

# HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



MAY 2023

## RESOURCES FOR PROPERTY OWNERS

The Los Angeles County Department of Consumer and Business Affairs (DCBA) has resources and information for landlords regarding the protections which expired March 31, 2023. [Click here](#) to learn how the changes impact property owners and the tenants living in your rental properties.

DCBA understands that some emergency measures may have hindered property owners and landlords from using rent collected to pay the mortgage on a property. DCBA provides free services to property owners with 15 or fewer units, through the Foreclosure Prevention Program. DCBA counselors can help property owners facilitate communication with lenders and explore foreclosure avoidance options. The Foreclosure Prevention Program includes one-on-one foreclosure counseling, loan reinstatement or modification assistance, financial coaching, and budgeting. [Click here](#) for more information.

## HAVE YOU JOINED THE RENT CAFÉ PORTAL?

For help signing up or questions regarding your Rent Café Portal account, e-mail [RentCafePortal@lacda.org](mailto:RentCafePortal@lacda.org), or you can [click here](#) to access the Rent Café Portal.

If you have already signed up, remember to check your email frequently to ensure you don't miss any notifications from the Los Angeles County Development Authority (LACDA).



### 24/7 access to:

- Submit income and family composition changes
- Complete your annual re-examination
- View tenant and owner forms

## HOW TO REQUEST A RENT INCREASE

A rent increase may be requested any time after the initial term of the lease and in accordance with any rent increase provisions specified in the lease. You may submit a rent increase request by fax, mail, or online via the Rent Café Owner's Portal. You must notify the LACDA and the tenant at least 60 days before the proposed effective date of the intended rent increase. Your rent increase request must be in accordance with the U.S. Department of Housing and Urban Development (HUD) Tenancy Addendum. The LACDA will deny rent increase requests made during the first term of the lease, or from owners whose contracts are in abatement for owner violations.

Additionally, if the Section 8 rental unit is located in a complex of five or more units, you must submit information on your last three most recently unassisted rental units of like or similar characteristics to the subject rental unit.

Please use the [LACDA Rent Increase form](#) for requests submitted by fax, mail, or the Rent Café Owner's Portal.





**> CALLING ALL OWNERS!  
HELP US OPEN DOORS**

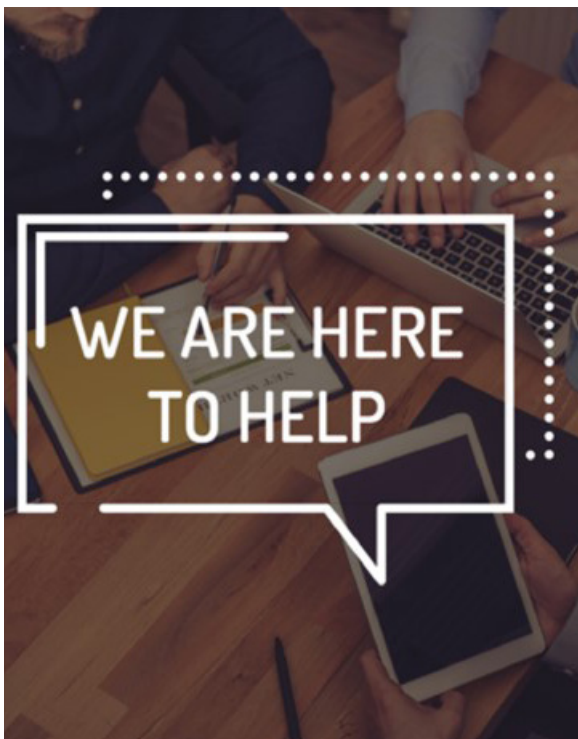
**The LACDA needs your vacant units!  
Open Doors benefits property owners financially and provides enhanced customer services to increase the number of rental units available to subsidized families in Los Angeles County's highly competitive rental housing market.**

**Property owner assurances include:**

- **Sign-On Bonus;**
- **Vacancy Loss Payments;**
- **Damage Mitigation; and**
- **Peace of Mind.**

**QUESTIONS?**

**(626) 586-1984 [Opendoors@lacda.org](mailto:Opendoors@lacda.org)**



**WE KNOW YOU HAVE QUESTIONS.  
WE'RE HERE TO PROVIDE ANSWERS.**

The LACDA Owner Engagement Hour occurs twice a month and provides owners the opportunity to ask LACDA staff about general program questions. Expert staff will also be available to provide information on the following topics:

- Request for Tenancy Approval (RTA) Process;
- Housing Quality Standards (HQS);
- Inspections; and
- LACDA Incentives.

### **MAY EVENTS**

**Wednesday, May 3, 2023, 10:00 A.M. - 11:00 A.M.**

Zoom Link: <https://bit.ly/3PG4tGC>

**Wednesday, May 17, 2023, 3:00 P.M. - 4:00 P.M.**

Zoom Link: <https://bit.ly/3FFJpvk>