

TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS



SEPTEMBER 2026



**Thursday, September 17, 2026
11:00 A.M. - 12:00 P.M.**

Workshops are designed to provide participant families and owners an opportunity to learn about the Los Angeles County Development Authority's (LACDA) rental assistance programs offered. Join us to learn about the LACDA's Call Center process.

September Lunch & Learn

Register in advance for this Zoom meeting at:
<https://bit.ly/4g4kpzR>.

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



Lobby Hours
MONDAY - FRIDAY
8:00 A.M. - 4:00 P.M.

**Alhambra and Palmdale
Administrative Offices**
Rental Assistance Programs

Guests Served by Appointment Only
Mondays, Wednesdays, Fridays

Walk-In Services
Tuesdays and Thursdays

2026 ADMINISTRATIVE PLAN POLICY CHANGES EFFECTIVE JULY 1, 2026

Each year, the LACDA submits an Administrative Plan to its Board of Commissioners and the U.S. Department of Housing and Urban Development (HUD) for approval as an attachment to its Annual Plan. The Administrative Plan governs the Administration of the Section 8 Housing Choice Voucher (HCV) Program. The Fiscal Year (FY) 2026 has been approved, and the updates are effective July 1, 2026.

To review a summary of the upcoming policy changes, click here: <https://bit.ly/4xvHzHB>.

You may also visit <https://www.lacda.org/section-8/shared-info/public-documents> to access the LACDA full Administrative Plan.

ADMINISTRATIVE PLAN POLICY CHANGES FOR 2026



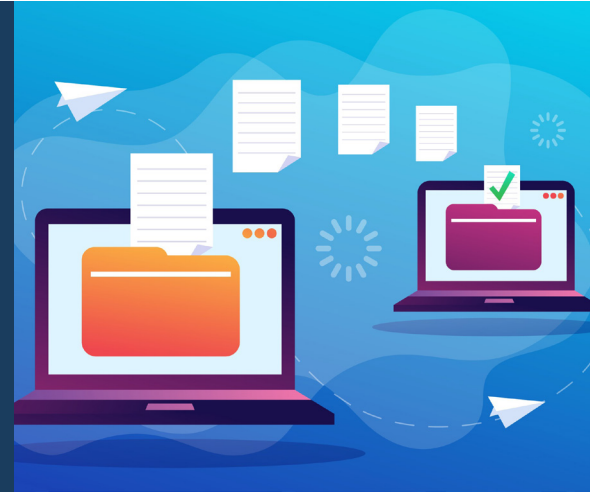
HAVE YOU JOINED THE RENT CAFÉ?

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.



RENT STABILIZATION

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 LACDA will not approve requests that do not adhere to an applicable ordinance(s). When submitting a rent increase request, owners will be required to submit a copy of a 60-day notice to the tenant and any other documents required by the applicable ordinance(s). It is imperative that owners and the LACDA's rental assistance programs adhere to local ordinances.

Los Angeles County's RSTPO - 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.



[CLICK TO LEARN MORE](#)



Smoke Alarm Guidelines

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.

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 paragraph, smoke alarm is hardwired.

Acceptable

Not Acceptable

