

TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS

WHAT'S NEW?



SMALL AREA FAIR MARKET RENTS

The Los Angeles County Development Authority (LACDA) was designated by the U.S. Department of Housing and Urban Development (HUD) as a Small Area Fair Market Rent (SAFMR) Public Housing Agency (PHA) in October 2023, with a required implementation date of no later than January 1, 2025.

SAFMRs are payment standards calculated at the ZIP code level rather than for the entire metropolitan area. The payment standard is used to calculate the amount of housing assistance a family will receive. 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.

As the effective date of January 1, 2025, approaches, the LACDA will make the payment standards publicly available on its website by posting a listing of each bedroom size in each ZIP code.



SMOKE DETECTOR GUIDELINES

The Public and Federally-Assisted Housing Fire Safety Act of 2022 (Act) requires all PHAs 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.

Smoke Alarm Guidelines

1. Smoke alarm is hardwired.
2. Smoke alarm uses 10-year non-replaceable primary batteries and:
 - is sealed;
 - is tamper resistant;
 - contains a silencing means; and
 - provides notification for persons with hearing loss.
3. In the case of a dwelling unit built or substantially rehabilitated after the date of enactment of this paragraph, smoke alarm is hardwired.



LOBBY HOUR CHANGES

Effective December 2, 2024, the Alhambra and Palmdale Administrative Offices will adjust the lobby hours for Section 8 Program assistance as follows:

Lobby Hours

8:00 A.M. - 4:00 P.M.

Guests Served by Appointment Only
Mondays, Wednesdays, and Fridays

Walk-In Services

Tuesdays and Thursdays

COMMUNITY MEETING

MAKE YOUR VOICE HEARD

DO YOU LIVE OR WORK IN LOS ANGELES COUNTY?

Join the meeting in person or online, or visit the website to take our community survey and share the needs of your community. Attending the meeting also earns you a chance to win a prize in our raffle drawings!



SCAN TO REGISTER



SAT., NOV. 2, 2024
IN PERSON & LIVESTREAMED



11:00 A.M. TO 12:30 P.M.
700 W. MAIN STREET
ALHAMBRA, CA 91801
REFRESHMENTS WILL BE PROVIDED.

WED., NOV. 6, 2024
ONLINE

6:00 P.M. TO 7:30 P.M.
LOG-IN DETAILS WILL BE POSTED ON THE WEBSITE WHEN AVAILABLE.

WEBSITE

yourvoicecounts.lacda.org

QUESTIONS? (626) 586-1854

Have You Joined

RENT CAFÉ?

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

For help signing up, or questions regarding your Rent Café Portal account, e-mail RentCafePortal@lacda.org.

[Click here](#) to access the Rent Café Portal.

Rent Stabilization and Tenant Protection 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 Business and Consumers Affairs.

The LACDA monitors the Los Angeles County RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy.



Lunch and Learn Workshops provide participants an opportunity to learn about the LACDA's rental assistance programs offered. Join the LACDA to learn about the SAFMR payment standards going into effect in December.

Thursday, November 21, 2024
11:00 A.M. - 12:00 P.M.

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

After registering, you will receive a confirmation e-mail with information about how to join the meeting.

QUESTIONS?

(626) 943-3841 • HCVWorkshops@lacda.org



The LACDA is recruiting volunteers for its Resident Advisory Board (RAB) Committee that will assist with the 2025 Five-Year Agency Plan process. The RAB provides an opportunity for 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 in mid-November.

If you wish to volunteer, e-mail HADCompliance@lacda.org, or call (626) 586-1991, to express interest. Be sure to include your name, a contact phone number, or e-mail address, and any questions you may have. An LACDA representative will contact you with more details.