818) 756-1194

#### S8 Inspections

Manager: Lorraine Allison-Downing  
Telephone Number: (213) 252-1802  
Email Address: [S8.inspections@hacla.org](mailto:S8.inspections@hacla.org)

#### S8 Investigation Unit (SIU)

Supervising Fraud Investigator: Pedro Vargas  
Telephone Number: (213) 252-8255  
Telephone Number: (800) 461-9330  
Website: [www.mysafeworkplace.com](http://www.mysafeworkplace.com)

#### Special Programs & APIC

Assistant Director: Ryan Mulligan  
Telephone Number: (213) 252-6965

#### Applications, Processing, Issuance and Contracting (APIC)

Manager: Agbor Agbor  
Telephone Numbers: (213) 252-1213 or  
(213) 252-1214

#### Special Programs Operations

Manager: Isabel Araiza  
Telephone Number: (213) 252-1264

#### Special Programs Administration

Manager: Lula Eskander  
Telephone Number: (213) 252-6110

#### Ombudspersons

##### Administration

Christine McKinney: (213) 252-5420

##### APIC, SPA, SPO

Serina Cannon: (213) 252-1613

##### Service Delivery

Billye Fairley: (213) 252-2668

#### Administrative Services

Assistant Director: Patricia Mendoza  
Telephone Number: (213) 252-5431

#### Owner Services

Manager: Mazharul Islam  
E-mail Address: [owner.services@hacla.org](mailto:owner.services@hacla.org)  
Telephone Number: (213) 252-1018

All offices, unless otherwise indicated are located at: 2600 Wilshire Blvd. Los Angeles, CA 90057

You can find the Tenant Newsletter online every month at: <http://www.hacla.org/s8formspolicies>

## 90 DAY NOTICE

If your assisted unit is regulated by the Los Angeles City Rent Stabilization Ordinance (RSO), a 90 day notice for termination of the tenancy due to business or economic reason such as sale of the property, renovation of the unit, desire to lease the unit at a higher rent, or desire to stop participation in the S8 program **is not a legal reason for eviction under RSO provisions.**

If the landlord seeks to take possession of the rental unit for personal or family use, the landlord must file a "Landlord Declaration of Intent to Evict" with the Los Angeles Housing and Community Investment Department (HCID), formerly known as LAHD. Please note that this provision applies to all units in the building, not only the S8 unit.

If you need additional information or assistance, please contact HCID at (866) 557-7368 or one of the agencies listed under "Legal Services" on page four of this newsletter.

## HOLDING DEPOSIT

The Housing Authority does not recommend payment of a deposit to "hold" a unit. The Housing Authority will only authorize you to **move** into the unit after:

- 1) The unit passes the Housing Quality Standards (HQS) inspection, and
- 2) The Owner agrees to HACLA's contract rent, and
- 3) HA authorizes move in, and
- 4) The Owner and Tenant sign and date the lease.

The Housing Authority does not pay security or "holding" deposits.

## SECTION 8 PROGRAM TERMINATION

If your assistance is being terminated for program non-compliance, you may request a hearing and bring an attorney or another representative at your own expense. This is a very important meeting.

Once you request a hearing, you have the right to:

- Review any of the information used by the Housing Authority in making its decision.
- Examine evidence and question any witnesses.
- An interpreter or a reasonable accommodation
- A postponement of the hearing for good cause. Request for postponement must be made at least 24 hours before the hearing date.

You will be notified of the hearing decision and the terms under which your housing assistance will either continue or be terminated.

## SECTION 8 ADVISORY

S8 Advisory Meetings are an opportunity for participants in the S8 program to provide the HACLA with input on S8 policies, procedures, and practices, as well as to learn about changes and challenges to the S8 program. The next meeting is scheduled as follows:

**Friday, November 20th, at 3:00pm**

The meeting will be held at the S8 Valley Office 6946 Van Nuys Blvd. Suite 100 (Training Room), Van Nuys, CA 91405. If you would like to attend, please e-mail [S8Advisory@hacla.org](mailto:S8Advisory@hacla.org)

**You can find the Tenant Newsletter online every month at: <http://www.hacla.org/s8formspolicies>**

## RESOURCE LIST

The HACLA has developed a resource list with possible sources of assistance. HACLA does not endorse these agencies.

