

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 Monitor your listings and remove any outdated listings that are unavailable.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

REASONABLE ACCOMMODATION

What is a "reasonable accommodation" for purposes of the federal Fair Housing Act? A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling.

The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the individual's disability.

Example 1: A housing provider has a policy of providing unassigned parking spaces to residents. A resident with a mobility impairment, who is substantially limited in her ability to walk, requests an assigned accessible parking space close to the entrance to her unit as a reasonable accommodation. There are available parking spaces near the entrance to her unit that are accessible, but those spaces are available to all residents on a first come, first served basis. The provider must make an exception to its policy of not providing assigned parking spaces to accommodate this resident.

Example 2: A housing provider has a policy of requiring tenants to come to the rental office in person to pay their rent. A tenant has a mental disability that makes her afraid to leave her unit. Because of her disability, she requests that she be permitted to have a friend mail her rent payment to the rental office as a reasonable accommodation. The provider must make an exception to its payment policy to accommodate this tenant.

Example 3: A housing provider has a "no pets" policy. A tenant who is deaf requests that the provider allow him to keep a dog in his unit as a reasonable accommodation. The tenant explains that the dog is an assistance animal that will alert him to several sounds, including knocks at the door, sounding of the smoke detector, the telephone ringing, and cars coming into the driveway. The housing provider must make an exception to its "no pets" policy to accommodate this tenant.

Source: Examples no. 1 – 3, Joint Statement of the Department of Housing and Urban Development and the Department of Justice, May 17, 2004.

Example 4: If the disability of the individual requesting an accommodation is apparent or known by the person considering the request, and it is also readily apparent or known how the requested accommodation is necessary to afford the individual with a disability equal opportunity to use and enjoy a dwelling or housing opportunity, then the person considering the request may not request any additional information about the requestor’s disability or the disability-related need for the accommodation. Known means that the person considering the request is personally aware of the disability or the need for the accommodation.

Apparent means that either the disability or the need for the accommodation is obvious, although the person considering it did not know about it before the request was made. For example, if a tenant with quadriplegia who uses a power wheelchair goes in person to the off-site management office for their apartment building and requests an accommodation in the form of moving to a first-floor apartment, and the management office knows that the apartment building does not have a functional elevator, the management office may not request further information about the disability before evaluating the request for an accommodation.

Source: <https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2018/12/FurtherModTextFairHousingReg.pdf>

INTERACTIVE PROCESS

If an owner denies a reasonable accommodation request:

1. The family may contact their Section 8 Advisor (“Advisor”) for help with an owner who refuses to allow any modification at all.
2. The Advisor or Ombudsperson will encourage the owner to refer to the Fair Housing brochure included in his owner’s packet and/or to contact his or her personal attorney or a Fair Housing organization for further guidance.
3. If the owner still refuses to allow the accommodation, the Advisor or Ombudsperson will provide the family information on how to file a housing discrimination complaint and/or refer the participant to HUD or a Fair Housing agency to make a complaint.

FAIR HOUSING LAWS

The Fair Employment Housing Act protects tenants from illegal discrimination and harassment in housing based on a mental or physical disability. Discrimination includes, but is not limited to, the following actions:

1. Refusal to rent, lease, or sell housing accommodations.
2. Refusal to negotiate for the sale, rental, or lease of housing accommodations.
3. Representation that a housing accommodation is not available for inspection, sale, or rental when that housing accommodation is in fact available.
4. Provision of inferior terms, conditions, privileges, facilities, or services in connection with the housing accommodations.
5. Cancellation or termination of a sale or rental agreement.
6. Failure to design and construct multi-family dwellings in a manner that allows access to and use of person with disabilities.
7. Provision of segregated or separated housing accommodations.
8. Refusal to permit, at the expense of the person with disabilities, reasonable modifications of existing premises occupied or to be occupied by the person with disabilities, when the modifications may be necessary to afford the person with disabilities full enjoyment of the premises.

For more information contact the department of Fair Employment and Housing Toll Free: (800) 884-1684, TTY: (800) 700-2320, online: www.dfeh.ca.gov.

For more information about the HACLA's reasonable accommodation process, please contact:

Accessibility (Section 504) Coordinator
Housing Authority of the City of Los Angeles
2600 Wilshire Boulevard, 3rd Floor, Los Angeles, CA 90057
Telephone: (213) 252-1879 TTY: (213) 252- 5313;
E-mail: reasonable.accommodation@hacla.org

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: LAHD <https://housing.lacity.org/>

INFORMATIONAL VIDEOS

Informational videos were produced regarding the various aspects and processes of the Section 8 Program for applicants, participant families, and landlords. These videos are intended to provide brief and basic overview about Section 8. You can watch these videos online at:

<https://www.hacla.org/en/about-section-8/section-8-tutorial-videos>

What is Section 8?	Finding a Rental Unit
How Rent Is Calculated	Submitting Your Section 8 Documents
Creating an Email Address	How to Get in Touch with HACLA
Housing Choice Voucher Issuance	Accessing the Owner Portal
Remote Video Inspections	Landlord Orientation

LANDLORD PORTAL

The Landlord Portal provides access to Landlords to view and print HAP information, schedule inspections, abatements, view S8 Accounts, request for rent changes, and access many more features. You can enroll by visiting the Housing Authority's website:

<https://owners.hacla.org/View/Security/Login.aspx>

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

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>.

[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>

The next meeting for 2022 is scheduled on Thursday at 10am on the following date: **November 3, 2022**

You can access the seminars from your computer, tablet, or smartphone simply by clicking on the date or on the link provided. You can also dial in using your phone, or join from a video-conferencing room or system.

REMOTE VIDEO INSPECTION (RVI)

Remote Video Inspection (RVI) is an alternative to an on-site regular Housing Quality Standards (HQS) inspection and is performed remotely with the Housing Authority Inspector directing the inspection from the office with the tenant serving as the Proxy inspector. The Proxy inspector must be 18 years old or with an adult to perform the RVI. The Housing Authority is able to visually inspect the unit using technology such as video streaming.

A smart phone with camera and 4G wireless connectivity is required. 3G may not provide the speed and clarity required to complete the inspection. GoToMeeting, Zoom and WhatsApp are available platforms for use to conduct the RVI. The selected platform must be downloaded prior to the scheduled inspection time. For additional information, visit our website at: <https://www.hacla.org/en/about-section-8/landlord-information>.

If your assisted unit is scheduled for RVI, you will receive an inspection notice with additional information.

HOMELESS INCENTIVE PROGRAM (HIP)

The Housing Authority has been a leader in the fight to end Homelessness and has implemented measures to accomplish this goal. HACLA has partnered with the Los Angeles County Development Authority (LACDA) to provide homeless incentive payments to private landlords to house applicants from HACLA's homeless housing assistance programs.

Landlords can receive up to one month's rent holding fee incentive per vacant unit, Move-In Assistance, and Damage Mitigation. For additional information please contact the HIP office at HIP@hacla.org.

EMERGENCY HOUSING VOUCHERS

As part of the American Recovery Plan, HUD allocated 70,000 Emergency Housing Vouchers (EHV) to public housing agencies throughout the nation to address the impact of COVID-19. The Housing Authority of the City of Los Angeles was granted an allocation of **3365** EHV's to be leased up by **September 30, 2023**.

The EHV Program is offering a \$2500 signing bonus per HAP contract, and free property listings to promote owner participation in making units available for individuals and families. LA City and LA County Units are accepted for this program. Get started today by listing your available units and asking any questions you may have at EHV.IP@hacla.org. For more information please visit:

<https://www.hacla.org/en/about-section-8/emergency-housing-vouchers>