



March 14, 2018

Open Letter to HCV/PBV Program Participants & Landlords/Property Owners

With the additional funding cuts proposed to the Voucher Programs, and in an effort to be responsible managers of the shrinking federal dollars we receive to assist program participants – but at the same time not taking housing vouchers away from any of those families, we are forced to take the following actions:

**Suspend Contract Rent Increases.** Effective April 1, 2018: AHA will suspend approvals for contract rent increases requested by participating landlords. With the drastic program funding cuts over the past year, plus the coming year's draft budget plan released in February by the President that proposes cutting an additional \$8.8 billion, AHA must hold the line on planned spending at levels we are confident we have appropriate funding we can maintain and continue to honor all current Housing Assistance Payment contracts. We hope that Congress will pass a budget that adequately supports future funding for the HCV/PBV programs. The AHA can explore approving new rent increase requests at that time.

For all currently participating landlords, all rent increase requests received by AHA prior to April 1, 2018 will be considered for increase. All rent increases requests received on or after April 1, 2018, will not be considered for increase until federal program funding trends allow consideration.

**Adopt Small Area Fair Market Rent Payment Standards.** Effective April 1, 2018: AHA will move from Fair Market Rent Payment Standards to Small Area Fair Market Rent Payment Standards based on zip code. This will increase both the number of payment standards for the vouchers, and likely pay landlords in opportunity areas a higher rent than they may have received in the past. This move will also likely lower rents for some landlords whose units were marginal at best but enjoyed the fact that their unit was in a "high-rent" area. This approach provides more assurances that the units receive rents more in line with their location, quality, size and unit type – in addition to any owner provided amenities, services, maintenance and utilities.

Our hope is that you will continue to participate in our Voucher programs. We also hope you will understand that our objectives are to honor all current HAP contracts, maintain current voucher utilization and strengthen rental markets in Aurora by providing competitive, comparable rental amounts to participant landlords interested in providing decent, safe and sanitary housing to qualified tenants.

Sincerely,

Maria Godínez  
Interim Executive Director