

HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



DECEMBER 2025

WHAT YOU NEED TO KNOW ABOUT AB 628 GOING INTO EFFECT JANUARY 1, 2026



California's AB 628 updates habitability standards for rental units by requiring landlords to provide and maintain a working stove and refrigerator. Effective January 1, 2026, these appliances must be included in all new, renewed, or amended leases.

Landlords must also repair or replace any recalled appliances within 30 days of receiving notice of the recall. Tenants' rights to repair-and-deduct or vacate due to untenantable conditions remain unchanged.

Tenants may choose to provide their own refrigerator, but only if this is agreed upon at lease signing and documented in writing.

Exempt units include permanent supportive housing, Single Room Occupancies (SROs), residential hotels, and shared housing with communal kitchens.

To read the full bill, visit <https://bit.ly/47XJclK>.

LET'S TALK ABOUT IT

The **Owner Engagement Hour** occurs twice a month and provides an opportunity to ask Los Angeles County Development Authority (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, December 3, 2025

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

Teams Link: bit.ly/43evxnD

Wednesday, December 17, 2025

3:00 P.M. - 4:00 P.M.

Teams Link: bit.ly/4knSZpt



THURS., DECEMBER 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: <https://bit.ly/4nY2ixN>.

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.

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



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HAVE YOU JOINED THE 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.



Lobby Hours

MONDAY - FRIDAY
8:00 A.M. - 4:00 P.M.

**Alhambra and Palmdale
Administrative Offices**
Rental Assistance Programs

Guests Served by Appointment Only
Mondays, Wednesdays, Fridays

Walk-In Services
Tuesdays and Thursdays