



# County of San Diego

**HEALTH AND HUMAN SERVICES AGENCY**  
HOUSING AND COMMUNITY DEVELOPMENT SERVICES  
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## **SECTION 8 PROGRAM - LANDLORDS** **NEW SMALL AREA FAIR MARKET RENT PAYMENT STANDARDS**

Effective October 1, 2018, the Housing Authority of the County of San Diego (HACSD) began using a new method to calculate the amount of money we will pay toward rent for each family in our Section 8 Housing Choice Voucher (HCV) program. Formerly, the payment standard that the HACSD used to determine the maximum amount of rental assistance for each family participating in the HCV program was based on rent estimates for the entire metropolitan area. This approach often meant that families with HCVs could not afford to rent in neighborhoods with high rents. Going forward, the new payment standards used to determine the maximum subsidy for a rental unit is based on rent estimates for each zip code located within our jurisdiction. The use of multiple payment standards will allow us to provide rental assistance at levels that more accurately reflect the rents charged in individual neighborhoods.

The new approach to payment standards using the localized rent in each zip code is called a Small Area Fair Market Rent (SAFMR). SAFMR payment standards are required by the U.S. Department of Housing and Urban Development (HUD) for the San Diego metropolitan area.

*If payment standards are **reduced** in zip codes where you own property rented to Section 8 families, the Housing Assistance Payment (HAP) you receive may go down and the tenant may be responsible for a larger share of the rent. Please be mindful of this shift as you consider changes to the rent in the future.*

*If payment standards are **increased** in zip codes where you own property rented to Section 8 families, the portion of the rent for which the tenant is responsible may be reduced and the HAP increased. **Please be aware that all rent amounts will remain subject to rent reasonableness determinations.***

The new payment standards are applicable for any new Housing Assistance Payment (HAP) contracts that are effective on or after October 1, 2018. As annual reexaminations of income and eligibility for current HCV tenants are conducted, the HAP provided by HACSD will be determined using the new SAFMR payment standards. Families currently under HAP contract will not be subject to any applicable reductions in payment standard until their second annual reexamination after a reduction in the payment standards. Any changes in your current tenants' HAP and tenant rent portion payments will be clearly communicated to you in advance of the effective date.

Landlord participation in the HCV program helps to ensure that low-income families have a safe and stable place to call home. Please visit our website at <http://sdchd.org> for current payment standards and to find the dates of upcoming Landlord Meetings. Your tenant's Housing Representative is also available to answer your questions.