Section 8 Tenant Newsletter

IN THE ISSUE

STAY INFORMED

Section 8 strongly encourages you to be informed about any updates on policies and procedures that may impact your Section 8 assistance. Provide your e-mail address to your Advisor.

This will give you a faster way to be informed about any HACLA news. Your e-mail address will be maintained as confidential information, it will be used for Section 8 communications only and it will not be disclosed to third parties.

ANNUAL REEXAMINATIONS

All reexaminations of family income and composition are conducted through the mail or online.

At this time Section 8 is not conducting in-person annual review appointments.

S8 Agency Plan Meetings

The Section 8 Agency Plan Meetings offer an opportunity to provide the Housing Authority with input on the local policies and procedures for the administration of the Section 8 Program that will be in effect next year. The details of the upcoming scheduled meetings are as follows:

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
<th>Time</th>
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<tbody>
<tr>
<td>Wednesday, July 27, 2022</td>
<td>Housing Authority of the City of Los Angeles (Board Room): 2600 Wilshire Blvd. Los Angeles, CA 90057</td>
<td>10:00am</td>
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<tr>
<td>Tuesday, August 2, 2022</td>
<td><a href="https://meet.goto.com/informalhearings/agency-plan-meeting">https://meet.goto.com/informalhearings/agency-plan-meeting</a> Dial In: (786) 535-3211 Access Code: 959-769-645</td>
<td>2:00pm</td>
</tr>
<tr>
<td>Thursday, August 18, 2022</td>
<td>Public Hearing - Los Angeles Convention Center Meeting Room 502AB Concourse Meeting Rooms Section 1201 South Figueroa St. Los Angeles, CA 90015-1399 (213) 741-1151</td>
<td>5:00pm</td>
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Tenant Protections

State Law AB 3088 provides tenants with COVID-19 related city and state protections, which include:

- Eviction protections due to non payment of rent and unauthorized occupants or pets related to COVID-19
- Rents on RSO rental units may not be increased
- No property owner may withdraw an occupied unit from the rental housing market under the Ellis Act

Tenants are still obligated to pay lawfully charged rent. However, during the emergency period, tenants may not be evicted for failure to pay rent due to the financial impacts related to COVID-19.

The City of Los Angeles ordinance protects tenants that have unpaid rent due to COVID-19 up to 12 months following the end of the Declaration of Local Emergency, or until August 1, 2023, whichever date comes first.

If you receive an eviction notice, please file a complaint by calling (866) 557-7368 or online or seek legal assistance at Stay Housed L.A.

Source: [https://housing.lacity.org/highlights/renter-protections](https://housing.lacity.org/highlights/renter-protections)
Reasonable Accommodation for Prescribed Emotional Support Animal

Fair housing laws recognize that a person with a disability may need an animal to support their emotional well-being. Unlike service animals, emotional support animals do not need to be trained to perform any particular action. While a landlord is allowed to have a no-pets policy, fair housing laws make clear that emotional support animals are not considered pets, and your landlord must grant your request to have an emotional support animal if the request is reasonable and the animal is necessary to enable you to use and enjoy your housing. Your request would be considered reasonable unless it would be too difficult or expensive for the landlord (an “undue burden”), change the nature of the landlord’s business (a “fundamental alteration”), pose a direct threat to the health or safety of others, or would cause substantial property damage.

If it is not obvious that you have a disability or how your disability makes an accommodation necessary, the landlord can ask you to provide some form of verification of disability and/or the connection between the disability and the requested accommodation.

Recent California law has placed some new requirements on therapists and other providers who are verifying the need for emotional support dogs. Those requirements include establishing a client-provider relationship for at least 30 days before providing the documentation, completing a clinical evaluation regarding the need for an emotional support dog, and including the provider’s professional licensing information somewhere in the documentation. Enforcement of these requirements is a professional licensing matter between your provider and their licensing board—the law does not impose any additional requirements on you as a patient, nor does it state that a landlord may reject documentation that does not conform with the new law’s requirements. Furthermore, the language in the new California law refers only to emotional support dogs, not animals more generally. If you are planning to get a cat or another animal, these requirements may not apply.

It is important to note that federal fair housing laws do not include the 30-day client-provider relationship requirement or the other new California rules described above. Therefore, even if you had been seeing your therapist for less than 30 days, your landlord might violate federal law if they reject your therapist’s verification letter and deny your reasonable accommodation request on that basis.

Submit a reasonable accommodation request for an emotional support animal to your landlord along with the verification letter from your therapist. Though the law does not require a written request, it is always best practice to put these requests in writing and use the words “reasonable accommodation.” The verification letter does not need to state your diagnosis or treatment details, but it should confirm that you have a disability and explain how the emotional support animal will alleviate one or more symptoms of the disability.

If the landlord denies this request, you may file a disability discrimination complaint with a local fair housing agency, the California Department of Fair Employment and Housing (DFEH), or the U.S. Department of Housing and Urban Development (HUD).

To file a complaint with HUD, call 800-669-9777, or visit: www.hud.gov/program_offices/fair_housing_equal_opp/complaint-process

To file a complaint with DFEH, call 800-884-1684, or visit: www.dfeh.ca.gov/complaint-process/file-a-complaint/

Source: https://www.mhas-la.org/publications/housing