

TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS



WHAT YOU NEED TO KNOW ABOUT AB 628 GOING INTO EFFECT JANUARY 1, 2026

California's AB 628 updates habitability standards for rental units by requiring landlords to provide and maintain a working stove and refrigerator. Effective January 1, 2026, these appliances must be included in all new, renewed, or amended leases.

Landlords must also repair or replace any recalled appliances within 30 days of receiving notice of the recall. Tenants' rights to repair-and-deduct or vacate due to untenable conditions remain unchanged.

Tenants may choose to provide their own refrigerator, but only if this is agreed upon at lease signing and documented in writing.

Exempt units include permanent supportive housing, Single Room Occupancies (SROs), residential hotels, and shared housing with communal kitchens.

To read the full bill, select the following link: <https://bit.ly/47XJclK>.



**WE WANT
YOUR INPUT!**

SIGN UP FOR OUR RESIDENT ADVISORY BOARD (RAB)

Have you ever wondered why the Los Angeles County Development Authority (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 RAB that will assist with the 2026 Agency Plan process.

The RAB provides an opportunity for Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) Program participants to provide input that affects them, like new policies and plans. As a RAB member, all you have to do is attend a minimum of one meeting per year that takes place each year in December.

If you wish to volunteer for this year's committee, you may email 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. An LACDA representative will contact you with details of your role as a RAB member.



THURS., DECEMBER 18, 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:
<https://bit.ly/4nY2ixN>.

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.



Make a difference in your community by exploring careers in law enforcement!

Antelope Valley AJCC
1420 West Avenue I, Lancaster, CA 93534

[CLICK HERE FOR EVENT DETAILS](#)

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.

If you have already signed up, remember to check your email frequently to ensure you don't miss any notifications from the LACDA.

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