TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS

LACDA
Los Angeles County Development Authority

NOVEMBER 2026



HAVE YOU EVER WONDERED WHY THE LACDA OPERATES THE WAY IT DOES?

Would you like to share your concerns or ideas about our policies and procedures? The Los Angeles County Development Authority (LACDA) is recruiting volunteers for the Resident Advisory Board (RAB) Committee that will assist with the 2027 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 Committee member, all you have to do is attend a minimum of one meeting per year that takes place each 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 Committee member.

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.

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

HOUSING RIGHTS WORKSHOP

MONTEREY PARK TENANTS



DATE:

Tuesday, November 10, 2026
6:00 pm - 7:45 pm

TOPICS:

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

LOCATION:

Monterey Park Bruggemeyer Library — Small Classroom
318 S. Ramona 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 U.S. Department of Housing and Urban Development's (HUD) 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.

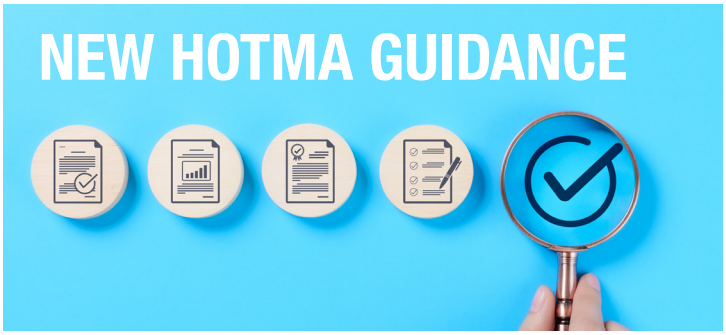
3. In the case of a dwelling unit built or substantially rehabilitated after the date of enactment of this aragrapl smoke alarm is hardwired.

Acceptable



Not Acceptable





NEW HOTMA GUIDANCE

The Housing Opportunity Through Modernization Act (HOTMA) is a Federal law that changes how housing authorities calculate income, assets, deductions, and rent. HUD required Public Housing Agencies (PHAs) like the LACDA to implement HOTMA in phases.

The LACDA's income packet has been updated as needed to collect the information required to implement changes already in effect and to prepare for upcoming HOTMA requirements.

Click here for more infomration about HOTMA implementation.