

TENANT TALK



A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS

JULY 2026

ADMINISTRATIVE PLAN POLICY CHANGES FOR 2026

Each year, the Los Angeles County Development Authority (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 Administrative Plan has been approved. **The updates are effective July 1, 2026.**

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

To access the LACDA's full Administrative Plan, click here:
<https://www.lacda.org/section-8/shared-info/public-documents>.

The LACDA Rent Adjustment Request form has recently been updated to include information regarding State and local rent control laws. The revised form is now available on the owner portal and on the LACDA website in the Owner Resources section.

Effective April 1, 2026, prior versions of the form are no longer accepted. Please be sure to discard any pre-printed copies that you may have and use the updated version for all future submissions to ensure accuracy and timely processing.

Should you have any questions or need assistance locating the form, please call (626) 262-4510.

**DON'T
FORGET!**

**RENT ADJUSTMENT
REQUEST FORM**

LUNCH & LEARN WORKSHOP

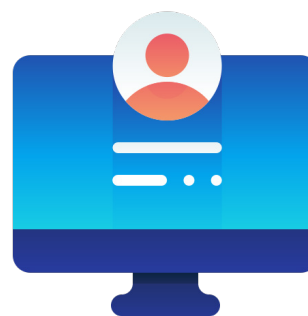
Thursday, July 16, 2026
11:00 A.M. - 12:00 P.M.

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

Register in advance for this Teams meeting at:
<https://bit.ly/4okH2E2>.

Once registered, a confirmation email will be sent with further instructions.

For more information, please call (626) 943-3841 or email Dominic.Vargas@lacda.org.



**HAVE YOU
JOINED
THE RENT
CAFÉ?**

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

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

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



Rent Registry FAQs

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.



HOUSING RIGHTS WORKSHOP

INGLEWOOD RESIDENTS

July 28, 2026, 6:00 P.M. - 8:00 P.M.



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

NEW SMOKE ALARM GUIDELINES



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

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

