



City of Los Angeles Emergency Renters Relief Program

Information & Application

Last day to apply for this program is
December 31, 2019





City of Los Angeles Emergency Renters Relief Program

Frequently Asked Questions

Background

The Los Angeles City Council approved the Emergency Renters Relief Program to assist renters facing exorbitant rent increases to prevent displacement of renters and families by providing a temporary subsidy to prevent evictions for non-payment of rent through December 31, 2019. Beginning on January 1, 2020, the Tenant Protections Act of 2019 will protect renters from excessive rent increases. The Emergency Renters Relief program is intended to prevent tenant displacement until the new law becomes effective.

Who is eligible to receive the rent subsidy?

Tenants who reside in the City of Los Angeles that live in rental properties that have a Certificate of Occupancy (C of O) issued by the Los Angeles Department of Building & Safety (LADBS) before January 1, 2005, are eligible to receive a rent subsidy if they received one or more rent increase notices totaling more than 8% since March 15, 2019, and have income at or below 80% of Area Median Income (AMI). To find out if your unit was built before January 1, 2005, visit <http://lacitydbs.org/buildinginfo> or call HCIDLA at (866) 557-7368.

How do I know if my income is below 80% of the Area Median Income (AMI)?

If the household income is at or below the dollar amount for the household size listed in the chart below, the household income is below 80% of the AMI.

2019 HUD Low Income Limits for Los Angeles **(Formerly known as 80% of AMI)**

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Income Limit	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200	\$96,900	\$103,550	\$110,250

A tenant whose income is 80 percent or less of the Area Median Income, as adjusted for household size, as defined by the U.S. Department of Housing and Urban Development (Effective April 24 2019)

When would a rent increase greater than 8% have to be given for the tenant to qualify for the subsidy program?

In order to be eligible for the program, a tenant must have received one or more notices of a rent increase(s) resulting in a rent higher than 8% of their rent on March 15, 2019. The effective dates of the rent increase(s) may be between March 15, 2019 through December 31, 2019.

How much money does the rent subsidy cover for rent increases over 8%?

The rent subsidy will cover the difference between the increased rent (since March 15, 2019) minus 8% for up to three months to assist eligible tenants.

Who is the rent subsidy paid to?

The subsidy is paid directly to the landlord.

Can a tenant receive back pay for rent already paid to the landlord?

No, there is no reimbursement or backpay. The subsidy is intended for rent-burdened tenants with existing arrears that qualify under the income limit requirements.



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I received a rent increase of 20% effective April 1, 2019, and paid the increase. I heard that under AB 1482, the Tenant Protections Act of 2019, my landlord will have to roll back my rent, is that true?

Yes, effective January 1, 2020, a landlord must revert the rent back to what it was on March 15, 2019, plus an additional 8.3 %. For example, if your rent was \$2,000 on March 15, 2019, your landlord will have to adjust your rent to \$2,160 ($\$2,000 + 8.3\% = \$2,166$).

I received a rent increase for more than 8% and meet the income guidelines, where do I go to get assistance?

If you live in the City of Los Angeles, and your unit was built before 2005, and your household income is at or below 80% of the AML, please contact one of the agencies below to apply for a rent subsidy:

Housing Rights Center (HRC)

3255 Wilshire Blvd., Suite 1150, Los Angeles 90010.

Business hours: 8:30 a.m. to 5:00 p.m.

(800) 477-5977

Family Source Center (FSC)

15 locations throughout Los Angeles

Please see the attached list for locations.

(866) 557-RENT (7368)

Housing + Community Investment Department (HCIDLA)

5 locations throughout Los Angeles

Please see the attached list for locations.

(866) 557-RENT (7368)

What type of notice must I receive for a rent increase over 8%?

A rent increase notice must always be in writing and must be received 30 or 60 days before it becomes effective: A 30-day notice must be given if the rent increase is 10% (or less) or 60-days if the rent increase is greater than 10% of the rent charged at any time during the 12 months before the rent increase takes effect.

What kind of information will I need to apply for a rent subsidy under the Emergency Renters Relief Program?

Please provide a copy of the rent increase notice, lease/rental agreement, last three months of rent payment receipts, proof of income for all household members such as the last 3 months of current pay stubs, 2018 income taxes, etc.



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3255 Wilshire Blvd., Suite 1150
Los Angeles, CA 90010
(800) 477-5977
Business hours: 8:30 a.m. to 5:00 p.m.

