



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

SECTION 8 TENANT NEWSLETTER

March 2020

Tenant Protection Act of 2019 (Assembly Bill No. 1482)

Effective January 1, 2020, California Law (Assembly Bill No. 1482 “Tenant Protection Act of 2019”), limits rent increases over the course of any 12-month period to 5% plus the percentage change in the cost of living or 10% whichever is lower. The Housing Authority has determined that the Tenant Protection Act of 2019 does apply to units that receive tenant based rental assistance.

This provision applies to all residential real properties **not** covered under the City’s Rent Stabilization Ordinance (RSO) with a certificate of occupancy issued more than 15 (fifteen) years ago, and not otherwise subject to a specified exemption.

The Housing Authority will apply these provisions using a rent cap equal to 8.3% (5% plus 3.3% Consumer Price Index (CPI) April 2018 - April 2019) for assisted units with a certificate of occupancy issued before December 31, 2004, unless the assisted unit is subject to a specified exemption or the City’s RSO. For assisted units built on January 1, 2005 or later, the rent cap provisions will apply on a continuous 15-year rolling basis.

For rent increases processed between March 15, 2019 and December 31, 2019 where the approved contract rent exceeded the maximum rent cap set a 8.3%, Section 8 Advisors must conduct an interim reexamination effective January 1, 2020. The revised contract rent will be the contract rent as of March 15, 2019, plus the maximum allowable 8.3% rent increase. The landlord is not liable to the Housing Authority or tenant for any rent overpayment made between March 15, 2019 and December 31, 2019.

If applicable, once revised rent calculations are completed:

- The Housing Authority will recapture any HAP overpayment made to the landlord on or after January 1, 2020.
- The owner must return any rent overpayment made by the tenant since January 1, 2020.

Some properties may be exempt from this law, for example single family residences, some condominiums, and duplexes (where owner occupies one of the units as their principal residence), unless it is owned by a corporation, a limited liability company that includes at least one member that is a corporation, or a real estate investment trust and notice is provided to the tenant that the unit is exempt. Some duplexes may also be exempt.

In these circumstances, the Housing Authority will rely on the landlord to provide the Housing Authority with a copy of the written notice sent to the tenant indicating that the property is exempt. The burden of proof falls on the landlord.

The Tenant Protection Act of 2019 will remain in effect until January 1, 2030.

This Tenant Newsletter supersedes the February 2020 Tenant Newsletter.

Walk in Hours

Housing Choice Voucher
(\$8 families):

Tuesdays and Thursdays
8:00am to 4:00pm

All other rental
assistance programs:

Monday thru Friday
8:00am to 4:00pm

Property Listings

Property listings are
available online at: [http://
www.hacla.org/
propertylistings](http://www.hacla.org/propertylistings). You can
also call the toll free phone
number at 1-877-428-8844 to
receive printed listings.

Report Changes

You must report all changes
in income, family
composition, and any other
change as indicated in the
Family Obligations form
immediately.

Report Fraud

If you suspect anyone of
committing fraud, please call
(800) 461-9330., or file a
report online at:

www.convercent.com/reports.

Your name will remain
anonymous.

Section 8 Advisory Meeting

Section 8 Advisory Meetings are an opportunity for participants in the Section 8 program to provide the Housing Authority of the City of Los Angeles (HACLA) with input on Section 8 policies, procedures, and practices, as well as to learn about changes and challenges to the Section 8 program. The following is the upcoming of S8 Advisory Meeting:

Date & Time	Location
Thursday, April 16, 2020 at 2:00pm	Independent Square 2455 S. Saint Andrews Pl. Los Angeles, CA 90018

If you would like to attend, e-mail S8Advisory@hacla.org

Rent Stabilization Ordinance (RSO) and Section 8

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The March workshops will cover: **“Section 8 and Fair Housing Issues.”** Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCIDLA) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
690 Knox St., Torrance, CA 90502	Tuesday, March 10, 2020	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Wednesday, March 11, 2020	10:00am (Spanish)
4591 Santa Monica Blvd Los Angeles, CA 90029	Thursday, March 12, 2020	12:30pm
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, March 18, 2020	6:30pm
16244 Nordhoff St., North Hills, CA 91343	Thursday, March 19, 2020	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, March 25, 2020	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, March 26, 2020	6:30pm (Spanish)

Year-round Drop in Sessions are available at 1200 W. 7th St., Los Angeles, CA 90017 on the first Tuesday of the month from 2-4pm for the following topics: Assistance with RSO and Applications, including help with calculating the annual allowable rent increase, Capital Improvement, Primary Renovation, just and reasonable rent increase applications, Declarations of Intent to Evict, and filing tenant complaints. You must call (213) 928-9075 to reserve your seat one day prior to the session.

Source: HCIDLA



BE COUNTED
LOS ANGELES ✓

Tenant Newsletter is available online:

<http://www.hacla.org/s8formspolicies>