

Section 8 Landlord Newsletter

IN THE ISSUE

DID YOU KNOW?

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) via direct deposit by calling **(833) HACLA-4-U or (833) 422-5248**.

Report Crime, Fraud, Waste, and Abuse

If you are experiencing or have knowledge of a health and safety emergency or witnessing an active crime involving gang and drug activity, human trafficking or other violent crimes at HUD properties call 911 or your local law enforcement authority. HUD OIG Hotline number is: 1-800-347-3735. The hotline is the primary means to submit allegations of fraud, waste, abuse, or mismanagement related matters. The website is: <https://www.hudoig.gov/hotline>

Fair Housing

Owners can visit the website of the Office of Fair Housing and Equal Opportunity for additional information at: www.hud.gov or call **(800)-669-9777 or (800) 877-8339**.

HACLA Moves to Small Area Fair Market Rents (SAFMRs)

Beginning September 1, 2026, the Housing Authority of the City of Los Angeles (HACLA) will implement a new system for determining the rent and utility payment amounts in the Housing Choice Voucher (HCV) Program. This change, mandated by the U.S. Department of Housing and Urban Development (HUD), affects all public housing agencies administering vouchers in the Los Angeles-Long Beach-Glendale Metropolitan Area.

New Methodology: SAFMRs Replacing Area-Wide FMRs

Starting in September, HACLA will no longer use Fair Market Rents (FMRs) calculated for the entire metropolitan area. Instead, payment standards will be based on Small Area Fair Market Rents (SAFMRs), which are determined at the ZIP code level. This means rental assistance will better reflect the actual market rates in each neighborhood.

What Are SAFMRs?

SAFMRs estimate typical rents for various unit sizes within a specific ZIP code. HUD updates these figures annually, using data on standard quality housing in each area. This approach ensures payment standards are tailored to local conditions, making the program more responsive to neighborhood rent variations.

Owners can review the new payment standards for their ZIP codes by visiting <https://hacla.org/en/about-section-8/payment-standards>.

Effective Dates and Transition Details

The updated payment standards will apply immediately to all new Housing Assistance Payment (HAP) Contracts effective on or after September 1, 2026. These standards will be used to calculate the HAP amounts for new households entering the program.

What's Different About This Approach?

Previously, payment standards were based on FMRs for the entire metropolitan area, which could be higher or lower than actual rents in certain neighborhoods. With SAFMRs, payment standards align with rents in each ZIP code. If your property is in a higher-rent area, HACLA's contribution may increase, while in lower-cost areas, tenant payments may rise if the voucher amount decreases.

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<https://www.hacla.org/en/about-section-8/landlord-information/landlord-newsletters>

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What Will Be The Impact To Owners?

The impact depends on property location. Owners in higher-rent ZIP codes may see voucher amounts that match market rents, opening opportunities to rent to HCV families. If payment standards decrease, HACLA will maintain the previous standard for families who remain in their current units, ensuring no sudden changes in subsidy.

Additional Considerations

All HAP Contracts remain subject to rent reasonableness and tenant affordability checks, even in areas where payment standards increase. For further questions or more information about these changes, please visit our website and access the FAQs. Owners can contact the Customer Contact Center to answer any additional questions at **(833) HACLA-4-U or (833) 422-5248**.

Landlord Seminars

The Housing Authority will be conducting online and in-person Landlord Seminars. Schedule of available seminars are provided online at: <https://www.hacla.org/en/about-section-8/landlord-information>.

The following is the next upcoming meeting:

Date & Time	Location
August 18th, 10am	Reunión presencial en español. Seminar in Spanish: https://zoom.us/j/86290518883
September 15, 10am	https://zoom.us/j/86290518883
October 20, 2026, 10am	https://zoom.us/j/86290518883

Zoom Meeting Link: <https://us02web.zoom.us/j/86290518883?pwd=bEtnUjk4akxrVW5ibHM0dk9abDhtQT09>

Meeting ID: 862 9051 8883, **Passcode:** 231874

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You can also dial in by your location by the phone numbers listed below, or you can find your local dial in number by visiting: <https://us02web.zoom.us/u/kelFw2kA1V>

Virtual Mixer for Housing Partners!

We are excited to invite you to a virtual collaborative space where property owners & key internal departments can engage in focused discussions. If you have any questions contact: HIP@HACLA.ORG

NEW MEETING LINK



<https://bit.ly/haclapartnermixer2026>

MEETING DATES

Every first Wednesday of the Month
From 10AM-12PM

- **August 5th, 2026**
- **September 2nd, 2026**
- **October 7th, 2026**
- **November 4th, 2026**
- **December 2nd, 2026**