

# HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS

## WHAT'S NEW?



### SMALL AREA FAIR MARKET RENTS

The Los Angeles County Development Authority (LACDA) was designated by the U.S. Department of Housing and Urban Development (HUD) as a Small Area Fair Market Rent (SAFMR) Public Housing Agency (PHA) in October 2023, with a required implementation date of no later than January 1, 2025.

SAFMRs are payment standards calculated at the ZIP code level rather than for the entire metropolitan area. The payment standard is used to calculate the amount of housing assistance a family will receive. 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.

As the effective date of January 1, 2025, approaches, the LACDA will make the payment standards publicly available on its website by posting a listing of each bedroom size in each ZIP code.



### SMOKE DETECTOR GUIDELINES

The Public and Federally-Assisted Housing Fire Safety Act of 2022 (Act) requires all PHAs to enforce the installation of smoke alarms with 10-year non-replaceable batteries where hardwire alarms are not already installed. The Act requires a qualifying smoke alarm installed in each level, and in, or near, each sleeping area in such dwelling unit, including in basements (except crawl spaces and unfinished attics), and in each common area in a project containing such a dwelling unit.

#### Smoke Alarm Guidelines

1. Smoke alarm is hardwired.
2. Smoke alarm uses 10-year non-replaceable primary batteries and:
  - is sealed;
  - is tamper resistant;
  - contains a silencing means; and
  - provides notification for persons with hearing loss.
3. In the case of a dwelling unit built or substantially rehabilitated after the date of enactment of this paragraph, smoke alarm is hardwired.



### LOBBY HOUR CHANGES

Effective December 2, 2024, the Alhambra and Palmdale Administrative Offices will adjust the lobby hours for rental program assistance as follows:

**Lobby Hours**  
8:00 A.M. - 4:00 P.M.

**Guests Served by Appointment Only**  
Mondays, Wednesdays, and Fridays

**Walk-In Services**  
Tuesdays and Thursdays

# 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.

The LACDA monitors 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.

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.

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

## VIRTUAL OWNER ENGAGEMENT HOUR



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

**Wednesday, November 6, 2024**

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

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

**Wednesday, November 20, 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 by phone or e-mail. (626) 586-1985 [HIP@lacda.org](mailto:HIP@lacda.org)

# COMMUNITY MEETING MAKE YOUR VOICE HEARD

DO YOU LIVE OR WORK IN  
LOS ANGELES COUNTY?

Join the meeting in person or online, or visit the website to take our community survey and share the needs of your community. Attending the meeting also earns you a chance to win a prize in our raffle drawings!



SCAN TO  
REGISTER

**SAT., NOV. 2, 2024**  
IN PERSON & LIVESTREAMED



11:00 A.M. TO 12:30 P.M.  
700 W. MAIN STREET  
ALHAMBRA, CA 91801  
REFRESHMENTS WILL BE PROVIDED.

**WED., NOV. 6, 2024**  
ONLINE

6:00 P.M. TO 7:30 P.M.  
LOG-IN DETAILS WILL BE POSTED ON THE  
WEBSITE WHEN AVAILABLE.

WEBSITE

[yourvoicecounts.lacda.org](http://yourvoicecounts.lacda.org)

QUESTIONS? (626) 586-1854

