

TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS



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 (HCV) 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 **BOLDED** 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 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	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/Metrose	90004	\$1,283	\$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	\$3,132	\$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	\$4,869	\$5,372	\$5,875
Los Angeles - Little Tokyo	90013	\$1,391	\$1,854	\$2,079	\$2,619	\$3,330	\$3,690	\$4,244	\$4,797	\$5,351	\$5,904	\$6,456



Sign up now for 24/7 access to:

- Submit income and family composition changes
- Complete your annual reexamination
- View tenant and owner forms

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

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



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/3EiACfa>

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

Questions?
(626) 943-3841 or HCVWorkshops@lacda.org



FORM UPDATES

The following forms have been updated to eliminate the 15-month expiration. Effective February 1, 2025, family members will only need to sign the form **once**. After that, only family members who are joining the household that are over 18 years of age, or current family members turning 18, will be required to sign the form.

- Form HUD-9886-A
- Authorization of Release of Information A



**JOIN THE
RESIDENT
ADVISORY
BOARD
(RAB)**

Have you ever wondered why the LACDA operates the way it does? Would you like to share your concerns or ideas about our policies and procedures? The LACDA is recruiting volunteers for their RAB Committee that will assist with the 2025 Five-Year Agency Plan process.

The RAB provides an opportunity for HCV and Project-Based Voucher Program participants to provide input that affects them, like new policies and plans. As a RAB Committee member, all you have to do is attend a minimum of one meeting per year that takes place mid-November.

If you wish to volunteer for this year's committee, you may email HADCompliance@lacda.org, or call (626) 586-1991 to express your interest. Be sure to include your name, phone number, email address, and any questions you may have. An LACDA representative will contact you with details about your role as a RAB Committee member.

**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 for residential rental units in the unincorporated areas of Los Angeles County. 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 call (800) 593-8222.