

HOUSE NOTES

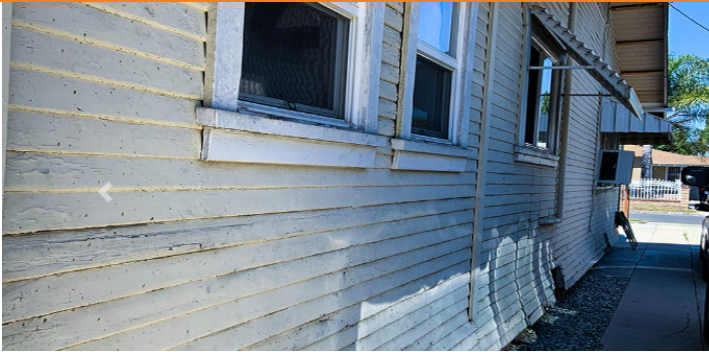
A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS



APRIL 2024

REVISED

Apply Now: **FREE Lead-Based Paint Remediation**



Owners of multifamily properties with five or more units may be eligible for up to \$25,000 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**.

FOR MORE INFORMATION OR TO START THE APPLICATION PROCESS

**Contact Impact Assessment
(213) 302-1783**

MFHHEnrollment@ImpactAssessment.com

Properties will receive free testing for chipping or peeling lead-based paint hazards for enrolled properties. If any hazards are found, the remediation program 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.

LA COUNTY RENT REGISTRY: What You Need to Know

The Department of Consumer and Business Affairs (DCBA) recently launched the LA County Rent Registry, a new online portal that allows owners of properties located in unincorporated LA County to register rental properties and unit information, and pay any annual rent registration fees required by the County's Rent Stabilization and Tenant Protections Ordinance (RSTPO) and Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance.

The Los Angeles County Development Authority (LACDA) is in compliance with the Rent Registry requirement and may deny a rent increase for a rental unit in the future if it does not meet the rent registry requirements. Landlords and mobilehome park owners who rent units or mobilehome spaces within unincorporated areas of LA County **must** register and pay registration fees annually. An exemption request can be submitted through the Rent Registry for review.

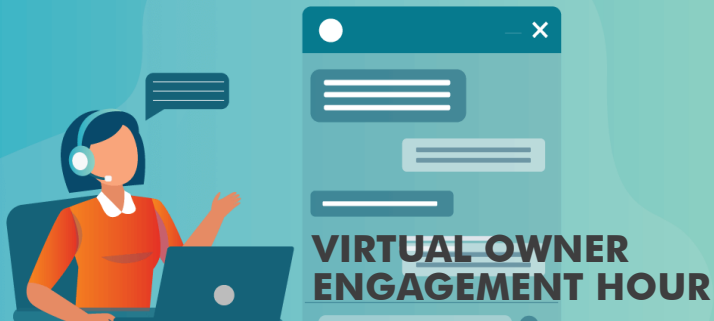
Please note, if you ever rent your unit(s) or space(s), you will be required to register within 30 days of the tenancy start date. Landlords may impose an annual rent increase only upon registering the Fully Covered Rental Unit in the County's Rent Registry System, paying required annual registration fees pursuant to Section 8.52.080, and being in compliance with Federal, State, and local laws and requirements.

**FOR QUESTIONS OR
ADDITIONAL RESOURCES**

Rent Registry: www.rentregistry.dcba.lacounty.gov

Rent Stabilization: <https://dcba.lacounty.gov/rentstabilizationprogram/>

Phone: (800) 593-8222 Email: rentregistry@dcba.lacounty.gov



**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 will also be available to provide information on the following topics:

- Request for Tenancy Approval (RTA) Process;
- Housing Quality Standards (HQS);
- Inspections; and
- LACDA Incentives.

For additional information regarding the upcoming event, please contact us at: (626) 586-1985 or HIP@lacda.org.

APRIL EVENTS

Wednesday, April 3, 2024

10 A.M. - 11A.M.

Zoom Link: <https://bit.ly/41uVAFH>

Wednesday, April 17, 2024

3 P.M. - 4 P.M.

Zoom Link: <https://bit.ly/49Adj17>



HOUSING RIGHTS WORKSHOP

EL MONTE LANDLORDS

Thursday, April 25, 2024

6:00 P.M. - 7:30 P.M.

Fair housing laws, including disability accommodations, source of income, eviction process, rent increases, and more.

RSVP at: www.housingrightscenter.org/workshops



Have You Joined RENT CAFÉ ?

Sign up now for 24/7 access to:

- Book a Virtual Appointment
- View Housing Assistance Payments

For help signing up, or questions regarding your Rent Café Portal account, e-mail 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.

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



**MAY IS
MENTAL
HEALTH
AWARENESS
MONTH**

Mental Health Awareness Month Events are occurring throughout the month of May. Visit <https://bit.ly/49Kdxmw> to complete your registration. You may register for the dates below or any of the other eight events on the website!

May 4, 2024 11 A.M. - 5 P.M.
Sgt Steve Owen Memorial Park

May 4, 2024 11 A.M. - 5 P.M.
Belvedere Community Regional Park

May 5, 2024 11 A.M. -5 P.M.
Ritchie Valens Recreation Center

May 11, 2024 11 A.M. -5 P.M.
Earvin "Magic Johnson" Recreation Area