Did You Know about the New Rent Stabilization Ordinance?

On December 20, 2018, the Los Angeles County Board of Supervisors adopted a Temporary Rent Stabilization Ordinance (RSO) that was made retroactive to September 11, 2018. Recently, on April 16, 2019, the Los Angeles County Board of Supervisors adopted an extension of the Temporary RSO. The extension takes effect on May 16, 2019 and is set to expire on December 31, 2019.

The extended Temporary RSO mandates the following for the unincorporated area of the County of Los Angeles:

- Temporarily 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

The temporary RSO voids rent increases over 3% that went into effect after September 11, 2018. If a renter already paid a rent increase over 3%, the overpayment must be returned. Property owners may either pay this in one lump sum or issue a credit against future rent due over a six-month period.

The Temporary RSO includes a rent increase process for property owners who believe they are not receiving a fair rate of return on their property. It also allows property owners with 50 or fewer rental units to pass on the direct cost of the Measure W parcel tax to renters (approved by voters in the November 2018 election).

To find out if a property is in unincorporated Los Angeles County, visit the Los Angeles County Registrar-Recorder/County Clerk website at [https://lavote.net/apps/precinctsmaps](https://lavote.net/apps/precinctsmaps) and select “District Map Look Up By Address.”

Should you have questions about the Temporary RSO, contact the Los Angeles County Department of Consumer and Business Affairs by calling (833) 223-RENT (7368), emailing Rent@dcba.lacounty.gov, or visiting their website at rent.lacounty.gov.

Attend an Upcoming Owner Worship

Owner workshops are designed to explain how the Section 8 Program works from both the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) and landlord perspective. It is also an opportunity to learn about new policies and is highly recommended for newly participating owners. Additionally, the CDC/HACoLA encourages you to bring a fellow landlord that is interested in learning about the Section 8 Program. To attend an upcoming session, please contact Mona Vega at (626) 586-1650, or Mona.Vega@hacola.org and reserve a space today!

May 7, 2019, 10:00 A.M.
CDC/HACoLA Headquarters
700 W. Main Street, Alhambra, CA 91801

May 21, 2019, 10:00 A.M.
CDC/HACoLA Palmdale Office
2323 Palmdale Blvd., Ste. B, Palmdale, CA 93550

Let CDC/HACoLA Help You Fill Your Units

The CDC/HACoLA launched the Homeless Incentive Program (HIP) early last year and has been hosting events throughout Los Angeles County to inform landlords about the benefits of participation. HIP provides financial incentives and safeguards to owners that agree to rent to formerly homeless families or individuals who are being assisted via a federal housing subsidy program, such as the Continuum of Care, Veterans Affairs Supportive Housing, or other Section 8 programs.

HIP is part of an unprecedented and comprehensive effort funded through Measure H, Los Angeles County’s quarter-cent sales tax that goes to provide services to prevent and combat homelessness. The program is comprised of three major components:

1. A one-month payment to hold the rental unit while a tenant is referred and screened for tenancy.
2. Move-in assistance, such as money to cover the expense of a security deposit and/or utility connection fees.
3. Financial assistance to landlords to mitigate damage caused by tenants during their occupancy.

Over 700 landlords have signed up and taken advantage of this exciting program and received over one million dollars of incentives. Landlords interested in participating in HIP are invited to contact Hector Lemus, Supervisor, by calling (626) 586-1585, or emailing HIP@HACoLA.org.
Owner Portal

The Owner Portal is your partner in helping you remain up-to-date on rental assistance matters. The portal, accessible via the CDC/HACoLA website, allows you to perform tasks such as submitting a change of address or changing a direct deposit account. Owners have 24/7 access to inspection reports as well as other important forms. You may also submit your rent increase request, view or download your Housing Assistance Payments statements, as well as help your tenant’s case manager with the click of a few buttons. If you are not already using the portal, or have not used it in a while, below are instructions that make gaining access easy.

First-Time Portal User:

1. Type or copy the CDC/HACoLA web address below onto the internet browser: www.hacola.org.
2. Go to “My Account,” and then click on “Owner Portal (Section B)” to launch the “LA County Housing Authority My Portal” logon page.
3. Click on “Register” and fill out the online registration form. In order to complete the registration, you must have your Vendor Identification Number, the last four digits of your Social Security Number (SSN) or Tax Identification Number, and a working email address. An activation email will be sent to your email address upon a successful registration. Lastly, you will be required to activate your account in order to access the Owner Portal.

Returning User:

If you have already registered and have a portal account, you can sign in with your “Username” and “Password,” then click the “Login” button.

Forgot Your Password:

If you have a portal account but forgot your password, you can use the “Forgot Password?” link for user name/password reset. For user name/password reset, you must have the email address associated with the account and the last four digits of your SSN or Tax Identification Number.

Common Reasons Inspections Fail

The CDC/HACoLA recommends that you and your tenant conduct a joint “pre-inspection” to identify items in need of repair prior to the actual Housing Quality Standards (HQS) inspection. A review of last year’s inspections revealed the following most common deficiencies for failed inspections.

Owner Deficiencies

- No access to the water heater.
- Tub and/or sink surfaces are chipped and/or eroded.
- Improper installation of a 3-prong outlet.
- Wall heater pilot turned off (heater must be on for inspector to determine if heater is operational).
- Carbon monoxide detectors located improperly, inoperable/batteries removed, or missing.
- Outdated elevator permits.

Tenant Deficiencies

- Infestation of pests (mainly cockroaches).
- Damaged flooring (mainly carpet).
- Damage to closet doors (mainly closet doors removed from the framing).
- Excessive clutter, trash, discarded furniture, etc. throughout the unit and grounds.

The owner will not be cited for tenant deficiencies, and vice versa. Passing the HQS inspection the first time will eliminate the need for re-inspections and possible abatement of housing assistance payments.

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