



Housing Authority of the City of Los Angeles

[www.hacla.org](http://www.hacla.org)

# Section 8 Landlord 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 Landlord Newsletter supersedes the February 2020 Landlord Newsletter.**



**BE COUNTED**  
LOS ANGELES ✓

**The Housing Authority will be closed on:**

Friday, April 3rd In Observance of Cesar Chavez Day

## Rent Stabilization Ordinance (RSO)

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

## 2020 Landlord Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The following are the upcoming seminars:

Dates	Time	Location
Sat, 3/14/20	9am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Wed, 4/8/20	10am	Valley Office: 6946 Van Nuys Blvd., Ste 100, Van Nuys, CA 91405
Tues, 5/12/20	10am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Thu, 6/11/20	10am	South Office: 19600 Hamilton Ave., Torrance, CA 90502

The dates of the Landlord Seminars are also posted on our website at:

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

You must reserve a seat to attend one of the seminars by calling (213) 252-4249. When calling, please leave a contact phone number. The schedule is subject to change.

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) via direct deposit by calling (213) 252-8708

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](http://www.hud.gov)

Property listing service is available online at:

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

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