

# HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



SEPTEMBER 2024

## KNOW YOUR RIGHTS

SOURCE OF INCOME (SOI) PROTECTIONS FOR HOUSING CHOICE VOUCHER HOLDERS

Refusing to accept housing vouchers to pay rent, and other policies that disadvantage otherwise qualified voucher-holders, can constitute “source of income discrimination.” Disadvantaging voucher holders can occur through practices such as requiring additional references, imposing additional or unreasonable screening criteria, requiring a larger security deposit, or imposing other additional fees or penalties. It can also include ignoring voucher payments when determining if an applicant has enough income to afford the unit.

Depending on where you live in the country, State and local governments may have SOI antidiscrimination laws making it illegal to refuse to rent to, or otherwise disadvantage, tenants who pay rent with housing vouchers and other types of housing assistance. To learn more about SOI Protections, please visit <https://bit.ly/4cxtldA>.



## Rent Stabilization and Tenant Protection Ordinance (RSTPO)

The Los Angeles County RSTPO is a local law that 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 Business and Consumers Affairs.

Effective May 1, 2024, the Los Angeles County Development Authority (LACDA) began monitoring the Los Angeles County RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy. 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.

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).

For more information, visit <https://bit.ly/42Tqo3z> or call (800) 593-8222.



## VIRTUAL OWNER ENGAGEMENT HOUR

**We Know You Have Questions.  
We're Here To Provide Answers.**

The **LACDA 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 (RTA) Process;
- Requesting a Rent Increase; and
- LACDA Incentives.

**Wednesday, September 4, 2024  
10:00 A.M. - 11:00 A.M.**

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

**Wednesday, September 18, 2024  
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).

Have You Joined

# RENT CAFÉ ?

Sign up now for 24/7 access to:

- Book a Virtual Appointment
- View Housing Assistance Payments

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



## Apply Now FREE Lead-Based Paint Remediation

Owners of multifamily properties with five or more units may be eligible for up to \$35,000 per unit for the remediation of lead-based paint hazards in the interior and exterior of units, and 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**.

Enrolled properties will receive free testing for chipping or peeling lead-based paint hazards. If any hazards are found, the LACDA 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.

FOR MORE INFORMATION  
OR TO START THE APPLICATION PROCESS,

**CALL (626) 586-1790**



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

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