



## **GLENDALE HOUSING AUTHORITY 2025 PAYMENT STANDARDS EFFECTIVE 01/01/2025**

In the Housing Choice Voucher (HCV) Program, payment standards are used in the calculation of Housing Assistance Payments (HAPs) that the PHA pays to the owner on behalf of the family leasing the unit.

Payment standards are the maximum monthly assistance that the PHA will pay on behalf of the family.

The payment standard for a family is the lower of:

- Payment standard for the family's unit size indicated on the voucher; or
- Payment standard for the size of the unit leased by the family.

Additional factors that influence the Housing Assistance Payment to the owner include the family's size and income, utilities the family is responsible for, and the cost of comparable units in the area.

Glendale Housing Authority (GHA) has been designated by the [U.S. Department of Housing and Urban Development \(HUD\)](#) as a [SAFMR PHA](#) and, in accordance with [24 CFR 982.503](#), is required to implement SAFMR-based payment standards no later than January 1, 2025. SAFMRs are FMRs calculated at the ZIP code level, rather than for the entire metropolitan area. SAFMRs are intended to more accurately reflect the local market and provide families with access to low-poverty and high-opportunity areas by providing rental assistance at a level that makes the higher rents in such areas affordable for them.

Glendale Housing Authority has elected to use the Hold Harmless Policy for implementing the new payment standards.

### **HOLD HARMLESS POLICY:**

- The PHA will establish a payment standards for each zip code to ensure they are between the 90-110% basic range of the SAMFR.
- If the amount on the payment standard schedule is decreased while the family continues to reside in the assisted unit, the payment standard in effect as of the recertification prior to the decrease will remain in place. The payment standard shall be frozen at this level until such time as one of the following occurs:
- The payment standard is equal to or above the frozen level.

- The Family moves.
- A change in household composition requires a change in payment standard at the next annual reexamination.

Glendale's Payment Standards by Zip Code Chart:

|   | OBR      | 1BR      | 2BR      | 3BR      | 4BR      | 5BR      | 6BR      |
|---|----------|----------|----------|----------|----------|----------|----------|
| 85301   | \$ 1,320 | \$ 1,440 | \$ 1,690 | \$ 2,290 | \$ 2,610 | \$ 3,001 | \$ 3,393 |
| 85302   | \$ 1,320 | \$ 1,140 | \$ 1,859 | \$ 2,519 | \$ 2,871 | \$ 3,301 | \$ 3,732 |
| 85303   | \$ 1,490 | \$ 1,640 | \$ 1,900 | \$ 2,560 | \$ 2,860 | \$ 3,289 | \$ 3,718 |
| 85304   | \$ 1,430 | \$ 1,570 | \$ 2,002 | \$ 2,573 | \$ 3,014 | \$ 3,466 | \$ 3,986 |
| 85305   | \$ 1,760 | \$ 1,930 | \$ 2,240 | \$ 3,010 | \$ 3,370 | \$ 3,876 | \$ 4,457 |
| 85306   | \$ 1,510 | \$ 1,650 | \$ 1,920 | \$ 2,580 | \$ 2,890 | \$ 3,324 | \$ 3,823 |
| 85307   | \$ 1,670 | \$ 1,830 | \$ 2,130 | \$ 2,870 | \$ 3,200 | \$ 3,680 | \$ 4,232 |
| 85308   | \$ 1,760 | \$ 1,930 | \$ 2,240 | \$ 3,010 | \$ 3,370 | \$ 3,875 | \$ 4,456 |
| 85309   | \$ 1,940 | \$ 2,130 | \$ 2,480 | \$ 3,330 | \$ 3,730 | \$ 4,290 | \$ 4,934 |
| 85310   | \$ 2,190 | \$ 2,400 | \$ 2,790 | \$ 3,750 | \$ 4,200 | \$ 4,830 | \$ 5,555 |
| Note: 85311, 85312, 85318, & 85320 are zip codes used for PO Boxes. |          |          |          |          |          |          |          |
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