

RESIDENT ADVISORY BOARD (RAB)

QUESTIONS AND ANSWERS

February 18, 2026

Q: A member of the public asked whether there will be future voucher issuance and whether the waiting list may open in the future.

A: Staff explained that future voucher issuance depends on federal funding, and current funding is not sufficient to pull applicants from the waiting list at this time.

Q: A member of the public asked whether Emergency Housing Vouchers (EHV) can be converted to regular Housing Choice Vouchers (HCV).

A: Staff explained that the Housing Authority is working on a plan/request, but it has not been approved by HUD. No announcement can be made until approval is received.

Q: A member of the public asked whether domestic violence victims and persons with disabilities have special consideration.

A: Staff referenced Violence Against Women Act (VAWA) protections and advised the member to speak with their caseworker for case-specific guidance.

Q: A member of the public asked how the public can help support continuation of voucher assistance.

A: Staff encouraged the public to attend the upcoming public hearing and to contact legislative representatives and HUD to share concerns.

Q: A member of the public asked what will happen to EHV participants if the program ends and whether there is a plan in place.

A: Staff explained that letters were sent to EHV participants advising that the program is expected to end and identifying available services. Staff also explained that the Housing Authority is working on a plan, but it is not yet approved.

Q: A member of the public asked whether EHV participants should apply to other Section 8 waiting lists in other jurisdictions.

A: Staff advised that members of the public may apply for voucher programs in other jurisdictions where there is an opening and they qualify.

Q: A member of the public asked about the likelihood of HUD approving EHV conversion to regular Housing Choice Vouchers.

A: Staff explained that they could not predict what HUD will approve and that the Housing Authority is waiting for HUD's decision.

Q: A member of the public asked why the Burbank Housing Authority cannot use all vouchers allocated to the City.

A: Staff explained that local rental costs are high, which increases program expenses and limits how many vouchers can be funded with available funding.

Q: A member of the public asked whether rent control or state law limits apply to Section 8 rent increases.

A: Staff explained that landlords must comply with applicable California law, including AB 1482 where applicable, and that allowable rent increases are subject to applicable legal limits.

Q: A member of the public asked, in a worst-case scenario, what the transition process would look like if EHV conversion is not approved.

A: Staff explained there is a plan, but details could not be shared at that time. Staff further explained that if conversion is approved, participants would complete an eligibility process, with the goal of a smooth transition. Staff also noted there is a temporary plan if conversion is not approved.

Q: A member of the public asked when any EHV transition process might take place if approved.

A: Staff stated the goal is for the process to occur before October.

Q: A member of the public asked whether a landlord must accept a participant if an EHV is converted to a HCV.

A: Staff advised that HCV participants are a protected class and landlords may not discriminate on that basis. Staff also explained that if a landlord does not renew tenancy, evictions would still require lawful just cause requirements.

Q: A member of the public asked whether landlords may be increasing rents because tenants have Section 8 assistance.

A: Staff explained that the Housing Authority could not speak to a landlord's intent. Staff also explained that landlords may increase rents if they are in compliance with applicable laws and program requirements. Staff further explained that the rent increase requests are reviewed for compliance and rent reasonableness, and that landlords must provide supporting documentation, including comparable rents.

Q: A member of the public asked how the public is notified when the Section 8 waiting list opens.

A: Staff explained that waiting list opening information is posted publicly, including on the City website, in newspapers, and through social service agencies.

Q: A member of the public asked about payment standards and whether they vary by area.

A: Staff explained that payment standards vary by ZIP code and advised the member to contact their caseworker for specific information.

Q: A member of the public asked whether a participant with a one-bedroom voucher may rent a two-bedroom unit.

A: Staff advised that a participant may rent a two-bedroom unit with a one-bedroom voucher and to follow up with their caseworker for case-specific information.

Q: A member of the public asked whether it is allowed for another tenant in the same building to pay lower rent.

A: Staff explained this may occur and may be justified by differences such as unit amenities, or renovations, if supported by documentation.

Q: A member of the public asked whether the Housing Authority has a list of available apartments/landlords.

A: Staff explained that the Housing Authority maintains a property listing for Section 8 participants, depending on landlord submissions, and that participants may request the listing from staff or their caseworker.