

HOUSING CHOICE VOUCHER (HCV) PROGRAM PAYMENT STANDARD CHANGES

In accordance with federal regulations issued by the U.S. Department of Housing and Urban Development (HUD), Decatur Housing Authority (DHA) changed the way the Housing Choice Voucher (HCV) program operates. Effective April 1, 2018, the payment standards used to determine the maximum subsidy amount DHA pays on behalf of families will be based on fair market rents (FMR) set at the zip code level, rather than the previously used metropolitan-area level. Fair Market Rents (FMR) by zip codes are called Small Area Fair Market Rents (SAFMRs). The purpose of this mandated change by HUD is to provide HCV-assisted families greater access to neighborhoods with good schools, lower crime, better transportation, employment opportunities and quality housing.

Under SAFMR, the payment standards for units being rented through the HCV program may change. Depending on the zip code in which the rental unit is located, the participant's payment standard may increase, decrease or stay the same. Please refer to the **Decatur Housing Authority SAFMR Payment Standards by Zip Code**, which lists payment standard amounts for all DeKalb County zip codes effective April 1, 2018.

If payment standards decrease in zip codes where you own properties and rent units to voucher families, the Housing Assistance Payment (HAP) you receive from DHA may be reduced and **future participants may be responsible for a larger share of the rent. Such changes do not impact your current participants as long as they remain in their current property under the current contract.**

If payment standards increase in zip codes where you own properties and rent units to voucher families, the Housing Assistance Payment (HAP) you receive from DHA may increase and the participants may be responsible for a smaller share of the rent or there may not be any change to the participants' portion. **These changes will be implemented as families complete their annual recertification of eligibility.**

Please note that the amount you charge for rent must still be "reasonable" in comparison to unassisted private market rentals in the same area with the similar amenities.

The regulations for this change can be found in HUD's Public and Indian Health (PIH) Notice 2018-01.