



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES SECTION 8 TENANT NEWSLETTER

January 2020

Source of Income/Section 8 Protections

“Source of Income” (SOI) laws protect the rights of tenants to use income from public assistance, or other sources that may be viewed as non-traditional to pay rent. Housing providers cannot lawfully reject rental applicants because they receive, or will receive, assistance in paying their rent when they are otherwise qualified for the housing. Housing providers must include all sources of lawful income in determining whether a rental applicant is able to pay the rent.

Lawful sources of income include regular paychecks, social security, supplemental security income (SSI), disability income, CalWORKs, child support, spousal support, public assistance, savings, unemployment benefits or wages from lawful employment.

The City of Los Angeles includes Section 8 in its source of income protection laws. It is illegal for a housing provider to deny a rental applicant because the applicant has a Section 8 voucher. It is also illegal for the housing provider to deny a current tenant’s request to use a Section 8 voucher to pay for the rent.

Property owners may screen and reject any applicant, including those with a Section 8 voucher, for past conduct and ability to pay rent, as long as the screening is applied equally to all applicants.

Source: Housing Rights Center

Section 8 Advisory Meetings 2020

Section 8 Advisory Meetings are an opportunity for participants in the Section 8 program to provide the Housing Authority of the City of Los Angeles (HACLA) with input on Section 8 policies, procedures, and practices, as well as to learn about changes and challenges to the Section 8 program. The following is a schedule of S8 Advisory Meetings for 2020:

Date & Time	Location
Tuesday, January 28, 2020 at 11:30am	Housing Authority of the City of Los Angeles (Board of Commissioner’s Room) 2600 Wilshire Blvd., Los Angeles, CA 90057
Thursday, April 16, 2020 at 2:00pm	Independent Square 2455 S. Saint Andrews Pl. Los Angeles, CA 90018
Thursday, July 16, 2020 at 2:00pm	Section 8 South Office 19600 Hamilton Ave. Torrance, CA 90502
Thursday, November 5, 2020 at 2:00pm	Section 8 Valley Office 6946 Van Nuys Blvd. Ste. 100 Van Nuys, CA 91405

If you would like to attend, e-mail S8Advisory@hacla.org

The Housing Authority will be closed on:

Monday, January 20th in observance of Martin Luther King Day

Walk in Hours

**Housing Choice Voucher
(S8 families):**

Tuesdays and Thursdays
8:00am to 4:00pm

**All other rental
assistance programs:**

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. Your name will remain anonymous.

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. When calling we recommend you have your client number, or unit address at hand.

Supervising Staff, Telephone Numbers and Addresses

Applications, Processing, Issuance and Contracting (APIC)

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

Special Programs Operations (SPO)

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

Special Programs Administration (SPA)

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

Special Programs & APIC

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

Owner Services

Manager: Casey McCall
E-mail Address: owner.services@hacla.org
Telephone Number: (213) 252-1018

Administrative Services

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

Ombudspersons

APIC, SPA, SPO

Serina Cannon: (213) 252-1613

Service Delivery & Inspections

Billye Fairley: (213) 252-2668
Jose Gutierrez: (213) 252-2596

Section 8 Administration

Angelina Zargaryan: (213) 252-5420

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@hacla1938. www.twitter.com/hacla1938

You can find the Tenant Newsletter online at:

<http://www.hacla.org/s8formspolicies>

Service Delivery Offices

S8 East Office

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

S8 West Office

Manager: Argine Maroutian
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: Neserene Harris
Telephone Number: (213) 252-1802
Email Address: S8.inspections@hacla.org

S8 Investigation Unit (SIU)

Supervising Fraud Investigator:
Walter Finnigan
Telephone Number: (213) 252-3110
Hotline: (800) 461-9330
Website: www.convercent.com/report

Service Delivery (S8 Participants), Inspections and S8 Investigation Unit

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

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

Did you know funding for Section 8 Housing is determined by census data? The 2020 Census is coming! Be Informed. Be Involved. Be Counted. www.census.lacity.org