

# TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS



## LACDA TO IMPLEMENT SMALL AREA FAIR MARKET RENT (SAFMR) BASED PAYMENT STANDARDS

The Los Angeles County Development Authority (LACDA) is mandated by the U.S Department of Housing and Urban Development (HUD) to implement Small Area Fair Market Rent (SAFMR) based payment standards by 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 a 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 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 website.

If you are a current voucher holder, please contact the LACDA to obtain a Subsidy Estimation for the zip code you are interested in living. If you are considering moving out of your unit, please review the payment standard for the zip code you wish to live in.

### FORMER 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	\$6,086

### SAMPLE OF NEW ZIP CODE-BASED PAYMENT 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/Melrose	90004	\$1,263	\$1,683	\$1,890	\$2,385	\$3,033	\$3,357	\$3,861	\$4,365	\$4,868	\$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	\$4,868	\$5,372	\$5,875



# APPLY NOW: \$25,000 PER UNIT TO REMEDIATE LEAD-BASED PAINT FROM YOUR BUILDING

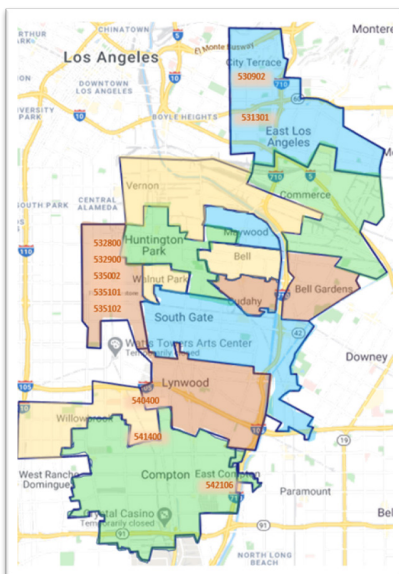


Owners of multifamily properties with five (5) or more units may be eligible for up to \$25,000 per unit. This includes \$20,000 for the remediation of lead-based paint hazards in the interior and exterior of units and \$5,000 for health and safety improvements. The costs of the lead-based paint inspections as well as all construction activities (including relocating your tenants if necessary) to remove any identified hazards are **100% covered**.

Lead Free Homes LA will provide testing for chipping or peeling lead-based paint hazards for enrolled properties. If any hazards are found, the 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. All services and material costs are at no cost to property owners or tenants.

## To participate in the program, property must meet the following criteria:

- Located within any of the following areas: Cities of Commerce, Vernon, Maywood, Bell, Bell Gardens, Cudahy, Huntington Park, South Gate, Lynwood, and Compton, and in the communities of Florence Firestone/Graham, Walnut Park, Willowbrook, East Los Angeles or East Rancho Dominguez
- Built prior to 1978
- Has five (5) or more units
- 50% of the units are occupied by low-income households
- Children under the age of six (6) must live in or frequently visit the property or, a pregnant person living there



If your property is eligible, apply now!

For more information or to start the application process, contact Impact Assessment at (213) 302-1783 or via email at MFHHErollment@ImpactAssessment.com

## SMOKE DETECTOR GUIDELINES



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 must be 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 must be hardwired.



Workshops are designed to provide participant families and owners an opportunity to learn about LACDA's rental assistance programs offered. Join the LACDA to learn about the new Small Area Fair Market Rents (SAFMR) and what this means for your housing assistance. Effective, January 1, 2025, payment standards will now be set for individual ZIP codes rather than an entire metropolitan area and will differ depending on the area you would like to move to.

**Join LACDA for the January Lunch & Learn:**

**Thursday, January 23, 2025  
11:00 A.M. - 12:00 P.M.**

Register in advance for this Teams meeting at:  
<https://bit.ly/3ZTwb9m>

Once registered, a confirmation email will be sent with instructions on how to join the meeting.

**QUESTIONS?**

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



**LOBBY CHANGES**

**EFFECTIVE  
DECEMBER 2, 2024**

**The Alhambra and Palmdale Administrative Offices have adjusted the lobby schedule for rental assistance programs as follows:**

**Lobby Hours**  
8:00 a.m. - 4:00 p.m.

**Guest Served by Appointment Only**  
Mondays, Wednesdays, Fridays

**Walk-in Services**  
Tuesday and Thursday

**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 5-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 that takes place each year in mid-November.

If you wish to volunteer for this year's committee, you may email [HADCompliance@lacda.org](mailto:HADCompliance@lacda.org), or call (626) 586-1991 to express your interest. Be sure to include your name, a contact phone number or email address, and any questions you may have. A LACDA representative will contact you with details of your role as a RAB Committee member.



**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 about your Rent Café Portal account, e-mail [RentCafePortal@lacda.org](mailto:RentCafePortal@lacda.org).

If you have already signed up, remember to check your email frequently to ensure you don't miss any notifications from the Los Angeles County Development Authority (LACDA).

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