

HOUSE NOTES

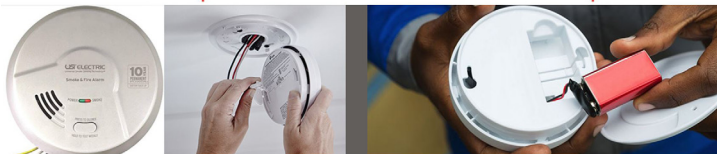
A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS

NEW SMOKE ALARM GUIDELINES

Effective December 29, 2024, all assisted rental units inspected must meet the new smoke alarm guidelines below.

Acceptable

Not Acceptable



The Public and Federally-Assisted Housing Fire Safety Act of 2022 (Act) requires all Public Housing Agencies 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.
 - provides notification for persons with hearing loss as required by the National Fire Protection Association Standard 72, or any successor standard.
3. In the case of a dwelling unit built or substantially rehabilitated after the date of enactment of this paragraph, smoke alarm is hardwired.



 **Smoke Alarm**
One on every level and in every bedroom

 **Carbon Monoxide Alarm**
One on every level and in every bedroom

 **Fire Extinguisher**
One on every level, plus kitchen and garage



VIRTUAL OWNER ENGAGEMENT HOUR

**We Know You Have Questions.
We're Here To Provide Answers.**

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, October 2, 2024

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

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

Wednesday, October 16, 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

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. 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 Business and Consumers Affairs.

Effective May 1, 2024, the Los Angeles County Development Authority (LACDA) began monitoring 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.

For more information, visit <https://bit.ly/42Tqo3z> or call (800) 593-8222.

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

QUESTIONS? (626) 586-1854

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.