

WHAT'S NEW?



SMALL AREA FAIR MARKET RENTS

The Los Angeles County Development Authority (LACDA) was designated by the U.S. Department of Housing and Urban Development (HUD) as a Small Area Fair Market Rent (SAFMR) Public Housing Agency (PHA) in October 2023, with a required implementation date of no later than January 1, 2025.

SAFMRs are payment standards calculated at the ZIP code level rather than for the entire metropolitan area. The payment standard is used to calculate the amount of housing assistance a family will receive. As the effective date of January 1, 2025, approaches, the LACDA will make the payment standards publicly available on its website by posting a listing of each bedroom size in each ZIP code.

> AMENDMENTS TO THE RENT STABILIZATION AND TENANT PROTECTIONS 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 (CPI) and provides tenants protections from evictions without just-cause. The LACDA monitors the RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy. 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.

- The rent increase cap will be lowered to 3% (previously 4%) based on 60% of the CPI.
- A "Small Property Owner" can increase the rent on a rental unit by an additional 1%, not to exceed 4%, unless otherwise determined by the Department of Consumer and Business Affairs (DCBA). Small Property Owners will self-certify the following:

THEY ARE: an owner that receives Homeowners Property Tax Exemption for which the subject rental unit is located, an owner with only one rental property with no more than 10 units, or an owner that controls no more than three rental properties with a combined total of no more than 10 units, including any outside of Los Angeles County.
- THEY ARE NOT: a real estate investment trust as defined by the Internal Revenue Service, a corporation, a Limited Liability Company in which at least one member is or is controlled by a corporation, or a partnership in which at least one partner is controlled by a corporation.
- A landlord may increase the rent on a luxury unit by an additional 2%, but it should not exceed 5% unless otherwise determined by the DCBA.
- Pass-through cost recovery will not be approved if the total amount allowed as a pass-through cost for the year, combined with any permitted rent increase for that year, results in a total increase of more than 3% from the previous year. For Small Property Owners, the limit is 4%, and for luxury unit owners, it is 5%.
- Owners of residential real property must now allow tenants in fully covered rental units who are not being evicted for non-payment of rent and who have a permanent physical disability related to mobility, to move to an available comparable or smaller fully covered rental unit on an accessible floor of the property, as per the conditions outlined in Assembly Bill 1620.



Sign up now for 24/7 access to:

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

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

For help signing up, or questions about your Rent Café Portal account, e-mail RentCafePortal@lacda.org.



Lunch and Learn Workshops provide participants an opportunity to learn about the LACDA's rental assistance programs offered. Join the LACDA to learn about the new SAFMRs and what this means for your housing assistance when they go into effect on January 1, 2025.

Thursday, December 19, 2024
11:00 A.M. - 12:00 P.M.

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

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

QUESTIONS?

(626) 943-3841 • HCVWorkshops@lacda.org



SMOKE DETECTOR GUIDELINES

The Public and Federally-Assisted Housing Fire Safety Act of 2022 (Act) requires all PHAs 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; 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 is hardwired.



LOBBY CHANGES

EFFECTIVE
DECEMBER 2, 2024

The Alhambra and Palmdale Administrative Offices will adjust the lobby schedule for rental assistance programs as follows:

Lobby Hours

8:00 a.m. - 4:00 p.m.

Guests Served by Appointment Only

Mondays, Wednesdays, Fridays

Walk-in Services

Tuesdays and Thursdays