HOUSE NOTES

HOUSING COMMUNITY ECONOMIC

LACDA
Los Angeles County Development Authority

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS

SEPTEMBER 2025

SMALL AREA FAIR MARKET RENT (SAFMR)

The Los Angeles County Development Authority (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 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.

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

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
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

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](#).

RENT REGISTRY 101
FOR LANDLORDS
STEP-BY-STEP WORKSHOP

LA COUNTY CONSUMER & BUSINESS AFFAIRS

LA COUNTY RENTAL PROPERTY AND MOBILEHOME PARK OWNERS: Attend a free informational workshop about the **LA County Rent Registry**.

WORKSHOPS BEGIN JULY 22
Multiple Locations throughout LA County

ADMISSION IS FREE

REGISTER NOW
bit.ly/RentRegistryLandlordWorkshops
Space is limited – reserve your seat today!

🖥 **Learn how to:**
- Register your rental properties
- Update property information
- Pay annual registration fees
- Comply with Rent Stabilization Ordinances (RSTPO & MRSMOPO)

Get step-by-step registration help and have your questions answered by DCBA's Housing & Tenant Protections experts.

MORE INFO:
DCBA.LACOUNTY.GOV/RENTREGISTRY

CLICK HERE FOR THE REGISTRY TOOL KIT

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 & LEARN

Thurs., September 18, 2025   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: http://bit.ly/41TFsPu.

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.

FREE LEAD REMEDIATION

UP TO
$100,000
PER UNIT

(626) 586-1804
LIVELEADFREE.ORG

Property owners in Los Angeles County may be eligible for the remediation of lead-based paint hazards and health and safety improvements.

HAVE YOU JOINED 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.

UPDATED HOTMA COMPLIANCE DATE

On December 17, 2024, 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 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

LET'S TALK ABOUT IT

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

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

Wednesday, September 3, 2025
10:00 A.M. - 11:00 A.M.
Teams Link: bit.ly/43evxnD

Wednesday, September 17, 2025
3:00 P.M. - 4:00 P.M.
Teams Link:bit.ly/4knSZpt

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