

Hurricane Katrina and Hurricane Rita Temporary Relief Program

QUALIFYING RELIEF RENTAL AGREEMENT FORM

Part A: Fixed Relief Period of this Agreement

Start Date ____ / ____ / ____	End Date ____ / ____ / ____ (cannot be later than 12/31/2006)
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Part B: Rental Unit Information

Part C: Landlord Information

Property Name		Landlord Name	
Property Address		Landlord Address	
Unit No.	Zip code	Landlord Phone	e-mail
Unit Configuration	<input type="checkbox"/> Single <input type="checkbox"/> 1-Bdrm <input type="checkbox"/> 2-Bdrm <input type="checkbox"/> 3-Bdrm <input type="checkbox"/> 4-Bdrm	Management Company (if any)	
No. of Bathrooms	<input type="checkbox"/> 1 <input type="checkbox"/> 1½ <input type="checkbox"/> 2	Furnished?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Utilities Provided	<input type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Water/Sewage <input type="checkbox"/> Trash <input type="checkbox"/> Cable	Company Phone	e-mail
Other Amenities		On-site Manager (<input type="checkbox"/> same as Landlord)	
Will there be any change in amenities provided after the Fixed Relief Period?		Manager Address	
<input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, describe		Manager Phone	e-mail

Part D: Monthly Rent

1. REDUCED RENTAL RATE (monthly rent during the Fixed Relief Period in Part A) \$	2. Maximum INCREASED RENTAL RATE (monthly rent after the End Date of Fixed Relief Period in Part A) \$
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Part E: Fair Market Value Rent (FMVR) & Maximum REDUCED RENTAL RATE (RRR)

Unit Size	Single		1-Bedroom		2-Bedroom		3-Bedroom		4-Bedroom	
Area	FMVR	RRR	FMVR	RRR	FMVR	RRR	FMVR	RRR	FMVR	RRR
North Valley	\$965	\$724	\$1,148	\$861	\$1,457	\$1,093	\$1,814	\$1,361	\$2,268	\$1,701
South Valley	\$918	\$689	\$1,026	\$770	\$1,432	\$1,074	\$1,681	\$1,261	\$1,912	\$1,434
West Los Angeles	\$1,371	\$1,028	\$1,690	\$1,268	\$2,303	\$1,727	\$3,171	\$2,378	\$5,933	\$4,450
Central	\$1,020	\$765	\$1,197	\$898	\$1,870	\$1,403	\$2,120	\$1,590	\$3,233	\$2,425
South Los Angeles	\$733	\$550	\$871	\$653	\$1,325	\$994	\$1,475	\$1,106	\$1,637	\$1,228
East Los Angeles	\$800	\$600	\$1,047	\$785	\$1,376	\$1,032	\$1,495	\$1,121	\$1,615	\$1,211
Harbor	\$565	\$424	\$1,038	\$779	\$1,279	\$959	\$1,746	\$1,310	\$2,392	\$1,794

Part F: Tenant Eligibility

Tenant Contact Name	Contact Phone	e-mail
Pre-Hurricane Street Address	City & State	Zip code

FEMA Registration No. (attach a copy of FEMA letter to this form)

Part G: Tenant Household Composition

#	Last Name	First Name	Age	Relationship to Head of Household
1				Head of Household
2				
3				
4				
5+	List any additional tenant household members on an attached separate sheet.			

Part H: Program Provisions

The City of Los Angeles has established the Hurricane Katrina and Hurricane Rita Temporary Relief Program to permit landlords (1) to rent rental units subject to the City's Rent Stabilization Ordinance at below market rates for a temporary period to persons displaced from their homes by one or both of these hurricanes and (2) to raise rental rates at the end of the temporary period. The requirements of this Program are set forth in Section 151.21 of the Los Angeles Municipal Code (LAMC) and include the following provisions:

