



HOUSE NOTES

Building a Better Community

CITY OF PASADENA HOUSING DEPARTMENT

Section 8 Program Participant/Owner Newsletter

May 2023

Para obtener una copia de este boletín en español, visite

www.cityofpasadena.net/housing/

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www.cityofpasadena.net/housing/

City of Pasadena Section 8 Program to take Online Applications for Rental Assistance from June 1-June 15, 2023

The Section 8 program provides rental assistance to very low-income households, including families, seniors, single people, and people with disabilities.

Interested households must apply online between June 1, 2023-and June 15, 2023. You can apply using computer, smart-phone, or internet-connected tablet. If you need help or computer access, assistance is available at Pasadena Public Libraries during open hours, at the Flintridge Center during specific times, and at the Pasadena Senior Center by appointment.

For more information, including locations and hours for computer access if needed, scan this QR code or go to www.cityofpasadena.net/housing



Landlord News

Property Owners: July Payment will be Mailed/Posted on July 5

As a result of the City of Pasadena fiscal year end processing, the housing assistance payments to owners for the month of July will be electronically deposited to the bank account on file or mailed to the payee on Wednesday, July 5, 2023. The timing of the July payments will only effect July. Future months' payments will be deposited or mailed on or before the first of the month as in past practice.

\$2500 Landlord Incentives Available

Rent your vacant unit to a voucher holder who is at risk of or experiencing homelessness and you may be eligible for a landlord incentive payment of up to \$2500. Emergency Housing Voucher holders are currently looking for rental units. In addition to the monthly rent subsidy, landlords renting to these voucher holders will receive a \$2500 per unit bonus and security deposit assistance. To list your unit or for more information, please contact Maria Rodriguez at mrodriguez@cityofpasadena.net or (626) 744-7548.

Measure H Rent Control

City of Pasadena voters recently passed the Measure H rent control ordinance. As required by the ordinance, a Rental Housing Board will be formed, and that board will be responsible for the

implementation of Measure H. For more information, please go to <https://www.cityofpasadena.net/measure-h/>.

Source of Income Protection Law covers Section 8 Vouchers

California's Fair Employment & Housing Law was amended in January 2020 to include housing subsidies as source of protected income. This means that housing providers, such as landlords, cannot refuse to rent to someone, or otherwise discriminate against them, because they have a housing subsidy, such as a Section 8 Housing Choice Voucher, that helps them to afford their rent. For more information, go to <https://calcivilrights.ca.gov/housing/providerResources/>

Changes to Utility Assignment

California law allows landlords to change the terms of a month-to-month lease with proper notice. This includes changes to responsibility for utilities and rent increases. If you are intending to make a change to the terms of your lease, make sure you have provided the tenant proper notice and submitted a copy of that notice to the Housing Department. For questions about required notice or clarifications on the requirements, please contact your City of Pasadena Housing Assistant.

Tenant News

Housing Rights Assistance

Both landlords and tenants have rights under California state law and federal law. Here in Pasadena, the Housing Rights Center can answer questions you may have about your rights as a renter. They can assist with questions about modifications to your unit because of disability, eviction notices, landlord/tenant mediation, and other fair housing issues. The Housing Rights Center can be reached at (626)831-9732.

Important Reminder of Requirement to Report Changes

Program participants are required to report income and household changes within 15 days. Failure to report

changes can result in termination from the rental assistance program.

If your household income has changed, even a little, or members of your household moved in or out, you are required to report this change to us in writing. If you have failed to report previous changes, or have a change you need to report, you must do so now in order remain in good standing with the Section 8 program.

You do not need to have back-up documentation in order to report the change. You just need to complete the Update of Family Circumstances form. You may submit the backup documentation once you have received it.

You can report changes in income or family composition in person at the Housing Department, Monday-Tuesday 8am-1pm and Wednesday-Thursday noon-5pm, or by mail using the Update of Family Circumstances form available here:

<https://www5.cityofpasadena.net/housing/section-8/forms-and-handouts/>.

It is important that you report your income accurately and completely. It is required by the Section 8 program rules and allows us to continue to provide rental assistance to your family and other families in need. Don't risk your assistance over failure to report changes.

Please take this time to re-read the Obligations of the Family to ensure that you are aware of what you need to do to remain in good standing with Section 8 requirements.

You can find the Obligations of the Rental Assistance Program Participant Family form on the Housing Department website here:

<https://www.cityofpasadena.net/housing/forms-and-handouts/>
