

# HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



MAY 2024

## County of Los Angeles Rent Stabilization and Tenant Protection Ordinance

The Los Angeles County Rent Stabilization and Tenant Protections Ordinance (RSTPO) is a local law that limits annual rent increases (for rent-stabilized units only) based on changes in the Consumer Price Index and provides tenants protections from evictions without just-cause for residential rental units in the unincorporated areas of Los Angeles County. On or before September 30th of each year, an owner must register each unit, unless fully exempt, that is rented or is available for rent in the County's Rent Registry system or on a form approved by the Los Angeles County Department of Business and Consumers Affairs.

### Take Note!

#### NOTICE: EFFECTIVE MAY 1, 2024

The Los Angeles County Development Authority (LACDA) will begin monitoring the Los Angeles County RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy. It is imperative that owners and the LACDA's rental assistance programs adhere to local ordinances, especially when they are designed to promote long-term stability and security for tenants in the rental market while providing owners a fair and reasonable return on their property.

### FOR QUESTIONS OR ADDITIONAL RESOURCES

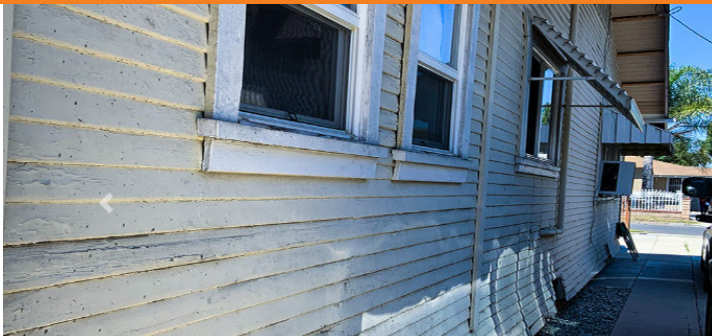
<https://bit.ly/42Tqo3z>

(800) 593-8222

<https://dcbalacounty.gov>

Property owners and tenants may access the Los Angeles County Rent Registry to register and/or verify coverage by visiting [www.rentregistry.dcbalacounty.gov](http://www.rentregistry.dcbalacounty.gov).

## Apply Now: FREE Lead-Based Paint Remediation



Owners of multifamily properties with five or more units may be eligible for up to \$25,000 per unit for the remediation of lead-based paint hazards in the interior and exterior of units, and health and safety improvements. The costs of the lead-based paint inspections as well as all construction activities (including relocating your tenants if necessary) to remove any identified hazards are **100% covered**.

Enrolled properties will receive free testing for chipping or peeling lead-based paint hazards. If any hazards are found, the remediation program will provide the certified contractors, all materials, and inspection services to remediate lead-based paint hazards inside and outside of your units and other related repairs that caused the lead-based paint to deteriorate.

**FOR MORE INFORMATION OR TO  
START THE APPLICATION PROCESS,  
CALL (626) 586-1790**



## VIRTUAL OWNER ENGAGEMENT HOUR

**We know You Have Questions. We're Here To Provide Answers.**

The **LACDA Owner Engagement Hour** occurs twice a month and provides owners the opportunity to ask LACDA staff about general Program questions. Expert staff will also be available to provide information on the following topics:

- Request for Tenancy Approval (RTA) Process;
- Housing Quality Standards (HQS);
- Inspections; and
- LACDA Incentives.

For additional information regarding the upcoming event, please contact us at: (626) 586-1985 or [HQP@lacda.org](mailto:HQP@lacda.org).

### MAY EVENTS

**Wednesday, May 1, 2024**

10 A.M. - 11A.M.

Teams Link: <https://bit.ly/4ay9eLT>

**Wednesday, May 15, 2024**

3 P.M. - 4 P.M.

Teams Link: <https://bit.ly/49CcEfA>



# JOIN OUR TEAM

The LACDA is hiring! Scan the QR codes to learn more!



**CASE  
MANAGER**



**MAINTENANCE  
WORKER**



## Have You Joined **RENT CAFÉ ?**

**Sign up now for 24/7 access to:**

- Book a Virtual Appointment
- View Housing Assistance Payments

For help signing up, or questions regarding your Rent Café Portal account, e-mail [RentCafePortal@lacda.org](mailto:RentCafePortal@lacda.org).

If you already signed up, remember to check your e-mail frequently to ensure you don't miss notifications from the LACDA.

[Click here](#) to access the Rent Café Portal.



**MAY IS  
MENTAL  
HEALTH  
AWARENESS  
MONTH**

Below are a few Mental Health Awareness Month Events occurring throughout the month of May.

May 4, 2024 11 A.M. - 5 P.M.  
Sgt Steve Owen Memorial Park

May 4, 2024 11 A.M. - 5 P.M.  
Belvedere Community Regional Park

May 5, 2024 11 A.M. -5 P.M.  
Ritchie Valens Recreation Center

May 11, 2024 11 A.M. -5 P.M.  
Earvin "Magic Johnson" Recreation Area