IN THE ISSUE

**DID YOU KNOW?**
You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) via direct deposit by calling (833) HACLA-4-U or (833) 422-5248.

**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 by calling (800)-669-9777 or (800) 877-8339.

Property listing service
Is available online at: https://www.hacla.org/en/about-section-8/property-listings

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 Monitor your listings and remove any outdated listings that are unavailable.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.

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**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:

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<th>Date</th>
<th>Location</th>
<th>Time</th>
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Dial in: (312) 757-3121  
Access Code: 176-745-037 | 11:00am |
| Wednesday, July 27, 2022  | Housing Authority of the City of Los Angeles  
(Board Room): 2600 Wilshire Blvd  
Los Angeles, CA 90057 | 10:00am |
| Tuesday, August 2, 2022   | [https://meet.goto.com/informalhearings/agency-plan-meeting](https://meet.goto.com/informalhearings/agency-plan-meeting)  
Dial In: (786) 535-3211  
Access Code: 959-769-645 | 2:00pm |
| Thursday, August 18, 2022 | 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 | 5:00pm |

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**Landlord Seminars**
The Housing Authority is conducting online landlord seminars. Available seminars are provided online at: [https://www.hacla.org/en/about-section-8/landlord-information](https://www.hacla.org/en/about-section-8/landlord-information).

**GoToMeeting** is the application used for the online seminars. This is a free application. If you are new to GoToMeeting you can get the application now and be ready when your first meeting starts: [https://global.gotomeeting.com/install/754203077](https://global.gotomeeting.com/install/754203077).

The meetings for 2022 are scheduled on Thursdays at 10am on the following dates:

**August 18, 2022 and November 3, 2022 at 10am**

**Meeting Information**

Link: [https://meet.goto.com/513097381](https://meet.goto.com/513097381)

Call in: +1 (872) 240-3412

Access Code: 513-097-381
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.

Source: 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 a landlord must grant a request to have an emotional support animal if the request is reasonable and the animal is necessary to enable a tenant to use and enjoy their housing.

The 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 the landlord denies this request, the tenant can 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).

If you have any questions you can contact HUD, call 800-669-9777, or visit: www.hud.gov/program_offices/fair_housing_equal_opp/complaint-process

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

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.

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

Join HACLA on Twitter @hacla1938. www.twitter.com/hacla1938

The Landlord Newsletter is available online: www.hacla.org/formsdocuments