



## Area Housing Authority of the County of Ventura

1400 West Hillcrest Dr. Newbury Park, CA 91320-2721  
(805) 480-9991 • TTY (805) 480-9119 • FAX (805) 480-1021 [www.ahacv.org](http://www.ahacv.org)

Serving Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County

### Changes in Payment Standards for the Housing Choice Voucher Program and Notice of Potential Impact

Dear Property Owners and Managers,

As always, we the Area Housing Authority of the County of Ventura (AHA) would like to take this opportunity to thank you for participating in the Housing Choice Voucher (HCV) Program. Your ongoing participation helps ensure low-income families have a safe and stable place to call home.

As mentioned in a letter to all owners earlier this year, the U.S. Department of Housing and Urban Development (HUD) was implementing many changes to the program, and the AHA would like to take this opportunity to provide important information about a change to the Section 8 Housing Choice Voucher program that may impact the level of rental assistance for assisted households.

**The AHA has been mandated by HUD to implement Small Area Fair Market Rents (SAFMRs) by January 1, 2025.** SAFMRs are HUD established Fair Market Rents calculated at the ZIP code level rather than for the whole County of Ventura and are used to establish the payment standards for the HCV Program. HUD indicates that SAFMRs more accurately reflect the local market and are intended to provide families with more access to high-opportunity areas.

Payment standards determine how much assistance the AHA can make in Housing Assistance Payments (HAPs) on behalf of program participants. Under SAFMRs, some zip code areas are higher than the current payment standard. In other areas it is less than the current payment standard. The AHA has employed every effort to keep the lower SAFMR payment standards as close to the current payment standard as HUD will allow.

SAFMRs mean payment standards will now be set for each ZIP code as opposed to one payment standard across the entire jurisdiction of the AHA. As a result, the payment standard for units you rent through the HCV Program will depend on the ZIP code in which your rental units are located. Accordingly, the payment standard for each unit may increase, stay the same, or decrease.

If the SAFMR payment standard for your unit's ZIP code is **decreasing**, please be aware that the AHA has adopted a "hold harmless" policy concerning a decrease in payment standards. This means that the AHA will use the payment standard that was in effect prior to the decrease when determining your family's assistance as long as the family continues to reside in the currently assisted unit under the current HAP contract.

This new SAFMR payment standard schedule does not mean that your tenant's rent portions will change automatically on January 1. The new payment standards will take effect at the next reexamination of their income after January 1, 2025. All the same program requirements about rent increases, notice periods for rent changes, rent reasonableness, etc. continue to apply.

If you enter into a new lease for a unit under the HCV program on or after January 1, 2025, the new SAFMR payment standard for the zip code of that unit will apply.

The new schedule of SAFMR payment standards for all ZIP codes is included in this correspondence and will be available on the AHA's website ([www.ahacv.org](http://www.ahacv.org)).



If you have questions about this change or would like additional information, please visit our website at <https://www.ahacv.org/> or contact the Landlord Assistance line at (805) 480-9991 ext. 895 or (805) 480-6007. You can also reach us by email at [landlords@ahacv.org](mailto:landlords@ahacv.org).

Sincerely,

**Area Housing Authority of the County of Ventura**



## Area Housing Authority of the County of Ventura

1400 West Hillcrest Dr. Newbury Park, CA 91320-2721  
(805) 480-9991 • TTY (805) 480-9119 • FAX (805) 480-1021 [www.ahacv.org](http://www.ahacv.org)

Serving Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County

### The Area Housing Authority of the County of Ventura SAFMR Payment Standard Schedule by ZIP code Effective 01/01/2025

ZIP Code	SRO	OBR	1BR	2BR	3BR	4BR	5BR
90265	1913	2550	2900	3600	4600	5300	5950
91304	1425	1900	2200	2650	3640	4250	4600
91307	1913	2550	2900	3600	4600	5300	5950
91311	1477	1969	2266	2706	3696	4301	4947
91320	1598	2130	2450	2900	4000	4600	5300
91360	1598	2130	2450	2900	4000	4600	5300
91361	1913	2550	2900	3600	4600	5300	5950
91362	1598	2130	2450	2900	4000	4600	5300
91377	1913	2550	2900	3600	4600	5300	5950
93001	1477	1969	2266	2706	3696	4301	4947
93003	1477	1969	2266	2706	3696	4301	4947
93004	1598	2130	2450	2900	4000	4600	5300
93010	1598	2130	2450	2900	4000	4600	5300
93012	1598	2130	2450	2900	4000	4600	5300
93013	1650	2200	2510	2850	3800	4300	5000
93015	1404	1872	2172	2616	3576	4188	4600
93021	1598	2130	2450	2900	4000	4600	5300
93022	1477	1969	2266	2706	3696	4301	4947
93023	1425	1900	2200	2650	3640	4250	4600
93030	1404	1872	2172	2616	3576	4188	4600
93033	1404	1872	2172	2616	3576	4188	4600
93035	1598	2130	2450	2900	4000	4600	5300
93036	1425	1900	2200	2650	3640	4250	4600
93040	1404	1872	2172	2616	3576	4188	4600
93041	1425	1900	2200	2650	3640	4250	4600
93060	1404	1872	2172	2616	3576	4188	4600
93063	1598	2130	2450	2900	4000	4600	5300
93064	1477	1969	2266	2706	3696	4301	4947
93065	1598	2130	2450	2900	4000	4600	5300
93066	1425	1900	2200	2650	3640	4250	4600
93099	1477	1969	2266	2706	3696	4301	4947
93225	1404	1872	2172	2616	3576	4188	4600
93252	1477	1969	2266	2706	3696	4301	4947