Public Notice: Housing Authority of the County of Los Angeles
Proposed Amended Administrative Plan

The Housing Authority of the County of Los Angeles (HACoLA) has prepared a draft Amended Administrative Plan for Fiscal Year 2015-2016 for public review and comment. The public hearing on the Amended Administrative Plan will be held before the Housing Authority Board of Commissioners on:

Tuesday, June 23, 2015 - 9:30 a.m.
Board Hearing Room - 381 Kenneth Hahn Hall of Administration
500 West Temple Street - Los Angeles, CA 90012

Copies of the proposed document are available during a forty-five day public review and comment period, from April 24, 2015, to June 9, 2015, online at www.hacola.org, and at the following locations:

1st District
Nueva Maravilla Housing Development, 4919 Cesar E. Chavez Avenue, Los Angeles
Franciscoquito Villa Housing Development, 14622 Franciscoquito Avenue, La Puente

2nd District
Century Wilton Housing Development, 10025 Wilton Place, Los Angeles
Normandie Avenue Housing Development, 11431 S. Normandie Avenue, Los Angeles
Southbay Gardens Housing Development, 230 East 130th Street, Los Angeles

3rd District
Marina Manor Housing Development, 3405 Via Dolce, Marina del Rey
West Knoll Housing Development, 838 West Knoll Drive, West Hollywood

4th District
Carmelitos Housing Development, 1000 Via Wanda, Long Beach
Harbor Hills Housing Development, 26607 South Western Avenue, Lomita
South Whittier Community Resource Center, 10750 Laurel Avenue, Whittier

5th District
Housing Authority of the County of Los Angeles, 700 W. Main Street, Alhambra
Section 8 Palmdale Office, 2323 E. Palmdale Blvd., Suite B, Palmdale
Foothill Villa, 2423 Foothill Boulevard, La Crescenta
Orchard Arms, 23410 Wiley Canyon Road, Valencia

Citizens wishing to make written comments or have questions about HACoLA’s Section 8 program may mail them to the Housing Authority of the County of Los Angeles, 700 W. Main Street, Alhambra, CA 91801, to the attention of Myk’l Williams. Those who wish to make comments by telephone may call (626) 262-4510. You may also submit questions and comments at www.hacola.org.

Copias del documento también están disponibles para revisar en la Autoridad de Viviendas del Condado de Los Angeles, 700 W. Main Street, Alhambra, CA 91801 durante un periodo público de cuarenta y cinco días, empezando el 24 de Abril, 2015 hasta el 9 de Junio, 2015. La Junta de Supervisores de la Autoridad de Viviendas del Condado de Los Angeles tendrá una reunión pública el 23 de Junio, 2015 a las 9:30 a.m. en 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. Para hacer algún comentario o pregunta acerca del Programa Sección 8, escriba a la Autoridad de Viviendas del Condado de Los Angeles, a la atención de Myk’l Williams. También puede llamar al (626) 262-4510 o someter comentarios o preguntas a www.hacola.org.
Landlord/Tenant Issues

The Section 8 Housing Choice Voucher (Section 8) program was developed to help low-income families find suitable rental housing, with minimal interferences in the landlord - tenant relationship. Although HACoLA provides rental assistance, the family is the owner's tenant.

With few exceptions, the relationship between the Section 8 landlord and tenant should be the same as between any unassisted landlord and tenant. Both relationships are subject to the same federal, state, and local laws. For the most part, landlord and property managers have the same responsibilities with a Section 8 tenant as with an unassisted tenant, for example: screening new tenants, collecting rent, making routine repairs, and enforcing the lease. When issues arise between a landlord and tenant, the landlord often seeks the assistance of HACoLA representatives. While representatives are always ready to assist with program related matters, they cannot offer legal advice. Representatives may often offer to contact the tenant seeking clarification of the situation, as a courtesy and source of mediation.

Always keep in mind that HACoLA does not give legal advice. HACoLA does encourage the landlord and tenant to discuss their dispute and attempt to resolve their issue. When disputes cannot be resolved, landlords and tenants often contact an outside agency such as Fair Housing or Legal Aid for assistance. Landlords not familiar with the laws of the State of California can also refer to the Landlord/Tenant Handbook before taking any action.


Reminder! HUD Restricts Renting to Relatives Under Section 8

The U.S. Department of Housing and Urban Development (HUD) has restrictions on Section 8 participants who want to rent from relatives. HACoLA cannot approve an assisted lease if the legal owner of a rental unit is the parent, child, grandparent, grandchild, sister, or brother of ANY member of the Section 8 household. The only exception is if this arrangement is made as a reasonable accommodation for a disabled family member. The family must provide verification of the disability, and a written request for the accommodation to HACoLA.

New Section 8 Lobby Schedule

As of March 2, 2015, the Section 8 Program lobby hours for the Alhambra and Palmdale offices changed as follows:

Open from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Should you arrive after hours, paperwork may be deposited in the drop box located immediately outside of the offices.

Walk-ins with no appointment are available on Tuesdays and Thursdays.