



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 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, click [here](#).

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 AMI, please contact one of the agencies below to apply for a rent subsidy:

[Family Source Center \(FSC\)](#) has fifteen locations throughout Los Angeles. Please click [here](#) for a list of locations. Business hours are from 9:00 a.m. to 5:00 p.m. You can also contact HCIDLA's hotline at (866) 557-RENT (7368).

[Housing Rights Center \(HRC\)](#) located at 3255 Wilshire Blvd., Suite 1150, Los Angeles 90010. Business hours are from 8:30 a.m to 5:00 p.m. Phone (800) 477-5977.

[Housing + Community Investment Department \(HCIDLA\)](#) has 6 locations throughout Los Angeles. Please click [here](#) for a list of locations and office hours.

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.