



Housing Authority of the City of Santa Paula
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Effective January 1, 2026

SANTA PAULA HOUSING AUTHORITY

Housing Choice Voucher Small Area Fair Market Rent Payment Standards

Bedroom Size	0 Bedroom (efficiency)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	\$1,793	\$2,013	\$2,409	\$3,267	\$3,795

On October 24, 2023, HUD announced that an additional 41 metropolitan areas would be required 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. Our agency is one of the 41 agencies required to implement the SAFMR by January 1, 2025.

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four-bedroom FMR, for each extra bedroom. FMRs for single-room occupancy units are 0.75 times the zero-bedroom (efficiency) FMR.

The payment standards listed above were established based on Small Area Fair Market Rent data provided by HUD. These amounts are not a guarantee of contract rent but merely represent the maximum including owner paid utility costs set forth by HUD. It is the Housing Authority's responsibility to determine if the requested contract rent is reasonable within current market conditions for obtaining decent, safe and sanitary, yet modest accommodations. The maximum amount the owner may charge for a unit is determined on a case-by-case basis which includes criteria such as location, quality, size, unit type, age of the unit, amenities, maintenance, and utilities paid by the owner and the use of a current rental survey of comparable unassisted units in the community.

The Housing Authority uses a formula to determine a family's rent contribution. The tenant portion of rent may not exceed 40% of the family's adjusted monthly income at lease up. The 40% figure includes an allowance for tenant paid utility costs.

The Housing Authority's goal is to expand housing opportunities for all program participants.