

TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS



Small Area Fair Market Rent (SAFMR)



The Los Angeles County Development Authority implemented SAFMR-based payment standards on January 1, 2025. SAFMRs are Fair Market Rents (FMRs) calculated at the zip code level rather than for an entire metropolitan area. This means the LACDA will now set payment standards for each zip code in its service area rather than having a single payment standard for the entire Los Angeles County. However, the LACDA will continue to use a metropolitan Los Angeles County-based payment standards for some of the project-based properties. SAFMRs are intended to provide families with access to low-poverty, high-opportunity areas by providing rental assistance at a level that makes the higher rents in such areas affordable for those families.

The LACDA has set its zip code-based payment standards at 90% of the SAFMRs, as permitted by the U.S. Department of Housing and Urban Development (HUD). The zip code-based payment standards will be in effect for the Housing Choice Voucher (HCV) Program, including the Emergency Housing Voucher Program and Veterans Affairs Supportive Housing Program, as of January 1, 2025. You may view the LACDA's new payment standards on the [LACDA website](#).

If you are a current voucher holder, please contact the LACDA to obtain a subsidy estimation for the zip code in which you are interested in residing. If you are considering moving out of your unit, please review the payment standard for the zip code you wish to live in.

TRADITIONAL PAYMENT STANDARDS

PAYMENT STANDARDS
Housing Choice Voucher Program
Emergency Housing Voucher Program
Veterans Affairs Supportive Housing Program

Effective November 1, 2022

Bedroom Size	SRO	0-bdr	1-bdr	2-bdr	3-bdr	4-bdr	5-bdr	6-bdr	7-bdr	8-bdr
Payment Standards	\$1,380	\$1,840	\$2,096	\$2,666	\$3,465	\$3,804	\$4,374	\$4,945	\$5,515	\$6,086

NEW ZIP CODE-BASED STANDARDS

CITY/NEIGHBORHOOD	ZIP CODE	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Unincorporated - Florence-Firestone	90001	\$1,687	\$1,460	\$1,706	\$2,051	\$2,440	\$2,916	\$3,354	\$3,791	\$4,228	\$4,665	\$5,103
Los Angeles - Watts	90002	\$1,680	\$1,440	\$1,706	\$2,051	\$2,440	\$2,916	\$3,354	\$3,791	\$4,228	\$4,665	\$5,103
Los Angeles - Koreatown	90004	\$1,263	\$1,063	\$1,260	\$1,458	\$1,713	\$2,013	\$2,313	\$2,613	\$2,913	\$3,213	\$3,513
Los Angeles - Hollywood	90006	\$1,212	\$1,012	\$1,209	\$1,407	\$1,605	\$1,803	\$2,001	\$2,200	\$2,398	\$2,596	\$2,794
Los Angeles - Hollywood/Koreatown	90006	\$1,092	\$1,440	\$1,520	\$2,051	\$2,646	\$2,916	\$3,354	\$3,791	\$4,228	\$4,665	\$5,103
Los Angeles - Exposition Park/West Adams	90007	\$1,000	\$1,440	\$1,520	\$2,051	\$2,646	\$2,916	\$3,354	\$3,791	\$4,228	\$4,665	\$5,103
Los Angeles - Golden Hills	90008	\$1,000	\$1,440	\$1,520	\$2,051	\$2,646	\$2,916	\$3,354	\$3,791	\$4,228	\$4,665	\$5,103
Los Angeles - Vermont Central	90011	\$1,000	\$1,440	\$1,520	\$2,051	\$2,646	\$2,916	\$3,354	\$3,791	\$4,228	\$4,665	\$5,103
Los Angeles - Downtown/Chinatown	90012	\$1,203	\$1,063	\$1,260	\$1,458	\$1,713	\$2,013	\$2,313	\$2,613	\$2,913	\$3,213	\$3,513



LOBBY CHANGES

EFFECTIVE
DECEMBER 2, 2024

The Alhambra and Palmdale Administrative Offices will adjust the lobby schedule for rental assistance programs as follows:

Lobby Hours
8:00 a.m. - 4:00 p.m.

