

# TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS

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](#).

## SMALL AREA FAIR MARKET RENT (SAFMR)

### 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 | \$6,086 |

### 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 | \$2,365 | \$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 | \$5,039 | \$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 - Vermont 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 | \$2,365 | \$3,033 | \$3,357 | \$3,861 | \$4,365 | \$4,869 | \$5,372 | \$5,875 |

## RENT STABILIZATION AND TENANT PROTECTIONS ORDINANCE (RSTPO)

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.



**LA COUNTY RENTAL PROPERTY AND MOBILEHOME PARK OWNERS:**  
Attend a free informational workshop about the LA County Rent Registry.

**WORKSHOPS BEGIN JULY 22**  
Multiple Locations throughout LA County

**ADMISSION IS FREE**

**REGISTER NOW**

[bit.ly/RentRegistryLandlordWorkshops](https://bit.ly/RentRegistryLandlordWorkshops)  
Space is limited - reserve your seat today!

#### Learn how to:

- Register your rental properties
- Update property information
- Pay annual registration fees
- Comply with Rent Stabilization Ordinances (RSTPO & MRSMOPO)

Get step-by-step registration help and have your questions answered by DCBA's Housing & Tenant Protections experts.

#### MORE INFO:

[DCBA.LACOUNTY.GOV/RENTREGISTRY](https://DCBA.LACOUNTY.GOV/RENTREGISTRY)

**[CLICK HERE FOR THE REGISTRY TOOL KIT](#)**



THURS., NOVEMBER 20, 2025  
11:00 A.M. - 12:00 P.M.

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 rent increase process.

Register in advance for this Teams meeting at:  
<http://bit.ly/47cU8MS>.

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](mailto:Dominic.Vargas@lacda.org).

## HAVE YOU JOINED RENT CAFÉ?



### Sign up for 24/7 access to:

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

For help signing up, or questions about your Rent Café Portal account, email [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 LACDA.



## 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](#)**

## tellyourstory.

### WERE YOU ABLE TO FIND STABLE HOUSING THROUGH THE LACDA'S VOUCHER PROGRAMS?

We would love to hear your story of overcoming housing insecurity and finding your new home!

Contact Us for More Information:

Email: [pio@lacda.org](mailto:pio@lacda.org)