

## HOUSING CHOICE VOUCHER PROGRAM PAYMENT STANDARDS

Families participating in the Housing Choice Voucher (HCV) program benefit from a subsidy each month to help pay their rent and utilities. The subsidy varies for each family depending upon the family's size and income.

Effective April 1, 2018, the U. S. Department of Housing and Urban Development (HUD) mandated that PHAs in selected metropolitan areas, including Decatur Housing Authority, use Fair Market Rents (FMRs) based on zip codes, called Small Area Fair Market Rents (SAFMRs), to establish payment standards. The Payment Standard is the maximum amount of assistance a family can receive and is based on the area's fair market rent and funding from HUD. 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.

HUD reviews the Small Area Fair Market Rents annually and therefore, SAFMR 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.

*If payment standards decrease* in zip codes where assisted families rent units, the Housing Assistance Payments (HAP) that owners receive from DHA may be reduced and **future participants may be responsible for a larger share of the rent. Such changes do not impact current participants if they remain in their current property under the current contract.**

*If payment standards increase* in zip codes where assisted families rent units, the Housing Assistance Payments (HAP) owners 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' portions. **These changes will be implemented as families complete their annual recertifications.**

**Payment standards are not the maximum rent that can be charged by landlords.** This is the maximum amount of assistance a family can receive, but the monthly payment from the housing authority to the landlord may be different.

The amount of rent a landlord can charge must be "reasonable" in comparison to unassisted rental units in the neighborhood with similar amenities.

Please refer to **Decatur Housing Authority's SAFMR Payment Standards by Zip Code**, which lists payment standard amounts for all DeKalb County zip codes.