

HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



LACDA
Los Angeles County Development Authority

JANUARY 2026



WHAT YOU NEED TO KNOW ABOUT AB 628 NEW LEGISLATION EFFECTIVE JANUARY 1, 2026

California's AB 628 updates habitability standards for rental units by requiring landlords to provide and maintain a working stove and refrigerator. Effective January 1, 2026, these appliances must be included in all new, renewed, or amended leases.

Landlords must also repair or replace any recalled appliances within 30 days of receiving notice of the recall. Tenants' rights to repair-and-deduct or vacate due to untenantable conditions remain unchanged.

Tenants may choose to provide their own refrigerator, but only if this is agreed upon at lease signing and documented in writing.

Exempt units include permanent supportive housing, Single Room Occupancies (SROs), residential hotels, and shared housing with communal kitchens.

To read the full bill, visit <https://bit.ly/47XJclk>.



The **Owner Engagement Hour** occurs twice a month and provides an opportunity to ask Los Angeles County Development Authority (LACDA) staff about general Program questions. Expert staff are available to provide information regarding:

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

Wednesday, January 7, 2026

10:00 A.M. - 11:00 A.M.

Teams Link: [http://bit.ly/43evxnD](https://bit.ly/43evxnD)

Wednesday, January 21, 2026

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

Teams Link: [http://bit.ly/4knSZpt](https://bit.ly/4knSZpt)

Questions? (626) 586-1985 HIP@lacda.org

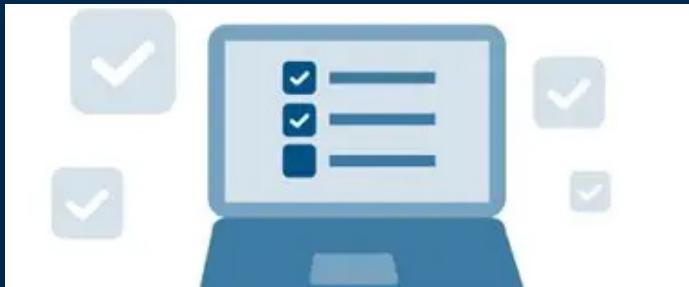


Thursday, January 15, 2026
11:00 A.M. - 12:00 P.M.

Workshops are designed to provide participant families and owners an opportunity to learn about the LACDA's rental assistance programs offered. Join the meeting to learn about the LACDA's rent increase process.

Register in advance for this Teams meeting at:
<https://bit.ly/4q6aDAF>.

Once registered, a confirmation email will be sent with further instructions. For more information, please call (626) 943-3841 or email Dominic.Vargas@lacda.org.



HAVE YOU JOINED THE RENT CAFÉ?

Sign up now for 24/7 access to:

- Book a Virtual Appointment
- View Housing Assistance Payments

[Click to Access the Rent Café Portal](#)

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



Lobby Hours

MONDAY - FRIDAY
8:00 A.M. - 4:00 P.M.

Alhambra and Palmdale
Administrative Offices
Rental Assistance Programs

Guests Served by Appointment Only
Mondays, Wednesdays, Fridays

Walk-In Services
Tuesdays and Thursdays

OLD, PEELING, & CHIPPING PAINT?

You Could Receive Up to

\$105,000

in **FREE** Health and Safety Home Repairs



LIVE LEAD-FREE
A Lead Remediation Program



LACDA
Los Angeles County Development Authority



VISIT: LIVELEADFREE.ORG