



# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## SECTION 8 TENANT NEWSLETTER

December 2018

### Violence Against Women Act (VAWA)

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.

The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that covered housing assistance programs comply with VAWA.

#### Protections for Tenants

If you are receiving assistance under a covered housing program, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance under the covered program solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

#### Confidentiality

HACLA must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also go to their website [www.thehotline.org](http://www.thehotline.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](https://www.hud.gov/program_offices/healthy_homes/enforcement/regulations)

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

#### Walk in Hours

**Housing Choice Voucher (\$8 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 all changes in income, family composition, and any other change as indicated in the Family Obligations form immediately.

#### Report Fraud

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

## Reasonable Accommodation

### What is a "reasonable accommodation" for purposes of the federal Fair Housing Act?

A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling.

The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the individual's disability.

#### Example 1:

A housing provider has a policy of providing unassigned parking spaces to residents. A resident with a mobility impairment, who is substantially limited in her ability to walk, requests an assigned accessible parking space close to the entrance to her unit as a reasonable accommodation. There are available parking spaces near the entrance to her unit that are accessible, but those spaces are available to all residents on a first come, first served basis. The provider must make an exception to its policy of not providing assigned parking spaces to accommodate this resident.

#### Example 2:

A housing provider has a policy of requiring tenants to come to the rental office in person to pay their rent. A tenant has a mental disability that makes her afraid to leave her unit. Because of her disability, she requests that she be permitted to have a friend mail her rent payment to the rental office as a reasonable accommodation. The provider must make an exception to its payment policy to accommodate this tenant.

#### Example 3:

A housing provider has a "no pets" policy. A tenant who is deaf requests that the provider allow him to keep a dog in his unit as a reasonable accommodation. The tenant explains that the dog is an assistance animal that will alert him to several sounds, including knocks at the door, sounding of the smoke detector, the telephone ringing, and cars coming into the driveway. The housing provider must make an exception to its "no pets" policy to accommodate this tenant.

Source: JOINT STATEMENT OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE DEPARTMENT OF JUSTICE, REASONABLE ACCOMMODATIONS UNDER THE FAIR HOUSING ACT, May 2014

**The Housing Authority will be closed to the public on the following dates:**  
December 24th, 25th thru 31th, and January 1st, 2019  
Drop-off documents will be accepted only on December 26th thru the 28th

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