

# TENANT TALK

A MONTHLY PUBLICATION FOR SECTION 8 PROGRAM PARTICIPANTS

The Los Angeles County Development Authority (LACDA) implemented SAFMR-based payment standards on January 1, 2025. SAFMRs are Fair Market Rents (FMRs) calculated at the zip code level rather than for an entire metropolitan area. This means the LACDA will now set payment standards for each zip code in its service area rather than having a single payment standard for the entire Los Angeles County. However, the LACDA will continue to use metropolitan Los Angeles County-based payment standards for some of the project-based properties. 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.

The LACDA has set its zip code-based payment standards at 90% of the SAFMRs, as permitted by the U.S. Department of Housing and Urban Development (HUD). The zip code-based payment standards will be in effect for the Housing Choice Voucher Program, including the Emergency Housing Voucher Program and Veterans Affairs Supportive Housing Program, as of January 1, 2025. You may view the LACDA's new zip code-based payment standards on the [LACDA website](#).

## SMALL AREA FAIR MARKET RENT (SAFMR)

### TRADITIONAL PAYMENT STANDARDS

**PAYMENT STANDARDS**  
Housing Choice Voucher Program  
Emergency Housing Voucher Program  
Veterans Affairs Supportive Housing Program

Effective November 1, 2022										
Bedroom Size	SRO	0-bdr	1-bdr	2-bdr	3-bdr	4-bdr	5-bdr	6-bdr	7-bdr	8-bdr
Payment Standards	\$1,380	\$1,840	\$2,096	\$2,666	\$3,465	\$3,804	\$4,374	\$4,945	\$5,515	\$6,086

### ZIP CODE-BASED STANDARDS

CITY/NEIGHBORHOOD	ZIP CODE	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Unincorporated - Florence-Firestone	90001	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Watts	90002	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
South Los Angeles	90003	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Hancock Park/Metro	90004	\$1,263	\$1,683	\$1,890	\$2,365	\$3,033	\$3,357	\$3,861	\$4,365	\$4,869	\$5,372	\$5,875
Los Angeles - Koreatown	90005	\$1,210	\$1,746	\$1,953	\$2,456	\$3,132	\$3,474	\$3,996	\$4,517	\$5,039	\$5,559	\$6,080
Los Angeles - Exposition Park/West Adams	90006	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Baldwin Hills	90008	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Vermont Central	90011	\$1,080	\$1,440	\$1,629	\$2,061	\$2,646	\$2,916	\$3,354	\$3,791	\$4,229	\$4,666	\$5,103
Los Angeles - Downtown/Chinatown	90012	\$1,263	\$1,683	\$1,890	\$2,365	\$3,033	\$3,357	\$3,861	\$4,365	\$4,869	\$5,372	\$5,875

## RENT STABILIZATION AND TENANT PROTECTIONS 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 Consumer and Business Affairs (DCBA). The LACDA monitors the RSTPO requirements that owners must adhere to when requesting a rent increase and/or terminating a tenancy.

Several RSTPO changes went into effect on January 1, 2025. To review the changes or for more information regarding the RSTPO, visit <https://bit.ly/42Tqo3z>, or contact DCBA at (800) 593-8222.



**RENT REGISTRY 101  
FOR LANDLORDS**  
STEP-BY-STEP WORKSHOP

**LA COUNTY RENTAL PROPERTY  
AND MOBILEHOME PARK OWNERS:**  
Attend a free informational workshop  
about the LA County Rent Registry.

**WORKSHOPS BEGIN JULY 22**  
Multiple Locations throughout LA County

**ADMISSION IS FREE**

**REGISTER NOW**

[bit.ly/RentRegistryLandlordWorkshops](https://bit.ly/RentRegistryLandlordWorkshops)  
Space is limited - reserve your seat today!

**Learn how to:**

- Register your rental properties
- Update property information
- Pay annual registration fees
- Comply with Rent Stabilization Ordinances (RSTPO & MRSMOPO)

Get step-by-step registration help  
and have your questions answered  
by DCBA's Housing & Tenant  
Protections experts.

**MORE INFO:**  
[DCBA.LACOUNTY.GOV/RENTREGISTRY](https://DCBA.LACOUNTY.GOV/RENTREGISTRY)

[CLICK HERE FOR THE REGISTRY TOOL KIT](#)



THURS., OCTOBER 16, 2025 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 the meeting to learn about the LACDA's rent increase process.

Register in advance for this Teams meeting at:  
<http://bit.ly/3VGRbNT>.

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](mailto:Dominic.Vargas@lacda.org).

## HAVE YOU JOINED RENT CAFÉ?

**Sign up  
for 24/7  
access to:**

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

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

If you have already signed up, remember to check your email frequently to ensure you don't miss any notifications from the LACDA.



## UPDATED HOTMA COMPLIANCE DATE

On December 17, 2024, HUD confirmed through Public and Indian Housing (PIH) Notice 2024-38 that the implementation of certain income and asset rules outlined in Sections 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA), which was originally set to take effect by January 1, 2025, has been delayed.

This postponement is due to the further development of the Housing Information Portal (HIP), which is set to support the establishment of certain HOTMA provisions. Provisions of Sections 102 and 104 that are not affected by the HIP may be complied with immediately, but no later than July 1, 2025.

As such, the LACDA will begin implementing the HOTMA changes for files with an effective date **on or after April 1, 2025**, including new admissions, annual reexaminations, interim reexaminations, and new contracts that have yet to be negotiated.

**Click for a Summary of Changes**

**[Income Exclusions](#)**

**[Definitions](#)**



## LOBBY HOURS

**EFFECTIVE  
DECEMBER 2, 2024**

**The Alhambra and Palmdale Administrative Offices have adjusted the lobby schedule for rental assistance programs as follows:**

### Lobby Hours

**8:00 a.m. - 4:00 p.m.**

**Guest Served by Appointment Only**  
Mondays, Wednesdays, Fridays

### Walk-in Services

**Tuesday and Thursday**



## COMMUNITY MEETING: MAKE YOUR VOICE HEARD

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!

**IN PERSON AND LIVESTREAMED**  
**SAT., NOV. 1, 2025**  
**11:00 A.M. TO 12:30 P.M.**

700 W. MAIN STREET, ALHAMBRA, CA 91801  
REFRESHMENTS WILL BE PROVIDED.

INTERPRETERS WILL BE PROVIDED DURING THE MEETING.

**SCAN TO  
REGISTER**



**WEBSITE**  
**YOURVOICECOUNTS.LACDA.ORG**

**QUESTIONS**  
**(626) 586-1854**