



# HOUSE NOTES

*Building a Better Community*

## CITY OF PASADENA HOUSING DEPARTMENT

### Section 8 Program Participant/Owner Newsletter

January 2020

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## *Landlord News*

### **New State Laws Limit Rent Increases, Require Just Cause Eviction, Include Rental Assistance as Source of Income in Prohibiting Discrimination**

The State of California recently passed AB 1482, which caps rent increases in areas without rent control to 5% + the local inflation factor, currently 3.3% in Los Angeles County. The bill also prohibits eviction without just cause. Statewide, this law takes effect on January 1, 2020. However, the City of Pasadena has adopted an ordinance bringing AB 1482 into effect in Pasadena as of November 7, 2019. More information about AB 1482 and the local ordinance can be found at [www.cityofpasadena.net/housing](http://www.cityofpasadena.net/housing) under "Tenant Protection".

Another State law, SB 329, categorizes rental assistance as a source of income and prohibits landlords from having a blanket "no Section 8" policy. Landlords can still screen tenants for suitability. This law takes effect January 1, 2020.

### **Contact Information for Rental Assistance Management Team**

We appreciate our participating landlords. This program doesn't work without property owners. We've had some changes in roles and have new staff members, so we want to make sure you know who to contact. If you have questions or concerns, you can contact the following management team members:

**Arpie Akmakjian, Housing Specialist**-concerns regarding tenants participating in rental assistance. (626) 744-8313  
[aakmakjian@cityofpasadena.net](mailto:aakmakjian@cityofpasadena.net)

**Angelica Ramirez, Housing Specialist**-contact regarding ownership changes, inspections, and rent increases. (626) 744-8309

[aramirez@cityofpasadena.net](mailto:aramirez@cityofpasadena.net)

**Anne Lansing, Housing Assistance Officer**-contact regarding program management issues.

(626) 744-6701 [alansing@cityofpasadena.net](mailto:alansing@cityofpasadena.net)

### **Lease Agreements**

Beginning in January 2020, the CoPHD will no longer provide a lease agreement for assisted units. Property owners should use a lease agreement that complies with California law and includes all of the following information:

Tenant's complete name;  
Effective date of lease/rental agreement;  
Term of lease/rental agreement;  
Complete unit address (include city & state);  
Total monthly rent;  
Utilities (Specify which utilities landlord is responsible for paying and which utilities tenant will pay);  
Appliances (Specify who will provide refrigerator & stove);  
Name of all occupants;  
Signature of both Tenant & Landlord;  
Lease/rental agreement must include HUD wording "HUD Tenancy Addendum is incorporated in this lease"

The information on the lease must also match the information on the HAP Contract and Tenancy Addendum.