

SOURCE OF INCOME PROTECTION ORDINANCE

On June 18, 2019, the Los Angeles County Board of Supervisors adopted a Source of Income (SOI) Protection Ordinance. Here's how this new ordinance helps protect your housing.

Are You Protected?

SOI laws protect the rights of tenants to use income from public assistance or other sources that may be viewed as non-traditional to pay rent. Housing providers cannot lawfully reject rental applicants because they receive, or will receive, assistance in paying their rent when they are otherwise qualified for the housing.

What is Considered a SOI?

A SOI includes regular paychecks, Social Security, Supplemental Security Income, disability income, child support, spousal support, public assistance, savings, unemployment benefits, or wages from lawful employment. For rental payments, SOI also includes a rental assistance, security deposit assistance, or housing subsidy from any federal, state, or local government, or non-profit or charitable agency, whether paid directly to the participant, landlord, or representative.

What Areas are Covered?

Some California cities and counties have recently decided to provide SOI protections to Housing Choice Voucher (HCV) recipients including unincorporated Los Angeles County, and the Cities of Santa Monica and Los Angeles.

Is my Rental in an Unincorporated Area?

1. Visit <https://lavote.net>
2. Select "Voting and Elections"
3. "Find Your District"
4. Select "District Map Look Up By Address"
5. Enter your address and select Submit to see if you are in the unincorporated areas of Los Angeles County

Questions?

Toll Free: (800) 477-5977 | TTY: (213) 201-0867
email: info@housingrightscenter.org

TEMPORARY RENT STABILIZATION ORDINANCE

RSO TIMELINE

December 20, 2018 - The Los Angeles County Board of Supervisors (BOS) adopted a temporary Rent Stabilization Ordinance (RSO), retroactive to September 11, 2018.

April 16, 2019 - The BOS adopted an extension of the temporary RSO, which expires on December 31, 2019.

September 10, 2019 - The BOS passed a motion to establish the framework of a permanent ordinance to limit rent increases and provide tenant protections, as well as implement eviction defense and prevention services.

WHAT YOU NEED TO KNOW ABOUT TEMPORARY RSO

Prohibits rent increases in excess of 3% above the monthly rent (single-family residences, condominiums, and housing constructed after February 1, 1995, are exempt).

Prohibits more than one rent increase in any 12-month period.

Regulates the reasons for which a landlord may terminate a tenancy for all residential rental properties.

Voids rent increases over 3% that went in effect after September 11, 2018. If a renter already paid a rent increase over 3%, the overpayment must be returned in one lump sum, or by credit against future rent due over a six-month period.

Includes a rent increase process for property owners who believe they are not receiving a fair rate of return on their property and allows property owners with 50 or fewer rental units to pass on the direct cost of the Measure W parcel tax to renters.

Questions?

(833) 233-7368 | rent@dcba.lacounty.gov

60-DAY RENT INCREASE NOTIFICATION

All property owners/authorized agents must provide the tenant and the LACDA with at least 60 days advance notice prior to the effective date. Rent increases may be requested any time after the initial lease term and in accordance with the provisions of the lease. Once the rent increase has been submitted, please confirm that the LACDA has received it. Requests submitted less than 60 days from the effective date will be denied and an updated form will be needed to proceed.

HOW TO SUBMIT A RENT INCREASE

OWNER PORTAL
haportal.lacda.org/Login
(preferred)

FAX
Alhambra Main Office
(626) 943-3850

Antelope Valley
(661) 266-1874

MAIL
P.O. Box 1503
Alhambra, CA 91802

2323 E. Palmdale Blvd., Ste. B,
Palmdale, CA 93550



ARE YOU A PROPERTY OWNER WITH AVAILABLE RENTAL UNITS?

Help In The Effort To End Homelessness

About the HOMELESS INCENTIVE PROGRAM (HIP)

The HIP supports property owners renting available units to the LACDA's homeless Section 8 voucher holders through a collaboration between multiple County agencies.

Contact Us
(626) 586-1585
HIP@lacda.org

ONE MONTH'S FREE RENT

To hold available units for homeless individuals and families

EXPEDITED INSPECTIONS

Count on timely unit inspections

QUALIFIED REFERRALS

Screen and select from qualified individuals and families

MOVE-IN ASSISTANCE

Application fees, up to \$50 per adult, per application
Security deposit (up to double the rent)
Utility assistance to get the unit move-in ready

VACANCY LOSS PAYMENTS

One month's rent if the family vacates the unit without proper notice, or is evicted for good cause

DAMAGE MITIGATION

Up to \$2,000 available for unit repairs not covered by the security deposit

PEACE OF MIND

Specialized staff to assist with concerns
Reliable rental payments deposited directly to your bank