- Notwithstanding the provisions of Subsection D of Section 151.06 of the LAMC, a landlord who (a) rents a vacant unit to a person displaced from a residence as a result of Hurricane Katrina or Hurricane Rita ("Displacee"), (b) rents that unit at a rate no greater than the REDUCED RENTAL RATE shown in Part E of this form, and (c) files a Qualifying Relief Rental Agreement Form with the LAHD may increase the rent to the INCREASED RENTAL RATE at the expiration of the Fixed Relief Period stated on that Agreement Form. After a landlord increases the rent at the expiration of the Fixed Relief Period, regardless of whether the increase is less than the amount authorized in the Qualifying Relief Rental Agreement Form, the rent cannot be further increased without compliance with the provisions of the Rent Stabilization Ordinance including those provisions pursuant to LAMC Sec. 151.06.
- A landlord who desires to participate in this Program must file this Qualifying Relief Rental Agreement Form in person (landlord and displacee) at the Central Regional Office of LAHD, located at the following address:

Los Angeles Housing Department
3550 Wilshire Boulevard, 15th Floor
Los Angeles, CA 90010
Attention: Katrina/Rita Coordinator

- The Displacee may terminate the lease upon thirty days notice and will not be liable for rent that would otherwise be owed for the remainder of the term of the Fixed Relief Period and the remainder of the lease, nor for damages resulting from termination prior to expiration of the Fixed Relief Period and the lease.
- A landlord may continue to rent to the Displacee at the REDUCED RENTAL RATE upon the expiration of a Fixed Relief Period. A landlord who does not increase the rental rate upon the expiration of the Fixed Relief Period may impose one rent increase on or before December 31, 2006, provided that the new rental amount does not exceed the INCREASED RENTAL RATE. If, on January 1, 2007, the landlord has not increased the rent from the REDUCED RENTAL RATE, the rent cannot further be increased without compliance with the provisions of the Rent Stabilization Ordinance, including those provided pursuant to Section 151.06.
- Rental Units may not be rented pursuant to the provisions of this section if they are located in buildings: (1) that have been placed into the Rent Escrow Account Program pursuant to LAMC Section 162.00, et. seq., or LAMC Section 155.00, et. seq., and the REAP placement is not yet terminated; (2) for which there is an outstanding order or notice to comply, correct or abate a condition or violation issued by an Enforcement Agency as defined in LAMC Section 162.02; or (3) that contain a rental unit that the Department has determined is being rented in violation of the Rent Stabilization Ordinance, and the Department has notified the landlord in writing of that determination.
- Effective January 1, 2007, rent can be increased only in compliance with the provisions of the Rent Stabilization Ordinance, including the provisions of Section 151.06.
- The maximum REDUCED RENTAL RATE shown in Part E corresponds to 75% of the Fair Market Value Rent for that area. To find the area of the City in which a property is located, visit the City of Los Angeles web site at <http://www.lacity.org> and enter the address under "My Neighborhood". The information displayed will include "Area Planning Commission" which corresponds to the areas listed in Part E.
- The location of the property containing the rental unit that is the subject of this Form, and the identity of the landlord, will be made available to the public.

Part I: Landlord Certification

I hereby certify that I understand and will adhere to the provisions of this program and that the information I have provided on this form is true and correct to the best of my knowledge. I further certify that I will offer for rental the unit identified in this agreement at the Reduced Rental Rate in Part D1 to the tenants specified in this form during the Fixed Relief Period in Part A.

Landlord/Agent

Date

Part J: Tenant Certification

I hereby certify that I understand and will adhere to the provisions of this program and that the information I have provided on this form is true and correct to the best of my knowledge. I further certify that I understand that the rent for this unit may be raised to the amount stated in D2 at the expiration of the Fixed Relief Period in Part A.

Head of Household

Co-Head (if any)

Date

LANDLORDS MUST ADHERE TO ALL REQUIREMENTS OF STATE LAW, INCLUDING REQUIREMENTS RELATED TO LENGTH AND MANNER OF NOTICE THAT MUST BE GIVEN TO A TENANT PRIOR TO AN INCREASE IN RENT. THIS FORM DOES NOT SERVE TO INVALIDATE ANY PROVISION OF STATE LAW NOR SUBSTITUTE FOR ANY REQUIREMENTS THEREUNDER.