Guests Served by Appointment Only
Mondays, Wednesdays, Fridays

Walk-in Services
Tuesdays and Thursdays



SMOKE DETECTOR GUIDELINES

The Public and Federally-Assisted Housing Fire Safety Act of 2022 (Act) requires all Public Housing Agencies to enforce the installation of smoke alarms with 10-year non-replaceable batteries where hardwire alarms are not already installed. The Act requires a qualifying smoke alarm installed in each level, and in, or near, each sleeping area in such dwelling unit, including in basements (except crawl spaces and unfinished attics), and in each common area in a project containing such a dwelling unit.

Smoke Alarm Guidelines

1. Smoke alarm is hardwired.
2. Smoke alarm uses 10-year non-replaceable primary batteries and is sealed; is tamper resistant; contains a silencing means; and provides notification for persons with hearing loss.
3. In the case of a dwelling unit built or substantially rehabilitated after the date of enactment of this paragraph, smoke alarm is hardwired.



Sign up now for 24/7 access to:

- Submit income and family composition changes
- Complete your annual re-examination
- View tenant and owner forms

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

For help signing up, or questions about your Rent Café Portal account, e-mail RentCafePortal@lacda.org.

RENT STABILIZATION AND TENANT PROTECTIONS ORDINANCE (RSTPO)

The Los Angeles County RSTPO limits annual rent increases (for rent-stabilized units only) based on changes in the Consumer Price Index (CPI) and provides tenants protections from evictions without just-cause. The LACDA monitors the RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy. The following are a few of the changes that went into effect on January 1, 2025.

- The rent increase cap will be lowered to 3% (previously 4%) based on 60% of the CPI.
- A “Small Property Owner” can increase the rent on a rental unit by an additional 1%, not to exceed 4%, unless otherwise determined by the County Department of Consumer and Business Affairs (DCBA).
- A landlord may increase the rent on a luxury unit by an additional 2%, but it should not exceed 5%, unless otherwise determined by DCBA.
- Owners of residential real property must now allow tenants in fully covered rental units who are not being evicted for non-payment of rent and who have a permanent physical disability related to mobility, to move to an available comparable or smaller fully covered rental unit on an accessible floor of the property, as per the conditions outlined in Assembly Bill 1620.

For more information regarding the RSTPO requirements or recent changes, visit <https://bit.ly/42Tqo3z>.



Lunch and Learn Workshops provide participants an opportunity to learn about the LACDA’s rental assistance programs offered. Join the LACDA to learn about the Home Ownership Program.

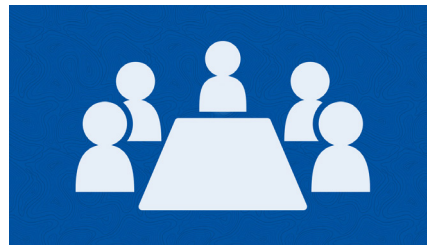
**Thursday, February 20, 2025
11:00 A.M. - 12:00 P.M.**

Register in advance for this Teams meeting at: <https://bit.ly/4h0Tmou>.

After registering, you will receive a confirmation e-mail with information about how to join the meeting.

QUESTIONS?

(626) 943-3841 • HCVWorkshops@lacda.org



**JOIN THE
RESIDENT
ADVISORY
BOARD
(RAB)**

Have you ever wondered why the LACDA operates the way it does? Would you like to share your concerns or ideas about our policies and procedures? The LACDA is recruiting volunteers for their RAB Committee that will assist with the 2025 Five-Year Agency Plan process.

The RAB provides an opportunity for HCV and Project-Based Voucher Program participants to provide input that affects them, like new policies and plans. As a RAB Committee member, all you have to do is attend a minimum of one meeting per year that takes place mid-November.

If you wish to volunteer for this year’s committee, you may email HADCompliance@lacda.org, or call (626) 586-1991 to express your interest. Be sure to include your name, phone number, email address, and any questions you may have. An LACDA representative will contact you with details about your role as a RAB Committee member.