

INFORMATION FOR TENANTS

Frequently Asked Questions (FAQ) About Tenant Income Certification and Your Right to Return to this Building



Question: Why did I get this letter?

Answer: This letter informs you that your landlord (the owner) plans to demolish your building to construct a new housing development project. Lower income households have certain rights in this situation. The Los Angeles Housing Department (LAHD) will certify your income and help you exercise your rights.

Question: What do I need to do?

Answer: Review the information in this packet and complete the Tenant Income Certification form. LAHD's representatives from Interwest can assist you in completing this form. If you want to come back to an affordable unit in the future project, complete the Affidavit on Tenant Rights.

Question: How do I know if I'm a lower income household?

Answer: Follow the instructions on the Tenant Income Certification form. Add up all income sources for each member of your household and compare it to the table below. If your household earns less than the amount shown for a household of your size, you should qualify as lower income. LAHD will certify your income.

Maximum Income (Effective August 1, 2023)	Household Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
	\$70,650	\$80,750	\$90,850	\$100,900	\$109,000	\$117,050	\$125,150	\$133,200

Question: Do I have to give you this information?

Answer: You are not required to complete the forms or provide any information. But, if you choose not to provide this information, LAHD cannot certify that your household qualifies as lower income.

Question: What happens if I don't give you my information in 30 calendar days?

Answer: If you don't provide your income information by the deadline, LAHD may not be able to guarantee your right to return to an affordable unit in the future project.

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Question: What will happen when the new project is ready for move-in?

Answer: You will be contacted by a representative of LAHD when your unit is ready. LAHD's representative will help you complete an application to rent the unit and help you understand the documents you need to send to the owner. You can see a list of required documents at <https://housing.lacity.org/partners/sb-8-determinations>. If you have questions about this now, email lahd.occmonitor@lacity.org.

Question: What if my income changes?

Answer: LAHD will certify your income when the new project is ready. For you to move into one of the new affordable units, your income has to stay below a certain level. You can check today's levels in the table above. If your income increases above that level, you are no longer qualified to rent an affordable unit in the new project, but may be able to rent a market rate unit. If your income has decreased, the owner may offer you a lower rent, but is not required to.

Question: What if there is more than one household living in my unit? Does everyone have to return together?

Answer: You will provide a list of adults and children living in your unit today. LAHD will determine your Right to Return based on the combined income of all adults. If your household has a Right to Return, any household member can return with or without others as long as the total household income remains at or below the limit for the household size.

Question: My unit is protected by the Rent Stabilization Ordinance (RSO). Do I automatically get to return to an affordable unit in the future project?

Answer: No, you only have the Right to Return to an affordable unit in the future project if you are lower income (see above, "How do I know if I'm a lower income household?"). Your current income will be certified by LAHD, and your future income will be certified again when the new project is ready.

Question: How do I know if my unit is protected by the Rent Stabilization Ordinance (RSO)?

Answer: Please email lahd-landlorddeclarations@lacity.org or call 213-808-8537.

Question: What happens if my landlord evicts me, but doesn't start construction on the new building in six months?

Answer: Seek legal advice, or call the LAHD Hotline at 866-557-7368.

Question: What type of relocation benefits am I eligible for?

Answer: Call the LAHD Hotline at 866-557-7368.

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