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.

Beginning January 1, 2020 the City of Los Angeles will include Section 8 in its source of income protection laws. It will be 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.

Family Absences

A participant family may be absent from the unit for any reason for up to 30 consecutive days. Periods of absence between 31 days and 90 consecutive days are termed "extended absence" and require the prior approval of the Housing Authority. Extended absence may be approved by an appropriate supervisor for reasons of health, rehabilitation, convalescence, incarceration, situations arising because of domestic violence, dating violence, stalking, or other personal needs of the family.

Any absence, including an anticipated absence, beyond 90 consecutive days, whether determined prior to or after the start of the absence, will result in termination of the HAP Contract. Exceptions to the 90-day limitation may be made if the family is required to temporarily relocate due to primary renovation of the unit. Such exceptions shall be granted only at the Manager level or higher and shall in no case exceed 180 consecutive days.

Notify your Advisor if you will be absent from the unit longer than 30 days.

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

You can find the Tenant Newsletter online at: **http://www.hacla.org/**

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.

Rent Stabilization Ordinance (RSO) Exemptions

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The December workshops will cover: **"RSO Exemptions, Properties Not Subject to the RSO."** Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCIDLA) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, December 12, 2019	10:00am (Spanish)

Source: HCIDLA

Preparing for Emergencies

In order to keep your family safe in an emergency, it is important to plan what you will do in advance. Review your immediate surroundings, and take note of whatever you have on hand to take care of yourself and your loved ones. Think about the places where your family spends time: school, work and other places where you might be when a crisis happens. Ask about their emergency plans. Find out how they will communicate during an emergency. If they do not have an emergency plan, consider helping develop one.

1. Find out what could happen in your area. Contact your local health department and the American Red Cross chapter. Be prepared to take notes and jot down ideas.

2. Create a Disaster Plan. Meet with your family and talk about why you need to prepare for a disaster. Explain the dangers of fire, severe weather and earthquakes to children. Plan to share responsibilities and work together as a team.

3. Create and Complete a Checklist. Keep emergency telephone numbers by phones. Teach children how and when to call 911. Stock emergency supplies and assemble an emergency supply kit. Take a Red Cross first aid and CPR class.

   Determine the best escape routes from your home. Find two ways out of each room. Find the safe spots in your home for each type of disaster. Make photocopies of vital documents and keep the originals in a safe deposit box. Keep one copy in a safe place in the house, and give the second copy to an out-of-town friend or relative.

4. Practice and maintain your plan. Quiz your kids every six months so they remember. Conduct fire and emergency evacuation drills. Replace stored water every three months and stored food every six months. Inform your landlord if smoke detectors or carbon monoxide detectors stop working.

For additional information visit California Department of Public Health website at:

https://www.cdph.ca.gov/Programs/EPO/pages/epreparedcalifornia.aspx

The Housing Authority will be closed for the holidays on:
December 24th, 25th, 31st and January 1st, 2020
We are also not scheduling appointments or accepting walk-ins on
December 23rd, 26th, 27th, and 30th,
however documents can be dropped off on those dates