



Santa Monica Housing Authority
 1685 Main Street, Mail Stop #19
 Santa Monica, California 90401

SANTA MONICA HOUSING AUTHORITY NOTICE Payment Standard Increase

The U.S. Department of Housing and Urban Development (HUD) has approved the Santa Monica Housing Authority’s (SMHA’s) conversion to zip code-based payment standard methodology, known as Small Area Fair Market Rents (SAFMRs).

The SMHA will use the SAFMRs for Santa Monica households in the following Housing Assistance programs: Housing Choice Voucher (HCV); Continuum of Care (CoC); HOME Investment Partnerships Program (HOME); Veterans Affairs Supportive Housing (VASH); and Emergency Housing Voucher (EHV). The SAFMRs **do not apply** to Project-Based Vouchers (PBVs) which align with the payment standard based on the Metropolitan Fair Market Rents (FMRs). The SMHA will implement HUD’s 2023 SAFMRs beginning in November 2023 for the Housing Assistance programs listed above.

NOTE: HUD has published the 2024 SAFMRs to replace the 2023 SAFMRs. The SMHA will update and may increase the current payment standards no later than January 01, 2024.

Effective November 1, 2023, the SMHA increased the Payment Standards to the following amounts:

<u>NEW</u> Payment Standards Effective <u>11/01/2023</u> based on Small Area Market Rents (SAFMRs)				
(HCV [Commonly known as Section 8], CoC, HOME, VASH, and EHV)				
<i>Zip Code</i>	<i>Efficiency</i>	<i>1-bdrm</i>	<i>2-bdrm</i>	<i>3-bdrm</i>
SAFMR 90401 (100%)	\$2,210	\$2,520	\$3,200	\$4,160
SAFMR 90402 (100%)	\$2,020	\$2,300	\$2,930	\$3,810
SAFMR 90403 (100%)	\$2,260	\$2,580	\$3,280	\$4,260
SAFMR 90404 (120%)	\$1,944	\$2,220	\$2,820	\$3,660
SAFMR 90405 (110%)	\$2,002	\$2,277	\$2,893	\$3,762

<u>Payment standards through 10/31/23 for all programs and afterwards for PBVs based on HUD’s Metropolitan Fair Market Rents (FMRs)</u>				
<i>Bedroom Size</i>	<i>Efficiency</i>	<i>1-bdrm</i>	<i>2-bdrm</i>	<i>3-bdrm</i>
Payment Standards for All Santa Monica Zip Codes based on Metropolitan FMRs	\$1,512	\$1,930	\$2,640	\$3,366

Starting November 1, 2023, the SMHA will use HUD's SAFMRs to determine payment standards by zip code for HCV, CoC, HOME, VASH, and EHV. The SAFMRs establish the payment standards by zip codes and increase the SMHA's previous payment standards by an average of \$385 to \$575 a month.

The Payment Standard is the maximum subsidy the SMHA can provide on behalf of the voucher household towards rent. Your payment standard is determined by the number of bedrooms the SMHA authorizes for subsidy on the household's voucher. The number of authorized bedrooms eligible for subsidy is based on the number of persons in your family.

The SMHA must use the SMALLER of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the payment standard.

Example:

- A family with a three-bedroom voucher finds a two-bedroom unit in zip code 90401. The SMHA would pay up to the **two-bedroom payment standard**: \$3,200.

How Will the Increased Voucher Payment Standard Affect You?

1. For those families who move to a new unit on or after November 1, 2023, the SMHA will use the new, higher payment standard based on the zip code to determine your share of rental assistance in the new unit.
2. If there is no change to your family composition and you remain in your unit, you will have access to the new higher payment standard based on the corresponding zip code **at your annual re-examination**, occurring on or after November 1, 2023.
3. If family composition changes (**and the change results in a voucher size change**) anytime on or after November 1, 2023, the SMHA will use the new, higher payment standard based on the zip code to determine your share of rental assistance at your next scheduled annual reexamination.

Please contact your Housing Specialist with any questions. If you're not sure whom to contact, leave a message with your full name and number at 310-458-8743 or email sm.housinginbox@santamonica.gov.