



County of Los Angeles

SMALL AREA FAIR MARKET RENTS

Effective 1/1/2025



WHAT ARE PAYMENT STANDARDS?

A Payment Standard is the maximum amount of rental assistance a family can receive and is based on an area's fair market rents and funding from the U.S. Department of Housing and Urban Development (HUD).

- This is not the maximum rent that can be charged by landlords.
- This is the maximum amount of rental assistance a family can receive, but monthly rental assistance may be different. Monthly assistance is based on the family's income and the specific unit.

Please note: The amount of rent a landlord can charge must be "reasonable" when compared to unassisted rental units in the neighborhood with similar amenities.

➔ WHAT ARE SMALL AREA FAIR MARKET RENTS (SAFMRs)?

SAFMRs represent average rents by bedroom size in specific zip code areas and are used to determine Payment Standards. The Los Angeles County Development Authority (LACDA) has identified 221 zip codes within its service area that would benefit from using the SAFMRs. The LACDA will continue to use traditional Metropolitan Area Fair Market Rent-based payment standards for its existing Project-Based Voucher (PBV) Program properties under commitment.

➔ WHAT ARE THE LACDA'S PAYMENT STANDARDS?

The LACDA has published the following at <https://www.lacda.org/section-8>. 1) The Payment Standards for the LACDA's service area zip codes and PBV properties in operation, and 2) the Payment Standards for committed future PBV properties. All zip codes in **BOLD** represent the LACDA's service area. All remaining zip codes represent the LACDA's extended service for the following:

Veterans Affairs Supportive Housing (VASH) Program: VASH vouchers may also be used in the Cities of Baldwin Park, Burbank, Long Beach, Los Angeles, Norwalk, Pasadena, Redondo Beach, and Kern County jurisdictions.

Homeless Incentive Program (HIP): Owners with available units in the Cities of Baldwin Park, Burbank, Inglewood, Long Beach, Los Angeles, Norwalk, Pasadena, Redondo Beach, and Kern County, and the LACDA's regular jurisdictions may also participate in HIP.

**Need Help Determining
Your Assistance Amount?**

Contact the LACDA at (626) 262-4511 for help reviewing the Payment Standards and subsidy estimates for a specific zip code.