

# HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



FEBRUARY 2025

## 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 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](#).

### 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
Urbancoronado - Florence-Firestone	90001	\$1,661	\$1,468	\$1,706	\$2,051	\$2,440	\$2,916	\$3,354	\$3,791	\$4,228	\$4,665	\$5,103
Los Angeles - Alhambra	90002	\$1,683	\$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	\$1,563	\$1,860	\$2,385	\$3,033	\$3,587	\$4,305	\$4,859	\$5,372	\$5,875	\$6,378
Los Angeles - Hollywood	90006	\$1,212	\$1,746	\$1,851	\$2,489	\$3,132	\$3,474	\$3,816	\$4,517	\$5,048	\$5,559	\$6,080
Los Angeles - Hollywood/Universal	90008	\$1,092	\$1,440	\$1,521	\$2,051	\$2,645	\$2,916	\$3,284	\$3,701	\$4,221	\$4,665	\$5,103
Los Angeles - Exposition Park/West Adams	90007	\$1,000	\$1,440	\$1,525	\$2,051	\$2,645	\$2,916	\$3,284	\$3,701	\$4,221	\$4,665	\$5,103
Los Angeles - Baldwin Hills	90008	\$1,000	\$1,440	\$1,525	\$2,051	\$2,645	\$2,916	\$3,284	\$3,701	\$4,221	\$4,665	\$5,103
Los Angeles - Vermont Central	90011	\$1,000	\$1,440	\$1,525	\$2,051	\$2,645	\$2,916	\$3,284	\$3,701	\$4,221	\$4,665	\$5,103
Los Angeles - Downtown/Chinatown	90012	\$1,203	\$1,053	\$1,960	\$2,337	\$3,033	\$3,557	\$3,601	\$4,307	\$4,601	\$5,372	\$5,875



## 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

- Smoke alarm is hardwired.
- 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.
- In the case of a dwelling unit built or substantially rehabilitated after the date of enactment of this paragraph, smoke alarm is hardwired.

# 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 changes 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). Small Property Owners will self-certify the following:  
  
THEY ARE: an owner that receives Homeowners Property Tax Exemption for which the subject rental unit is located, an owner with only one rental property with no more than 10 units, or an owner that controls no more than three rental properties with a combined total of no more than 10 units, including any outside of Los Angeles County.
- 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.
- 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%.
- 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.

THEY ARE NOT: a real estate investment trust as defined by the Internal Revenue Service, a corporation, a Limited Liability Company 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.

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



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

- Book a Virtual Appointment
- View Housing Assistance Payments

[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](mailto:RentCafePortal@lacda.org).



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

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

**Wednesday, February 5, 2025**

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

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

**Wednesday, February 19, 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)

## Remediate Lead-based Paint from Your Building for FREE!



**Apply Now!**  
**Up to \$45,000 Per Unit**

Owners of properties within eligible cities and communities of Los Angeles County may be eligible for up to \$30,000 for the remediation of lead-based paint hazards in the interior and exterior of units and \$15,000 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.

For more information or to apply, call **(626) 586-1804** or email [LiveLeadFree@lacda.org](mailto:LiveLeadFree@lacda.org).