

## 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](http://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 Monitor your listings and remove any outdated listings that are unavailable.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.

## S8 Agency Plan Meetings

The Section 8 Agency Plan Meetings offer an opportunity to provide the Housing Authority with input on the local policies and procedures for the administration of the Section 8 Program that will be in effect next year. The details of the upcoming scheduled meetings are as follows:

Date	Location	Time
Thursday, July 26, 2022	<a href="https://meet.goto.com/informalhearings/agency-plan-meeting---7282022">https://meet.goto.com/informalhearings/agency-plan-meeting---7282022</a> Dial in: (312) 757-3121 Access Code: 176-745-037	11:00am
Wednesday, July 27, 2022	Housing Authority of the City of Los Angeles (Board Room): 2600 Wilshire Blvd Los Angeles, CA 90057	10:00am
Tuesday, August 2, 2022	<a href="https://meet.goto.com/informalhearings/agency-plan-meeting">https://meet.goto.com/informalhearings/agency-plan-meeting</a> Dial In: (786) 535-3211 Access Code: 959-769-645	2:00pm
Thursday, August 18, 2022	Public Hearing - Los Angeles Convention Center Meeting Room 502AB Concourse Meeting Rooms Section 1201 South Figueroa St. Los Angeles, CA 90015-1399 (213) 741-1151	5:00pm

## 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 meetings for 2022 are scheduled on Thursdays at 10am on the following dates:

Date	Meeting Information	Time
May, 12, 2022	Link: <a href="https://meet.goto.com/513097381">https://meet.goto.com/513097381</a>	10:00am
August 18, 2022	Call in: <a href="tel:+18722403412">+1 (872) 240-3412</a>	10:00am
November 3, 2022	Access Code: 513-097-381	10:00am

## 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 8.6% (5% plus 3.6% Consumer Price Index (CPI) May 2020 - April 2021) for assisted units with a certificate of occupancy issued after October 1, 1978 and on or before December 31, 2005. For assisted units built on January 1, 2006 or later, the rent cap provisions will apply on a continuous 15-year rolling basis.

For rent increases effective May 1, 2021 or after where the approved contract rent exceeded the maximum rent cap set at 8.6%, S8 Advisors must conduct an interim reexamination effective July 1, 2021. The revised contract rent will be the contract rent as of April 2021 plus the maximum allowable 8.6% rent increase.

If applicable, once revised rent calculations are completed:

- The Housing Authority will recapture any HAP overpayment made to the landlord on or after May 1, 2021.
- The owner must return any rent overpayment made by the tenant on or after May 1, 2021.

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.

**Effective March 12, 2020, the HACLA offices closed to walk-in traffic until further notice to protect our clients and staff. We will be conducting all business by email, phone or mail, including annual reexaminations. If you need to submit documents, please email or mail them.**  
**Drop boxes are also available at all offices.**

**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.**

**Join HACLA on Twitter @hacla1938. [www.twitter.com/hacla1938](http://www.twitter.com/hacla1938)**

**The Landlord Newsletter is available online: [www.hacla.org/formsdocuments](http://www.hacla.org/formsdocuments)**