<b>Community Resources</b>		
311 City of Los Angeles 211 LA County	311, (213) 473-3231 211 or (800) 339	<a href="http://lacity.org/myla-311/myla-311-service-request">http://lacity.org/myla-311/myla-311-service-request</a> <a href="http://211lacounty.org">http://211lacounty.org</a>
LA County Health & Nutrition Hotline	(877) 597-4777	<a href="http://www.ccrcca.org/resources/family-resource-directory/item/los-angeles-county-health-nutrition-hotline">http://www.ccrcca.org/resources/family-resource-directory/item/los-angeles-county-health-nutrition-hotline</a>
Bulky Item Collection	(800) 773-2489	<a href="http://www.lacitysan.org/solid_resources/refuse/services/bulky_items.htm">http://www.lacitysan.org/solid_resources/refuse/services/bulky_items.htm</a>
<b>Housing and Community Investment &amp; Development HCID (formerly LAHD)</b>		
Housing and Community Investment & Development HCID (LAHD); Rent Stabilization Ordinance (RSO), Code Enforcement	(866) 557-RENT	<a href="http://www.lahd.lacity.org">http://www.lahd.lacity.org</a>
<b>Social Services</b>		
Domestic Violence Hotline	(800) 978-3600	<a href="https://dpss.lacounty.gov/dpss/sss/dv.cfm">https://dpss.lacounty.gov/dpss/sss/dv.cfm</a>
Employment (WorkSource Center)	(877) 477-3646	<a href="http://www.worksourcecalifornia.com">http://www.worksourcecalifornia.com</a>
Child Support Hotline	(866) 901-3212	<a href="http://cssd.lacounty.gov/wps/portal/cssd/contact">http://cssd.lacounty.gov/wps/portal/cssd/contact</a>
Medi-cal Outreach	(888) 747-1222	<a href="http://www.dhcs.ca.gov/services/medi-cal/eligibility/Pages/OEworkgroup.aspx">http://www.dhcs.ca.gov/services/medi-cal/eligibility/Pages/OEworkgroup.aspx</a>
Braille Institute (blind or visually impaired)	(800) 272-4553	<a href="http://www.brailleinstitute.org/">http://www.brailleinstitute.org/</a>
Junior Blind of America	(800) 352-2290	<a href="http://www.juniorblind.org/web/contact-us">www.juniorblind.org/web/contact-us</a>
Greater Los Angeles Agency on Deafness	(323) 478-8000	<a href="http://www.gladinc.org/">http://www.gladinc.org/</a>
Healthy City	(213) 989-1300	<a href="http://www.healthycity.org">http://www.healthycity.org</a>
Beyond Shelter	(213) 252-0772	<a href="http://www.beyondshelter.org">http://www.beyondshelter.org</a>
In-Home Supportive Services (IHSS)	(877) 565-4477	<a href="https://dpss.lacounty.gov/dpss/ihss/">https://dpss.lacounty.gov/dpss/ihss/</a>
<b>Property Listings</b>		
Property Listings	(866) 466-7328	<a href="http://haccla.gosection8.com/searchRentals.aspx">http://haccla.gosection8.com/searchRentals.aspx</a>
<b>Independent Living Centers to assist persons with disabilities</b>		
California Independent Living Centers	(916) 325-1690 TTY (916) 325-1695	<a href="http://www.cfilc.org">http://www.cfilc.org</a>
<b>Senior Citizen Services</b>		
Community Services for Seniors	(213) 738-2600	<a href="http://aging.lacity.org">http://aging.lacity.org</a>
Department of Aging -City of Los Angeles	(213) 482-7252	<a href="http://www.cdss.ca.gov/agedblinddisabled/PG1298.htm">http://www.cdss.ca.gov/agedblinddisabled/PG1298.htm</a>
Adult Protective Services	(877) 477-3646	<a href="http://da.lacounty.gov/seniors/safe-senior-care">http://da.lacounty.gov/seniors/safe-senior-care</a>
Elder Abuse Hotline	(888) 226-6300	<a href="http://da.lacounty.gov/seniors/safe-senior-care">care</a>
<b>Legal Services (Evictions, tenant's rights, guardianship &amp; conservatorship, advocacy)</b>		
Bet Tzedek Legal Services	(323) 939-0506	<a href="http://www.bettzedek.org">http://www.bettzedek.org</a>
Legal Aid Foundation of Los Angeles	(213) 640-3881 TTY (310) 393-7734	<a href="http://www.lafla.org">http://www.lafla.org</a>
Disability Rights California	(800) 776-5746	<a href="http://www.disabilityrightsca.org">http://www.disabilityrightsca.org</a>
Disability Rights Legal Center	(213) 736-1334	<a href="http://www.disabilityrightslegalcenter.org">http://www.disabilityrightslegalcenter.org</a>
<b>Fair Housing and Housing Education</b>		
Fair Housing Foundation of Los Angeles	(800) 446-3247	<a href="http://www.fairhousingfoundation.com">http://www.fairhousingfoundation.com</a>
Housing Rights Center	(800) 477-5977 TTY (213) 201-0867	<a href="http://www.hrc-la.org">http://www.hrc-la.org</a>