Fair Housing & Non-Discrimination Topics

It is the policy of the Housing Authority of the County of Los Angeles (Housing Authority) to comply with all Federal, State, and local non-discrimination laws and with the rules and regulations governing fair housing and equal opportunity in housing. This means that the Housing Authority and its agents and employees must not discriminate in any aspect of housing, including, but not limited to, denying persons access to housing because of race, color, religion, national origin, disability, familial status, or sex. If a tenant believes their rights have been violated by a landlord, the city or county in which you live, or by an employee at the Housing Authority, a complaint may be filed by contacting the U.S. Department of Housing and Urban Development at (202) 945-0467, or the U.S. Department of Justice at (800) 896-7743. Please read below to learn about various Fair Housing and Non-Discrimination topics that are important as a landlord to be aware of.

LIMITED ENGLISH PROFICIENCY

A Limited English Proficient (LEP) applicant or participant is entitled to language assistance with respect to Housing Authority programs and activities. Housing Authority staff will provide language assistance to LEP applicants and participants who have difficulty communicating in English, who identify themselves as LEP, or who request language assistance.

VICTIMS OF VIOLENCE

The Violence Against Women Reauthorization Act of 2013 (VAWA) protects qualified tenants, participants, and applicants, and affiliated individuals, who are victims of domestic violence, dating violence, sexual assault, or stalking from being denied housing assistance, evicted, or terminated from housing assistance based on acts of such abuse against them. As a result of VAWA, the Housing Authority has policy that protects such victims.

REASONABLE ACCOMMODATIONS

A reasonable accommodation is an exception to a policy or procedure so that a person with disabilities has equal access to the program and equal enjoyment of their unit and the common grounds. Reasonable accommodations are necessary when an individual does not have equal access to the programs or enjoyment of their unit because of a disability. A reasonable accommodation request may be made at any time to the Housing Authority, determination is based on if a nexus or relationship is demonstrated between the accommodation and disability.

Access the Online Tenant Portal

The Housing Authority is your partner in helping you remain up-to-date on information regarding your rental property, and encourages owners to take advantage of the owner portal. As a reminder, the Housing Authority only accepts rent increase requests, owner address changes, and direct deposit enrollments via the online owner portal. If you have yet to register, you may do so by going to www.hacola.org, and select the Section 8 Owner Portal, the “My Account” menu option. You will need your vendor identification number and the last four digits of your social security or tax ID number. Be sure to use your preferred e-mail account to receive notifications.

Housing Authority of the County of Los Angeles

Main Office
700 W. Main Street
Alhambra, CA 91801
Phone (626) 262-4510
(800) 731-4663
TDD (855) 892-6095
Website www.hacola.org

Mailing Address
P.O. Box 1510
Alhambra, CA 91802

Palmdale Office
2323 Palmdale Blvd., Suite B
Palmdale, CA 93550
(661) 575-1511

Prorating the First Month’s Rent Policy Change

Effective January 1, 2017, the Housing Authority is implementing a new policy for the method of prorating the first month’s rent of a new contract. When the effective date of a new contract begins on a day other than the first of the month, prorated amounts will be calculated by the actual days in the calendar month to establish a daily rate. That daily rate is then applied to the number of days the tenant will occupy the unit in the first month to determine the prorated tenant rent and Housing Assistance Payment (HAP).

www.hacola.org

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FIGHT TO END HOMELESSNESS
The Housing Authority is on the forefront of the fight to end homelessness and has implemented a new program to help address the lack of available housing in Los Angeles County. This groundbreaking program incentivizes renting units to homeless persons and families. The program includes the following components:

1. **Holding Fee**: Incentivizes landlords to rent housing units to homeless individuals and families by offering one month’s free rent to hold available units while applicants are referred.

2. **Move-In Assistance**: Provides move-in assistance such as security deposit, utility assistance, and furniture essentials.

3. **Damage Claims**: Provides financial assistance to landlords to mitigate damage to rental units.

HIP Information: [HIP@hacola.org](mailto:HIP@hacola.org), (626) 586-1585

**Attend an Owner Workshop**
Owner workshops are designed to explain how the Section 8 program works from both the Housing Authority’s and the landlord’s perspective. It is also an opportunity to learn about new policies and is highly recommended for newly participating owners. Additionally, the Housing Authority encourages you to bring a fellow landlord that is interested in learning about the Section 8 program. To attend an upcoming session, please contact Ruby Miles at (626) 586-1604, or [Ruby.Miles@hacola.org](mailto:Ruby.Miles@hacola.org) and reserve a space today!

- **Section 8 Main Office**
  - 700 West Main Street
  - Alhambra, CA 91801
  - December 2016
  - Date & Time TBD

- **Section 8 Main Office**
  - 2323 Palmdale Blvd., Suite B
  - Palmdale, CA 91801
  - December 2016
  - Date & Time TBD

**BE PREPARED**
As the rainy season approaches, serious consideration should be given to determining what problems might arise and how to prepare your rental units. Here are a few tips to prepare in the case of natural disasters, including heavy rainfall that can lead to flooding.

- Discuss with your tenants potential ways to prepare for the rainy season
- Check for signs of leakage
- Seal windows and doors
- Clear gutters as they help catch rainfall