

# HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



JANUARY 2025

## ➤ LACDA TO IMPLEMENT SMALL AREA FAIR MARKET RENT (SAFMR) BASED PAYMENT STANDARDS

The Los Angeles County Development Authority (LACDA) is mandated by the U.S Department of Housing and Urban Development (HUD) to implement Small Area Fair Market Rent (SAFMR) based payment standards by 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 standard for some of its 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 HUD. The zip code-based payment standards will be in effect for the Housing Choice Voucher 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 zip code-based payment standards on the LACDA website.

You may review the payment standard for your unit by identifying the unit's zip code in the LACDA's Payment Standard Schedule.

FORMER 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

SAMPLE OF NEW ZIP CODE-BASED PAYMENT 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	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Watts	90002	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
South Los Angeles	90003	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Hancock Park/Melrose	90004	\$1,263	\$1,683	\$1,890	\$2,385	\$3,033	\$3,357	\$3,861	\$4,365	\$4,868	\$5,372	\$5,875
Los Angeles - Koreatown	90005	\$1,310	\$1,746	\$1,953	\$2,466	\$3,132	\$3,474	\$3,996	\$4,517	\$5,038	\$5,559	\$6,080
Los Angeles - Pico-Union/Koreatown	90006	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Exposition Park/West Adams	90007	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Baldwin Hills	90008	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Vernon Central	90011	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Downtown/Chinatown	90012	\$1,263	\$1,683	\$1,890	\$2,385	\$3,033	\$3,357	\$3,861	\$4,365	\$4,868	\$5,372	\$5,875



# APPLY NOW: \$25,000 PER UNIT TO REMEDIATE LEAD-BASED PAINT FROM YOUR BUILDING

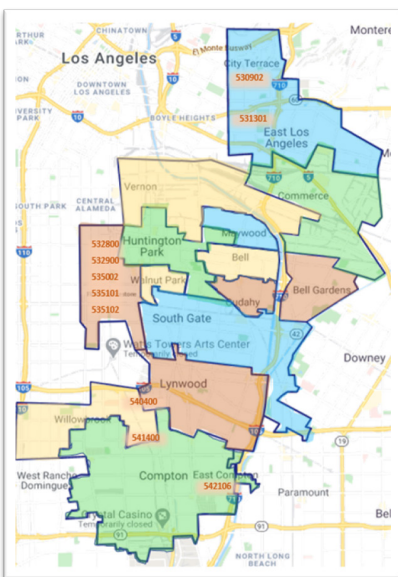


Owners of multifamily properties with five (5) or more units may be eligible for up to \$25,000 per unit. This includes \$20,000 for the remediation of lead-based paint hazards in the interior and exterior of units and \$5,000 for health and safety improvements. The costs of the lead-based paint inspections as well as all construction activities (including relocating your tenants if necessary) to remove any identified hazards are **100% covered**.

Lead Free Homes LA will provide testing for chipping or peeling lead-based paint hazards for enrolled properties. If any hazards are found, the 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. All services and material costs are at no cost to property owners or tenants.

## To participate in the program, property must meet the following criteria:

- Located within any of the following areas: Cities of Commerce, Vernon, Maywood, Bell, Bell Gardens, Cudahy, Huntington Park, South Gate, Lynwood, and Compton, and in the communities of Florence Firestone/Graham, Walnut Park, Willowbrook, East Los Angeles or East Rancho Dominguez
- Built prior to 1978
- Has five (5) or more units
- 50% of the units are occupied by low-income households
- Children under the age of six (6) must live in or frequently visit the property or, a pregnant person living there



If your property is eligible, apply now!

For more information or to start the application process, contact Impact Assessment at (213) 302-1783 or via email at MFHHErollment@ImpactAssessment.com

## 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 must be 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 must be hardwired.

# 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 (CPI) 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 (DCBA).

**NOTICE: Effective May 1, 2024,** The LACDA began monitoring the Los Angeles County RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy. When owners submit a rent increase request, owners will be required to submit the following: 1) LACDA's Rent Increase Request form, 2) proof of rent registry compliance, 3) copy of a 60-day notice to the tenant, and 4) proof of Tenant's Rights notice provided to the tenant. 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.

