

TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS



WILDFIRE AND WINDSTORM UPDATES

What is the County's January 2025 Wildfire and Critical Windstorm Resolution?

On February 25, 2025, the Los Angeles County Board of Supervisors voted to enact a Resolution Protecting Qualifying Income Eligible Tenants Directly Financially Impacted by the January 2025 Windstorm and Critical Wildfire Events. The protections are effective February 1, 2025, through July 31, 2025, unless repealed or further extended. The protections extend to residential tenants, including tenants who rent a mobilehome from a mobilehome owner.

[Click here to view the Resolution.](#)

Notice to Landlord of a Tenant's Inability to Pay Rent

The Notice to Landlord of Inability to Pay Rent template can be used to advise landlords of an inability to pay rent due to circumstances related to the January 2025 Windstorm and Critical Wildfire Events within seven days of rent becoming due, or by March 4, 2025, for rent owed for February 2025. Please note that these protections are in effect through July 30, 2025, for qualifying tenants who have a direct financial impact from the County Wildfires.

[Click here to view the Notice.](#)

SMALL AREA FAIR MARKET RENT (SAFMR)

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](#).

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

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	\$3,485	\$3,804	\$4,374	\$4,945	\$5,515	\$6,086

NEW ZIP CODE-BASED STANDARDS

All zip codes **BOLD** represent the LACDA's service area. The remaining zip codes represent the LACDA's extended service area for the Veterans Affairs Supportive Housing Program and Emergency Housing Voucher Program. To verify if a prospective rental unit is within the LACDA's service area, visit www.lacda.org/section-8/shared-info/where-we-operate and select the jurisdiction checker.

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	9001	\$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/Metrose	90004	\$1,263	\$1,683	\$1,890	\$2,385	\$3,033	\$3,357	\$3,861	\$4,365	\$4,869	\$5,372	\$5,875
Los Angeles - Koreatown	90005	\$1,310	\$1,746	\$1,953	\$2,468	\$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	\$4,869	\$5,372	\$5,875
Los Angeles - Little Tokyo	90013	\$1,391	\$1,854	\$2,079	\$2,619	\$3,330	\$3,660	\$4,244	\$4,797	\$5,351	\$5,904	\$6,458



Workshops are designed to provide participant families and owners an opportunity to learn about the LACDA's rental assistance programs offered. Join the May session to learn how to apply for owner incentives.

Thursday, May 15, 2025
11:00 A.M. - 12:00 P.M.

Register in advance for this Zoom meeting at:
<https://bit.ly/4tUi7C>

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

Phone: (626) 943-3841
Email: Dominic.Vargas@lacda.org



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.



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](#)



Sign up now for 24/7 access to:

- Book a Virtual Appointment
- View Housing Assistance Payments

[Click to Access the Rent Café Portal](#)

Need help signing up, or questions about your Rent Café Portal account?

Email RentCafePortal@lacda.org