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.

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.

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

The dates of the Landlord Orientation are also posted on our website at: [http://www.hacla.org/ownerorientation](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.
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. 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
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

Supervising Staff, Telephone Numbers and Addresses

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: Nersere 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.

The Housing Authority will be closed on: Monday, January 20th In Observance of Martin Luther King Jr. Day