

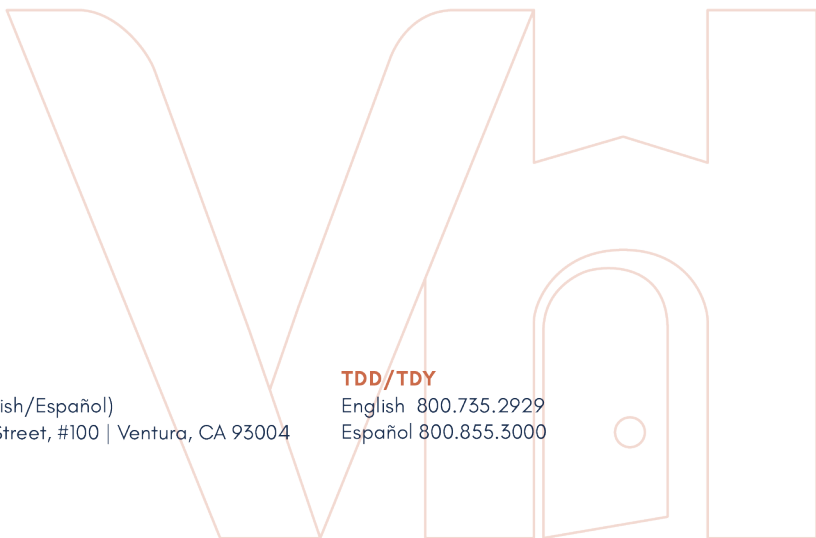
Housing Providers:

In 2016, HUD published the Small Area Fair Market (SAFMR) Final Rule. The rule provides that in lieu of determining HCV payment standards using a metropolitan area-wide Fair Market Rent (FMR), payment standards will use FMRs calculated for ZIP codes within metropolitan areas. The metropolitan areas identified to use ZIP code-based FMRs are those metropolitan areas with both significant voucher concentration challenges and market conditions where establishing FMRs by ZIP code areas has the potential to significantly increase opportunities for voucher families. The use of SAFMRs is expected to give HCV tenants access to areas of high opportunity and lower poverty areas by providing a subsidy that is adequate to cover rents in those areas, thereby reducing the number of voucher families that reside in areas of high poverty concentration.

On October 24, 2023, HUD announced that an additional 41 metropolitan areas would begin to use Small Area Fair Market Rents (SAFMRs) to determine the amount of assistance it provides to households participating in the Housing Choice Voucher program. This expansion brings the total metropolitan areas where SAFMRs are required to 65 and Public Housing Agencies (PHAs) in these new areas must implement SAFMRs in their voucher program no later than January 1, 2025. The SAFMR's will be updated annually October 1st.

Our agency is one of the 41 agencies required to implement the SAFMR effective 1/2025. HUD requires all Public Housing Agencies to update their HCV administration plan to reflect the implementation, with a hold harmless policy for families that continue to receive voucher assistance during the term of the family's current HAP contract and/or the initial reduction in payment standard cannot take place before the effective date of the family's second regular reexamination following the effective date of the decrease in payment standard.

The Project Based Developments are **exempt** from using SAFMR and must use the **Ventura Housing** posted Payment Standards.



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Rent Increase Request Process:

- **Section 8 Voucher holder** rent increases **MUST** be submitted 60 days before the effective date of the new rent increase amount . The Rent reasonableness form must also be completed and submitted with the rent increase request.
- The Owner/Agent must submit the required information by personal delivery, mail or email to the mutual clients Housing Specialist.
- The HACSB will advise the family and owner as to whether the requested rent is reasonable and shall approve or deny the rent increase.
- More details can be found at:
https://www.hacityventura.org/housing/section_8_voucher/payment_standards.php
- **Project Based Development** rent increases **MUST** be submitted 60 days before the anniversary month of the HAP contract. The Rent reasonableness form must also be completed and submitted for each bedroom size.
- The Owner/Agent must submit the required information by personal delivery, mail or email to the mutual clients Housing Specialist.
- The HACSB will advise the family and owner as to whether the requested rent is reasonable and shall approve or deny the rent increase.
- If approved, the rent adjustment will be effective on the first day of the anniversary month of the HAP contract.

More details can be found at:

https://www.hacityventura.org/housing/section_8_voucher/payment_standards.php

PLEASE NOTE:

The HACSB may, due to HUD funding constraints, limit or suspend rent increases.

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Tenant Protection Act of 2019 effective January 1, 2020

On October 8, 2019, Governor Gavin Newsom signed Assembly Bill 1482 that will cap annual rent increases throughout the state to 5% plus the percentage change in the cost of living or 10%, whichever is less. The bill also includes just cause eviction protections for tenants in good standing.

Link to Assembly Bill 1482:

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482

The HACSB will rely on the landlord to provide the Housing Authority with a copy of the written notice sent to the tenant indicating that the property is exempt from AB 1482 if applicable. The liability of proof is on the landlord.



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