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>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, July 26, 2022</td>
<td><a href="https://meet.goto.com/informalhearings/agency-plan-meeting---7282022">https://meet.goto.com/informalhearings/agency-plan-meeting---7282022</a></td>
<td>11:00am</td>
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<tr>
<td></td>
<td>Dial in: (312) 757-3121 Access Code: 176-745-037</td>
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<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></td>
<td>2:00pm</td>
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<tr>
<td></td>
<td>Dial In: (786) 535-3211 Access Code: 959-769-645</td>
<td></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>
</tr>
</tbody>
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Assessment of Fair Housing Plan (AFH)
On July 16, 2015, HUD published its AFFH final rule implementing the Fair Housing Act of 1968’s obligation for jurisdictions receiving federal funds for housing and urban development to affirmatively further fair housing.

The Fair Housing Act does not only make it unlawful for jurisdictions to discriminate; the law also requires jurisdictions to take actions that can undo historic patterns of segregation and other types of discrimination, as well as to take actions to promote fair housing choice and to foster inclusive communities. The protected classes of the Fair Housing Act are race, color, national origin, religion, sex, disability, or familial status.

Seminars will be provided for further information, dates and times will be included in future issues of the Tenant Newsletter.
City of Los Angeles Renter Protections

In the City of Los Angeles, tenants cannot be evicted before the expiration of the City's Emergency Declaration. The City’s Emergency Declaration is still in effect and will continue to be effective until further notice. 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.

The eviction protections for non-payment of rent due to COVID-19 economic impact are in effect through April 30, 2023, which is twelve months after the expiration of the City’s State of Emergency Declaration. The Safer at Home Emergency Declaration is currently extended to April 30, 2022.

No owner can evict a residential tenant for nonpayment of rent if the tenant is unable to pay rent due to circumstance related to the COVID-19, such as:

- Loss of income due to workplace closure or reduced hours due to COVID-19
- Loss of income or increased child care expenditures due to school closures
- Health care expenditures stemming from COVID-19 infection of the tenant or a member of the tenant's household who is ill with COVID-19
- Reasonable expenditures stemming from government ordered emergency measures.

“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. Tenants will have up to 12 months following the expiration of the local emergency to repay any back rent due. On March 30, 2020, the City Council extended the repayment period from 6 to 12 months.

- No property owner shall exercise a No-fault Eviction during the Local Emergency Period. No-Fault evictions means those not based on an alleged fault of the tenant.
- No property owner may withdraw an occupied residential unit from the rental housing market under the Ellis Act.
- A property owner must provide a copy of the Protections Notice by May 27, 2020 to all residential tenants in the City of Los Angeles. For 12 months after the expiration of the Local Emergency Period, a copy of the Protections Notice must be provided, when the property owner intends to issue an eviction notice.
- Landlords may not evict tenants due to the presence of unauthorized occupants, pets or nuisance related to COVID-19.
- Landlords may not charge interest or late fees on unpaid rent due to COVID-19.
- Landlords that violate Ordinance #186606, can be sued by the tenant in a civil proceeding, only after the tenant provides a written notice to the landlord of the violation and allows the landlord 15 days to comply.

Landlords are required to give written notice of the renter protections (Protections Notice) to tenants by May 27, 2020.

Source: https://housing.lacity.org/highlights/renter-protections

Effective March 12, 2020, the HACLA offices closed to walk-in traffic until further notice to protect our clients and staff. We will be conducting all business by email, phone or mail, including annual reexaminations. If you need to submit documents, please email or mail them. Drop boxes are also available at all offices.

Section 8 Tenant Newsletter

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