



# Section 8 Landlord 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

## 2020 Landlord Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord’s perspective. The schedule of the 2020 seminars is listed below.

Dates	Time	Location
Thu, 1/16/20	10am	2600 Wilshire Blvd. Board Room, Los Angeles, CA 90057
Tues, 2/4/20	10am	South Office: 19600 Hamilton Ave. Torrance, CA 90502
<b>Sat, 3/14/20</b>	9am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Wed, 4/8/20	10am	Valley Office: 6946 Van Nuys Blvd. Ste 100 Van Nuys, CA 91405
Tues, 5/12/20	10am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Thu, 6/11/20	10am	South Office: 19600 Hamilton Ave. Torrance, CA 90502
<b>Sat, 7/25/20</b>	9am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Wed, 8/19/20	10am	Valley Office: 6946 Van Nuys Blvd. Ste 100 Van Nuys, CA 91405
Tues, 9/15/20	10am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Thu, 10/22/20	10am	South Office: 19600 Hamilton Ave. Torrance, CA 90502
<b>Sat, 11/14/20</b>	9am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Wed, 12/9/20	10am	Valley Office: 6946 Van Nuys Blvd. Ste 100 Van Nuys, CA 91405

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.

Housing Authority of the City of Los Angeles

www.hacla.org

## Section 8 Offices

All questions and concerns should be directed to your tenant's S8 Advisor. Your tenant's 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 vendor 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](mailto: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](https://twitter.com/hacla1938)

The Landlord Newsletter is available online:

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

#### 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: Nesperene Harris  
Telephone Number: (213) 252-1802  
Email Address: [S8.inspections@hacla.org](mailto: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](http://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

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](http://www.hud.gov)

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.

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

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

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

Monday, January 20th In Observance of Martin Luther King Jr. Day