



September 17, 2025

Important Upcoming Changes to the Housing Choice Voucher Program

Dear Participants,

This notice is to inform you of several important changes to the Aurora Housing Authority (AHA) Housing Choice Voucher (HCV) program that will take effect on **10/01/2025**. Please review this information carefully, as it may impact your housing assistance.

Changes to Payment Standard

Effective **October 1, 2025**, the Payment Standard that AHA uses to calculate your share of the rent will be reduced. This change is necessary because HUD has lowered the Fair Market Rent (FMR) for the Aurora jurisdiction. Our Payment Standard is being updated to align with this new, lower FMR.

How this will affect you:

- **If you are a current participant:** The new, lower Payment Standard will not affect you until your **second annual re-examination** that occurs after 10/01/2025. For example, if your next re-examination is 10/01/2025, the new Payment Standard would apply to your household effective 10/01/2026.
- **If you move or sign a new lease on or after 10/01/2025:** The new, lower Payment Standard will apply immediately. This includes Rent Increases requested by landlords for current participants on the program.

This reduction in Payment Standard means that AHA may cover a smaller portion of your rent, and your family share of the rent may increase due to the change.

Other Important Program Updates for 2025

- **Rent Increases:** AHA has requested that landlords defer submitting rent increases for the foreseeable future.
- **Annual Paperwork:** It is crucial to submit all required paperwork for your annual re-examination on time. AHA asks for your prompt response to avoid any delay or termination of your housing assistance.

AHA is here to assist you. Please reach out to your Housing Specialist if you have any questions. Thank you for your understanding and cooperation as we navigate these changes.

Sincerely,
The Aurora Housing Authority