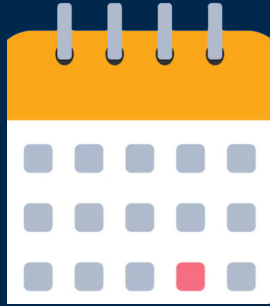


# HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



MARCH 2025



## UPDATED HOTMA COMPLIANCE DATE

On December 17, 2024, the U.S. Department of Housing and Urban Development (HUD) confirmed through Public and Indian Housing (PIH) Notice 2024-38 that the implementation of certain income and asset rules outlined in Sections 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA), which was originally set to take effect by January 1, 2025, has been delayed.

This postponement is due to the further development of the Housing Information Portal (HIP), which is set to support the establishment of certain HOTMA provisions. Provisions of Sections 102 and 104 that are not affected by the HIP may be complied with immediately, but no later than July 1, 2025.

As such, the Los Angeles County Development Authority (LACDA) will begin implementing the HOTMA changes for files with an effective date **on or after April 1, 2025**, including new admissions, annual reexaminations, interim reexaminations, and new contracts that have yet to be negotiated.

[Click for a Summary of Changes](#)  
[Income Exclusions](#)      [Definitions](#)

## SMALL AREA FAIR MARKET RENT (SAFMR)

The LACDA 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 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

All zip codes **BOLD** represent the LACDA's service area. The remaining zip codes represent the LACDA's extended service area for the Veterans Affairs Supportive Housing Program and Emergency Housing Voucher Program. To verify if a prospective rental unit is within the LACDA's service area, visit [www.lacda.org/section-8/shared-info/where-we-operate](http://www.lacda.org/section-8/shared-info/where-we-operate) and select the jurisdiction checker.

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	<b>90001</b>	\$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	<b>90002</b>	\$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	\$4,869	\$5,372	\$5,875
Los Angeles - Koreatown	90005	\$1,310	\$1,746	\$1,953	\$2,466	\$3,122	\$3,474	\$3,996	\$4,517	\$5,038	\$5,559	\$6,080
Los Angeles - Pico-Union/Koreatown	<b>90006</b>	\$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	<b>90008</b>	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Vermont 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	\$4,869	\$5,372	\$5,875
Los Angeles - Little Tokyo	90013	\$1,301	\$1,654	\$2,079	\$2,619	\$3,330	\$3,690	\$4,244	\$4,797	\$5,351	\$5,904	\$6,458

# 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 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 Consumer and Business Affairs (DCBA). The LACDA monitors the RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy.

Several RSTPO changes went into effect on January 1, 2025. To review the changes or for more information regarding the RSTPO, visit <https://bit.ly/42Tqo3z>, or contact DCBA at (800) 593-8222.

## LUNCH AND LEARN

Workshops are designed to provide participant families and owners an opportunity to learn about the LACDA's rental assistance programs. Join the next Lunch and Learn to hear more about submitting rent increases.

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

Register in advance for this Teams meeting at: <https://bit.ly/3E1ACfa>

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

Questions? (626) 943-3841 or [HCVWorkshops@lacda.org](mailto:HCVWorkshops@lacda.org)



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

## FREE LEAD REMEDIATION

Apply Now! Up to \$45,000 Per Unit  
(626) 586-1804 or [LiveLeadFree@lacda.org](mailto:LiveLeadFree@lacda.org)

Property owners in Los Angeles County may be eligible for up to \$30,000 for the remediation of lead-based paint hazards and \$15,000 for health and safety improvements. The costs of the lead-based paint inspections and all construction activities (including relocating your tenants if necessary) to remove any identified hazards are 100% covered.



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, March 5, 2025**

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

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

**Wednesday, March 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 at: **(626) 586-1985** or [HIP@lacda.org](mailto:HIP@lacda.org).



## 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.