

## 2024 HOUSING LAW UPDATES

### **ASSEMBLY BILL 1418**

**EFFECTIVE: JANUARY 1, 2024**

Prohibits "crime free" programs and nuisance ordinances which often require landlords to evict tenants based on calls to law enforcement, and other suspected criminal activity. It also prohibits governments requiring landlords to conduct criminal background checks, and evicting an entire family due to the criminal conviction of a single family member.

### **SENATE BILL 267**

**EFFECTIVE: JANUARY 1, 2024**

Requires landlords to give applicants who are using government rent subsidies the option to provide alternative, verifiable evidence in place of their credit score to show that they can cover their rent payment each month. Examples include: proof of benefit payments, pay stubs, and bank statements. If applicants need more time to gather this evidence, landlords must give them a reasonable amount of time.

### **SENATE BILL 567**

**EFFECTIVE: APRIL 1, 2024**

Amended the California Tenant Protection Act of 2019 by adding new requirements that landlords must comply with when evicting a tenant for the no-fault reasons of owner move-in and substantial remodeling. For substantial remodel evictions, the eviction notice must include a description of the work to be done, copies of required permits, and a notice that if the substantial remodel is not commenced or completed, the tenant must be given the opportunity to rerent the unit at the same rent and lease terms as when the tenant left.



## Rent Stabilization and Tenant Protection Ordinance (RSTPO)

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](http://www.rentregistry.dcba.lacounty.gov).

For More Information  
Visit <https://bit.ly/42Tqo3z> or call (800) 593-8222.



## RESIDENT ADVISORY BOARD

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 its Resident Advisory Board (RAB) Committee that will assist with the 2025 Five-Year Agency Plan process.

The RAB provides an opportunity for Housing Choice Voucher 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 in mid-November.

If you wish to volunteer, e-mail [HADCompliance@lacda.org](mailto:HADCompliance@lacda.org), or call (626) 586-1991, to express interest. Be sure to include your name, a contact phone number, or e-mail address, and any questions you may have. An LACDA representative will contact you with more details.

# Lunch & Learn

Lunch & Learn workshops are designed to provide participant families and owners an opportunity to learn about Section 8 HCV Program requirements that may affect rental assistance.

**Thursday, August 15, 2024**

**11:00 A.M. - 12:00 P.M.**

Register in advance for this Teams meeting at: <https://bit.ly/4dbyqsA>

After registering, you will receive a confirmation e-mail with information about how to join the meeting.

### QUESTIONS?

(626) 943-3841 • [HCVWorkshops@lacda.org](mailto:HCVWorkshops@lacda.org)

Have You Joined

# RENT CAFÉ?

Sign up now for 24/7 access to:

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



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