FAMILY SOURCE CENTERS (FSC)

BOYLE HEIGHTS

El Centro de Ayuda Corporation
2130 E. 1st Street, Suite 110
Los Angeles, CA 90033
(323) 526-9301

NORTH VALLEY

New Economics for Women
21400 Saticoy St., 2nd Floor
Canoga Park, CA 91304
(818) 887-3872

EL SERENO/LINCOLN HEIGHTS

Barrio Action Youth and Family Center
4927 Huntington Dr., Suite 200
Los Angeles, CA 90032/Los Angeles, CA 90031
(323) 221-0779

VAN NUYS

New Economics for Women
6946 Van Nuys Blvd., Ste. 220
Van Nuys, CA 91405
(818) 786-4098

ECHO PARK/CYPRESS PARK

El Centro del Pueblo
1824 W. Sunset Blvd.
Los Angeles, CA 90026
(213) 483-6335

PACOIMA

El Nido Family Centers
11243 Glenoaks Blvd., Suite 2
Pacoima, CA 91331
(818) 896-7776

WESTLAKE/PICO UNION

Central City Neighborhood Partners
501 S. Bixel St.
Los Angeles, CA 90017
(213) 482-8618

SOUTHEAST

All People's Community Center
822 E. 20th Street
Los Angeles, CA 90011
(213) 747-6357

WILSHIRE

P.F. Bresee Foundation
184 S. Bimini Place
Los Angeles, CA 90004
(213) 387-2822

SOUTHWEST

El Nido Family Center
2069 W. Slauson Ave.
Los Angeles, CA 90047
(323) 998-0093



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**HOLLYWOOD
TBD**

SOUTHWEST/FLORENCE
The Children's Collective
915 W. Manchester
Los Angeles, CA 90044
(323)789-4717

WEST ADAMS
1736 Family Crisis Center
2116 Arlington Ave., Suite 200
Los Angeles, CA 90018
(323) 737-3900

SOUTHEAST/WATTS
Watts Labor Community Action Committee
1212 E. 108th Street.
Los Angeles, CA 90059
(323) 357-6262

WEST LOS ANGELES
Latino Resource Organization, Inc.
1645 Corinth Ave., #112
Los Angeles, CA 90025
(424) 293-8297

WILMINGTON/SAN PEDRO
Toberman Neighborhood Center
131 N. Grand Ave.
San Pedro, CA 90731
(310) 832-1145 ext.106

HOUSING + COMMUNITY INVESTMENT DEPARTMENT
(HCIDLA) OFFICE LOCATIONS

BOYLE HEIGHTS
2130 E. 1st Street, Suite 2600
Los Angeles, CA 90033
Business hours: 9:00 a.m. to 4:00 p.m.

NORTH HOLLYWOOD
6400 Laurel Canyon Blvd., Suite 610
North Hollywood, CA 91606
Business hours: 9:00 a.m. to 4:00 p.m.

DOWNTOWN LOS ANGELES
1200 W 7th Street
Los Angeles, CA 90017
Business hours: 9:00 a.m. to 4:00 p.m.

SOUTH LOS ANGELES
640 Knox Street, Suite 125
Torrance, CA 90502
Business hours: 9:00 a.m. to 4:00 p.m.

WEST LOS ANGELES
1645 Corinth Ave., Suite 104
Los Angeles, CA 90025
Business hours: 9:00 a.m. to 4:00 p.m.
Open Monday, Wednesday & Friday
Closed between 12:00 p.m. to 1:00 p.m.

EMERGENCY RENTERS RELIEF PROGRAM APPLICATION



TENANT INFORMATION

Complete the application if you have received one or more rent increase notices totaling more than 8% since March 15, 2019, in which you cannot pay. In order to be eligible for the rent subsidy, you must (1) reside in the City of Los Angeles in which the property was built before January 1, 2005, (2) and have income at or below 80% AMI.

LAST NAME :

FIRST NAME :

EMAIL :

PHONE NUMBER :

STREET ADDRESS :

CITY :

STATE :

ZIP :

ELIGIBILITY QUESTIONS

Please answer the below questions to determine if you are eligible for the emergency rent subsidy program:

Did you receive a rent increase more than 8% from 3/15/19 to 12/31/2019?

Yes
No

Is your combined household income at or less than 80% of AMI?

Yes
No

2019 HUD Low Income Limits for Los Angeles (Formerly known as 80% of AMI)

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
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If you answered yes to the above questions, please fill out the below questions:

TENANCY INFORMATION

How many adults (18 +years) live in the household?

Are you behind in your rent payment(s)?	Yes	If yes, what is the total rent owed?
	No	

What type of notice did you receive?	3-Day Notice to Pay Rent or Quit	When does the notice become effective?	<input type="text"/>
	30/60-Day Rent Increase		
	Other		

Please check off the documents you will provide to support income eligibility?

Documents:	Rent Increase Notice and/or 3, 30, 60-Day Notice
	Recent Pay Stubs
	2018 IRS Tax Filing
	Social Security (SSI/SSD)
	Rent Receipts (if any)
	Rental Agreement or Lease (if any)
	TANF
	General Assistance
	Veterans Benefit
	Other

Please submit the completed application and eligibility documents to:

Housing Rights Center
3255 Wilshire Boulevard, Suite 1150
Los Angeles, California 90010
Open 8:30 a.m. to 5:00 p.m.
(800) 477-5977