

TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS

SMALL AREA FAIR MARKET RENT (SAFMR)

The Los Angeles County Development Authority (LACDA) implemented SAFMR-based payment standards on January 1, 2025. SAFMRs are Fair Market Rents (FMRs) calculated at the zip code level rather than for an entire metropolitan area. This means the LACDA will now set payment standards for each zip code in its service area rather than having a single payment standard for the entire Los Angeles County. However, the LACDA will continue to use metropolitan Los Angeles County-based payment standards for some of the project-based properties. 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.

The LACDA has set its zip code-based payment standards at 90% of the SAFMRs, as permitted by the U.S. Department of Housing and Urban Development (HUD). The zip code-based payment standards will be in effect for the Housing Choice Voucher Program, including the Emergency Housing Voucher Program and Veterans Affairs Supportive Housing Program, as of January 1, 2025. You may view the LACDA's new zip code-based payment standards on the [LACDA website](#).

TRADITIONAL PAYMENT STANDARDS

PAYMENT STANDARDS
Housing Choice Voucher Program
Emergency Housing Voucher Program
Veterans Affairs Supportive Housing Program

Effective November 1, 2022

Bedroom Size	SRO	0-bdr	1-bdr	2-bdr	3-bdr	4-bdr	5-bdr	6-bdr	7-bdr	8-bdr
Payment Standards	\$1,380	\$1,840	\$2,096	\$2,666	\$3,465	\$3,804	\$4,374	\$4,945	\$5,515	\$6,085

ZIP CODE-BASED STANDARDS

CITY/NEIGHBORHOOD	ZIP CODE	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Unincorporated - Florence-Firestone	90001	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Watts	90002	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
South Los Angeles	90003	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Hancock Park/Metro	90004	\$1,263	\$1,683	\$1,890	\$2,385	\$3,033	\$3,357	\$3,861	\$4,365	\$4,869	\$5,372	\$5,875
Los Angeles - Koreatown	90005	\$1,310	\$1,746	\$1,953	\$2,466	\$3,132	\$3,474	\$3,996	\$4,517	\$5,038	\$5,559	\$6,080
Los Angeles - Pico-Union/Koreatown	90006	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Exposition Park/West Adams	90007	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Baldwin Hills	90008	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Vernon Central	90011	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Downtown/Chinatown	90012	\$1,263	\$1,683	\$1,890	\$2,385	\$3,033	\$3,357	\$3,861	\$4,365	\$4,869	\$5,372	\$5,875



UTILITY ALLOWANCE SCHEDULE

Effective 07/01/2025

Los Angeles County	Single Family Unit Size								Multi Family Unit Size								SRO Single Room Occupancy			
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		6 BR	7 BR	8 BR
Heating Gas	14	19	25	32	44	52	62	73	84	10	14	18	23	31	36	42	48	55	10	
Heating Electric	29	41	55	69	92	107	119	134	150	21	31	40	50	67	78	87	99	113	21	
Cooking Gas	6	8	10	13	16	18	21	24	27	6	8	10	13	16	18	21	24	27	4	
Cooking Electric	11	16	21	25	32	36	51	56	62	11	16	21	25	32	36	41	46	50	9	
Water Gas	9	13	17	21	29	36	39	48	55	9	13	17	21	29	36	42	48	55	7	
Water Heating Electric	22	31	40	49	62	71	76	90	100	22	31	40	49	62	71	80	88	100	17	
Other: Basic Electric	38	46	55	67	77	91	97	116	130	38	46	55	67	77	91	103	116	130	28	
Water	31	40	50	68	86	105	123	141	160	84	92	100	116	132	148	164	180	196	64	
Trash	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	34	
Air Conditioning	19	26	35	44	58	68	78	88	98	15	21	27	33	44	52	59	67	74	10	
Appliances	Range: \$9		Refrigerator: \$8																	

Los Angeles County	Single Family Unit Size								Multi Family Unit Size								SRO Single Room Occupancy			
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		6 BR	7 BR	8 BR
Heating Electric	25	35	45	58	77	90	103	117	131	20	27	35	44	58	68	78	89	99	19	
Cooking Electric	10	14	19	23	29	33	37	41	46	10	14	18	22	28	32	36	40	44	7	
Water Heating Electric	19	27	35	43	54	62	71	79	88	19	27	35	43	54	62	71	79	88	15	
Other: Basic Electric	38	46	55	67	77	91	103	116	130	38	46	55	67	77	91	103	116	130	28	
Water	31	40	50	68	86	105	123	141	160	84	92	100	116	132	148	164	180	196	64	
Trash	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	34	
Air Conditioning	18	27	36	45	60	70	80	90	100	15	21	27	34	44	53	61	68	76	10	
Appliances	Range: \$9		Refrigerator: \$8																	

HUD regulations mandate that utility allowance amounts be determined based on the lower of the unit size or family's voucher size for tenant based voucher participants. For certificate-based participants, the utility allowance is based on the unit size only.

FREE LEAD REMEDIATION



UP TO **\$100,000** PER UNIT

(626) 586-1804
LIVELEADFREE.ORG

Your home may be eligible for the remediation of lead-based paint hazards and health and safety improvements.

HAVE YOU JOINED 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.





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 Housing Quality Standards Abatement and Proposed Termination Inspection processes.

Thursday, August 21, 2025
11:00 A.M. - 12:00 P.M.

Register in advance for this Teams meeting at:
<http://bit.ly/3TUrubL>.

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.

RENT STABILIZATION AND TENANT PROTECTIONS ORDINANCE (RSTPO)



UPDATED HOTMA COMPLIANCE DATE

On December 17, 2024, HUD confirmed through Public and Indian Housing (PIH) Notice 2024-38 that the implementation of certain income and asset rules outlined in Sections 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA), which was originally set to take effect by January 1, 2025, has been delayed.

This postponement is due to the further development of the Housing Information Portal (HIP), which is set to support the establishment of certain HOTMA provisions. Provisions of Sections 102 and 104 that are not affected by the HIP may be complied with immediately, but no later than July 1, 2025.

As such, the LACDA will begin implementing the HOTMA changes for files with an effective date **on or after April 1, 2025**, including new admissions, annual reexaminations, interim reexaminations, and new contracts that have yet to be negotiated.

Click for a Summary of Changes

[Income Exclusions](#)

[Definitions](#)

The Los Angeles County RSTPO 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 Consumer and Business Affairs (DCBA). The LACDA monitors the RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy.

Several RSTPO changes went into effect on January 1, 2025. To review the changes or for more information regarding the RSTPO, visit <https://bit.ly/42Tqo3z>, or contact DCBA at (800) 593-8222.