## More Information

For more information regarding the RSTPO requirements, visit <https://bit.ly/42Tqo3z> or contact: Los Angeles County Department of Consumer and Business Affairs (800) 593-8222 or visit <https://dcba.lacounty.gov>

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

**LOS ANGELES COUNTY RENT STABILIZATION PROGRAM**  
**ONLINE RENT REGISTRY**

Welcome to the Los Angeles County Rent Registry System!

LOS ANGELES County RENT Stabilization PROGRAM

The Rent Stabilization Program covers the [Rent Stabilization and Tenant Protections Ordinance \(RSTPO\)](#) and the [Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance \(MRSMOPO\)](#), which stabilize rents and extend eviction protections for eligible properties. To learn more, [click here](#).

The County's Rent Stabilization Ordinances require registration of rental units and mobilehome spaces within unincorporated areas of Los Angeles County, and payment of annual registration fees by September 30th of each calendar year, unless exempt.

Which units/spaces are covered?

Fully Covered Units (Rent restricted and eviction protections)	Partially Covered Units (Eviction protections)	Mobilehome Spaces (Rent restricted)
Located in unincorporated LA	Located in unincorporated LA	Located in unincorporated LA

Login as

Landlord

Tenant

OR

# AMENDMENTS TO THE RENT STABILIZATION AND TENANT PROTECTIONS ORDINANCE (RSTPO)

The items below are effective January 1, 2025 and are intended to incorporate additional protections as directed by the Board.

1. The rent increase cap will be lowered to 3% (previously 4%) based on 60% of the CPI.
2. 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 DCBA. Owners identifying as "Small Property Owners" will self-certify this information under penalty of perjury to the DCBA and must also include that they meet these criteria in their rent increase notice.

## Not Considered Small Property Owners:

- Real estate investment trust as defined by the IRS; or
- A corporation; or
- An LLC in which at least one member is or is controlled by a corporation; or
- A Partnership in which at least one partner is controlled by a corporation

## Considered a Small Property Owner:

- An owner that qualifies and receives Homeowners Property Tax Exemption for which the subject rental unit is located; or
  - Has an ownership interest or beneficial interest in or controls only one (1) rental property with no more than 10 units; or
  - Has an ownership interest in or beneficial interest in or controls no more than three (3) rental properties with a combined total of no more than 10 units, including any outside of Los Angeles County.
3. **Luxury Units**—A landlord may increase the rent on a Luxury Unit by an additional 2%, but it should not exceed 5% unless otherwise determined by the DCBA. The owner must include a statement in the rent increase notice to the tenant informing them that the fully covered unit meets the criteria of a Luxury unit.
  4. **Pass-Through Cost Recovery. Fully Covered Units**, pass-through cost recovery will not be approved if the total amount allowed as a pass-through cost for the year, combined with any permitted rent increase for that year, results in a total increase of more than 3% from the previous year. For small property owners, the limit is 4%, and for luxury unit owners, it is 5%.
  5. Owners of residential real property must now allow tenants in fully covered rental units who are not being evicted for nonpayment 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.



## LOBBY CHANGES EFFECTIVE DECEMBER 2, 2024

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

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

**Guest Served by Appointment Only**  
Mondays, Wednesdays, Fridays

**Walk-in Services**  
Tuesday and Thursday



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

- Book a Virtual Appointment
- View Housing Assistance Payments

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

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

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



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

- Request for Tenancy Approval Process;
- Requesting a Rent Increase; and
- LACDA Incentives.

**Wednesday, January 15, 2025**

3:00 P.M. - 4:00 P.M.

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

For additional information regarding the upcoming event, please contact us by phone or e-mail.

**(626) 586-1985** [HIP@lacda.org](mailto:HIP@lacda.org)



Workshops are designed to provide participant families and owners an opportunity to learn about LACDA's rental assistance programs offered. Join the LACDA to learn about the new Small Area Fair Market Rents and what this means for your housing assistance. Effective, January 1, 2025, payment standards will now be set for individual ZIP codes rather than an entire metropolitan area and will differ depending on the area you would like to move to.

**Join LACDA for the January Lunch & Learn:**

**Thursday, January 23, 2025**

**11:00 A.M. - 12:00 P.M.**

Register in advance for this Teams meeting at: <https://bit.ly/3ZTwb9m>

Once registered, a confirmation email will be sent with instructions on how to join the meeting.

## QUESTIONS?

(626) 943-3841 • [HCVWorkshops@lacda.org](mailto:HCVWorkshops@lacda.org)

