

TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS

OCTOBER 2024

NEW SMOKE ALARM GUIDELINES

Effective December 29, 2024, all assisted rental units inspected must meet the new smoke alarm guidelines below.

Acceptable

Not Acceptable



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 is hardwired.
2. Smoke alarm uses 10-year non-replaceable primary batteries and:
 - is sealed.
 - is tamper resistant.
 - contains a silencing means.
 - provides notification for persons with hearing loss as required by the National Fire Protection Association Standard 72, or any successor standard.
3. In the case of a dwelling unit built or substantially rehabilitated after the date of enactment of this paragraph, smoke alarm is hardwired.



-  **Smoke Alarm**
One on every level and in every bedroom
-  **Carbon Monoxide Alarm**
One on every level and in every bedroom
-  **Fire Extinguisher**
One on every level, plus kitchen and garage



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 Resident Advisory Board (RAB) Committee that will assist with the 2025 Five-Year Agency Plan process.

The RAB provides an opportunity for Housing Choice Voucher (HCV) 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 in mid-November.

If you wish to volunteer, e-mail HADCompliance@lacda.org, or call (626) 586-1991, to express interest. Be sure to include your name, a contact phone number, or e-mail address, and any questions you may have. An LACDA representative will contact you with more details.

COMMUNITY MEETING

MAKE YOUR VOICE HEARD

DO YOU LIVE OR WORK IN LOS ANGELES COUNTY?

Join the meeting in person or online, or visit the website to take our community survey and share the needs of your community. Attending the meeting also earns you a chance to win a prize in our raffle drawings!



SCAN TO REGISTER



SAT., NOV. 2, 2024
IN PERSON & LIVESTREAMED

11:00 A.M. TO 12:30 P.M.
700 W. MAIN STREET
ALHAMBRA, CA 91801
REFRESHMENTS WILL BE PROVIDED.

WED., NOV. 6, 2024
ONLINE

6:00 P.M. TO 7:30 P.M.
LOG-IN DETAILS WILL BE POSTED ON THE WEBSITE WHEN AVAILABLE.

WEBSITE

yourvoicecounts.lacda.org

QUESTIONS? (626) 586-1854



Rent Stabilization and Tenant Protection 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 Business and Consumers Affairs.

Effective May 1, 2024, the LACDA began monitoring the Los Angeles County RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy.

For more information, visit <https://bit.ly/42Tqo3z> or call (800) 593-8222.

Have You Joined RENT CAFÉ?

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

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

If you already signed up, remember to check your e-mail frequently to ensure you don't miss notifications from the LACDA.

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



Lunch and Learn Workshops provide participant an opportunity to learn about the LACDA's rental assistance programs offered. Join the LACDA for an overview of the current Housing Quality Standards requirements for the inspection of assisted units. We'll also discuss the new smoke detector requirements to be effective this December.

Thursday, October 17, 2024
11:00 A.M. - 12:00 P.M.

Register in advance for this Teams meeting at: <https://bit.ly/3XLQ1SY>

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

QUESTIONS?

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