

LACDA Office Closures

To minimize the potential spread of COVID-19, the Los Angeles County Development Authority's (LACDA) Alhambra and Palmdale offices remain closed to walk-in traffic. Staff are available to assist you by phone and email. Please contact your case manager by email, or call (626) 262-4510. Please note that call volume may be higher than usual. You may also continue to place any documents in the drop boxes found outside of the lobbies.

In addition, routine inspections have been suspended. The LACDA will continue to inspect units for families that are moving, but only when the unit is vacant. To stay up-to-date on program changes, please visit www.lacda.org where you will find a list of temporary changes made due to the COVID-19 pandemic.

Financial Shortfall: Changes to Request to Move

As of April 9, 2020, the U.S. Department of Housing and Urban Development (HUD) determined the LACDA's Housing Choice Voucher (HCV) Program to be in a financial shortfall as a result of exhausting its funds and assisting its maximum number of families. This determination has mandated the implementation of cost-saving measures. As such, the LACDA will deny a family's request to move to:

A "higher cost unit" - a rental property in which the LACDA would have to pay higher Housing Assistance Payments (HAP) due to a higher gross rent for the new unit.

A "higher cost area" - where higher HAP will be paid by the LACDA because the receiving agency has more generous subsidy standards or higher payment standards.

Families that must move from their current unit as a result of a failed Housing Quality Standards inspection, or an owner's decision not to renew the lease, are not subject to this restriction. Reasonable accommodations and victims of violence under the Violence Against Women Act requests will be assessed on a case-by-case basis.

If you are planning to move, please ensure that it is a necessity, and inform your existing landlord that you may require more time in your current unit because of the LACDA's inability to approve a move with a higher cost HAP. The LACDA does not want to displace families currently receiving assistance. If you have concerns about how this may affect you directly, please contact your case manager.

Interim Reexamination Requirements

Effective June 1, 2020

In between Annual Reexaminations, families must report all changes in earned and unearned income, assets, expenses, full-time student status, and family circumstances within 10 calendar days of the date the change takes effect using the "Interim Reexamination Request" form, along with supporting documentation for the change. The LACDA will no longer process family reported losses or decreases in income received through the Annual Reexamination Packet.

Families will be required to pay back overpayments resulting from failure to report, underreporting, or concealing income, or for failure to report family composition changes. To obtain the Interim Reexamination Request form, or for answers to specific questions about your rent calculations, please contact your case manager.

The LACDA Section 8 Office Has Gone Paperless

As a result of the COVID-19 pandemic, as of Monday, June 8, 2020, the LACDA Section 8 office stopped sending hard copy letters through the U.S. Postal Service. HCV letters are available through the Tenant/Owner Portal for viewing and to download. An email notification will be sent each time a new letter is made available. Families and Owners that do not have a portal account will still receive hard copy letters via the U.S. Postal Service. This change will allow the LACDA to protect its employees and continue to serve and protect you. For more information, visit www.lacda.org.

Discrimination Against Voucher Holders

The Los Angeles County Board of Supervisors adopted The Source of Income (SOI) Protection Ordinance, on June 18, 2019. In addition, the California State Legislature passed Senate Bill (SB) 329, which expands the definition of source of income in the California Fair Employment and Housing Act to include HCVs. It is a Fair Housing violation for a landlord to advertise a policy of not accepting vouchers. A voucher holder will still need to meet any selection criteria that a housing provider may have as long as it abides by Fair Housing, state, and local laws.

Questions?

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

TENANT TALK

FOR SECTION 8
PROGRAM PARTICIPANTS

Tenant Protection Act of 2019

Assembly Bill (AB) 1482, the Tenant Protection Act of 2019, limited 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, effective January 1, 2020. The LACDA has determined that the Tenant Protection Act of 2019 applies to units that receive tenant-based rental assistance.

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

The LACDA will apply these provisions using a cap of 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. For assisted units built on or after January 1, 2005, the rent cap provisions will apply on a continuous 15-year rolling basis.

Some single-family residences, condominiums, and duplexes may be exempt from this law. Notice must be provided to the tenant that the unit is exempt. The LACDA will rely on the landlord to provide the LACDA with a copy of the written notice sent to the tenant indicating that the property is exempt.

The LACDA has created a Rent Increase Unit that will specialize in applying the various rent control laws as well as rent orders relating to the COVID-19 pandemic. You may ask to speak to a member of this unit if you have specific questions about any rent increases in relation to the new law.



Family Self-Sufficiency (FSS) Corner

If you experienced a decrease in income due to COVID-19 and need assistance, the FSS Program may be able to help. The FSS Program can help you navigate the COVID-19 challenges and provide resources to help you get back on track to reach your goals and become more financially stable. You may contact the FSS Program at (626) 586-1530, or FSSProgram@lacda.org.

2020 Census

Have you been counted? In mid-March, homes across the country began receiving invitations to complete the 2020 Census. The 2020 Census is more than a population count. It is an opportunity to shape your community's future. Please take a minute to complete the Census today.