HOUSE NOTES

A MONTHLY PUBLICATION FOR SECTION 8 PROPERTY OWNERS

LACDA
Los Angeles County Development Authority

NOVEMBER 2026



LOS ANGELES COUNTY RENT STABILIZATION AND TENANT PROTECTIONS ORDINANCE (RSTPO)

DID YOU REGISTER?

Property owners leasing housing units in Los Angeles County may be subject to one or more rent stabilization or tenant protection ordinances. This includes the Los Angeles County Rent Stabilization and Tenant Protections Ordinance (RSTPO), the California Tenant Protection act of 2019, and local city ordinances. Owners must adhere to all applicable ordinances when requesting a rent increase and/or terminating a tenancy as the Los Angeles County Development Authority (LACDA) will not approve requests that do not adhere to an applicable ordinance(s). It is imperative that owners and the LACDA's rental assistance programs adhere to local ordinances.

The Los Angeles County RSTPO 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 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.

For more information regarding the RSTPO requirements, visit https://bit.ly/42Tqo3z or call (800) 593-8222.

HAVE YOU JOINED THE RENT CAFÉ?

Sign up now for 24/7 access to:

- Book a Virtual Appointment
- View Housing Assistance Payments

Click to Access the Rent Café Portal.

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

YOU HAVE QUESTIONS. WE HAVE ANSWERS.

Questions? (626) 586-1984 opendoors@lacda.org

The **Virtual Owner Engagement Hour** occurs twice a month and provides an opportunity to ask LACDA staff about general Program questions. Subject matter experts will be available to provide information on the following topics:

- Request for Tenancy Approval Process;
- Requesting a Rent Increase; and
- LACDA Incentives.

Wednesday, Nov. 4, 2026
10:00 A.M. - 11:00 A.M.
Teams Link: https://bit.ly/4dF88CJ

Wednesday, Nov. 18, 2026
3:00 P.M. - 4:00 P.M.
Teams Link: https://bit.ly/4sjhjfu

FAIR HOUSING WORKSHOP

MONTEREY PARK LANDLORDS



DATE:

Thursday, November 12, 2026
6:00 pm - 8:00 pm

TOPICS:

- **Fair housing laws** and **protections** for families with children, disability accommodations, and more
- Spanish and Chinese interpretation provided

LOCATION:

Monterey Park City Hall — City Hall Council Chambers
320 W. Newmark Ave., Monterey Park, CA 91754

SCAN HERE!

Registration is encouraged at:

www.housingrightscenter.org/workshops

QUESTIONS ABOUT THIS EVENT?
OUTREACH@HOUSINGRIGHTSCENTER.ORG



NEW INSPECTION GUIDELINES - NSPIRE

Effective September 28, 2026, the LACDA began conducting all of its rental unit inspections using the new National Standards for the Physical Inspection of Real Estate (NSPIRE). The new NSPIRE inspection standards will replace the U.S. Department of Housing and Urban Development's Housing Quality Standards (HQS), which have been in place for decades. NSPIRE will be used for all of the LACDA's Tenant-Based and Project-Based rental assistance programs.

Want to learn more about NSPIRE guidelines?
Click here for additional information and resources.



NEW SMOKE ALARM GUIDELINES

All assisted rental units inspected must meet the new smoke alarm guidelines below.

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.

EFFECTIVE SEPT. 28, 2026

The Los Angeles County Development Authority (LACDA) will be conducting inspections in accordance with the U.S. Department of Housing and Urban Development's (HUD's) National Standards for the Physical Inspection of Real Estate (NSPIRE). Under NSPIRE smoke alarms are a life-threatening requirement that must be properly installed, powered, and functioning in every assisted housing unit.

Absence of a proper smoke alarm in a required location is a "**fail**" item that will be categorized as Life-Threatening, requiring correction within 24 hours.

For more information on smoke alarms, please visit the NSPIRE website at bit.ly/4gCSeK0.

Smoke Alarm Guidelines

1. Smoke alarm is hardwired;

2. Smoke alarm uses 10-year non-replaceable batteries 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 aragrapl smoke alarm is hardwired.

Acceptable



Not Acceptable



LUNCH & LEARN

November Lunch & Learn

Thursday, November 19, 2026
11:00 A.M. - 12:00 P.M.

Workshops are designed to provide participant families and owners an opportunity to learn about LACDA's rental assistance programs offered. Join us to learn about the LACDA's Home Improvement programs.

Register in advance for this Teams meeting at:
https://bit.ly/4Bzqf6l.

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