Small Area Fair Market Rents

Frequently Asked Questions

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—version dated April 10, 2018—

General: SAFMR Final Rule

Q1: Where may I find the text of the Small Area FMR final rule?

A1: HUD's Office of PD&R maintains a web page dedicated to Small Area FMRs. This page is available at: http://www.huduser.org/portal/datasets/fmr/smallarea/index.html. The final rule is available at: https://www.huduser.gov/portal/datasets/fmr/fmr2016f/SAFMR-Final-Rule.pdf.

Q2: Is my PHA required to implement Small Area FMRs?

A2: In the November 2016 Small Area FMR Rulemaking, HUD identified 24 metropolitan areas where the use of Small Area FMRs is required in the administration of the Housing Choice Voucher (HCV) program. The following list contains the 24 metropolitan areas along with their county, city, or town components. HUD expects that any PHA[1] administering a voucher tenant or voucher program in one of these areas will use Small Area FMRs for this task.

1. *Atlanta-Sandy Springs-Roswell, GA HUD Metropolitan FMR Area (HMFA).* GA Counties: Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Heard, Henry, Jasper, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, Walton
2. *Bergen-Passaic, NJ HMFA.* NJ Counties: Bergen, Passaic
3. *Charlotte-Concord-Gastonia, NC-SC HMFA.* NC Counties: Cabarrus, Gaston, Mecklenburg, Union; SC County: York
4. *Chicago-Joliet-Naperville, IL HMFA.* IL Counties: Cook, DuPage, Kane, Lake, McHenry, Will
5. *Colorado Springs, CO HMFA.* CO County: El Paso
6. *Dallas, TX HMFA.* TX Counties: Collin, Dallas, Denton, Ellis, Hunt, Kaufman, Rockwall
7. *Fort Lauderdale, FL HMFA.* FL County: Broward
8. *Fort Worth-Arlington, TX HMFA.* TX Counties: Johnson, Parker, Tarrant

[1] As stated in the rule and in PIH Notice 2018-01, Moving-To-Work (MTW) PHAs may not be required to use Small Area FMRs. MTW PHAs should reach out to the MTW Office if there are any questions.

9. *Gary, IN HMFA*. IN Counties: Lake, Newton, Porter

10. *Hartford-West Hartford-East Hartford, CT HMFA*. CT Counties and Towns: Hartford County towns of Avon town, Berlin town, Bloomfield town, Bristol town, Burlington town, Canton town, East Granby town, East Hartford town, East Windsor town, Enfield town, Farmington town, Glastonbury town, Granby town, Hartford town, Hartland town, Manchester town, Marlborough town, New Britain town, Newington town, Plainville town, Rocky Hill town, Simsbury town, Southington town, South Windsor town, Suffield town, West Hartford town, Wethersfield town, Windsor town, Windsor Locks town. Middlesex County towns of Chester town, Cromwell town, Durham town, East Haddam town, East Hampton town, Haddam town, Middlefield town, Middletown town, Portland town. Tolland County towns of Andover town, Bolton town, Columbia town, Coventry town, Ellington town, Hebron town, Mansfield town, Somers town, Stafford town, Tolland town, Union town, Vernon town, Willington town

11. *Jackson, MS HMFA*. MS Counties: Copiah, Hinds, Madison, Rankin

12. *Jacksonville, FL HMFA*. FL Counties: Clay, Duval, Nassau, St. Johns

13. *Monmouth-Ocean, NJ HMFA*. NJ Counties: Monmouth, Ocean

14. *North Port-Sarasota-Bradenton, FL MSA*. FL Counties: Manatee, Sarasota

15. *Palm Bay-Melbourne-Titusville, FL MSA*. FL County: Brevard

16. *Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA*. PA Counties: Bucks, Chester, Delaware, Montgomery, Philadelphia. NJ Counties: Burlington, Camden, Gloucester, Salem. DE County: New Castle. MD County: Cecil

17. *Pittsburgh, PA HMFA*. PA Counties: Allegheny, Beaver, Butler, Fayette, Washington, Westmoreland

18. *Sacramento--Roseville--Arden-Arcade, CA HMFA*. CA Counties: El Dorado, Placer, Sacramento

19. *San Antonio-New Braunfels, TX HMFA*. TX Counties: Bandera, Bexar, Comal, Guadalupe, Wilson

20. *San Diego-Carlsbad, CA MSA*. CA County: San Diego

21. *Tampa-St. Petersburg-Clearwater, FL MSA*. FL Counties: Hernando, Hillsborough, Pasco, Pinellas

22. *Urban Honolulu, HI MSA*. HI County: Honolulu

23. *Washington-Arlington-Alexandria, DC-VA-MD HMFA*. The District of Columbia. VA Counties and Cities: Arlington, Clarke, Fairfax, Fauquier, Loudoun, Prince William, Spotsylvania, Stafford, Alexandria city, Fairfax city, Falls Church city, Fredericksburg city, Manassas city, Manassas Park city. MD Counties: Calvert, Charles, Frederick, Montgomery, Prince George's

24. *West Palm Beach-Boca Raton, FL HMFA*. FL County: Palm Beach

Q3: If an area is designated for mandatory adoption of SAFMRs in one year and then some time later no longer meets the criteria for selection, then are PHAs operating in that area still required to use SAFMRs in setting their payment standards?

A3: Once an area has been designated for mandatory use of SAFMRs, the area remains subject to SAFMRs. The regulation at 24 CFR 888.113(c)(4) states: "HUD will designate Small Area FMR areas at the beginning of a Federal fiscal year, [and] such designations will be permanent."

Q4: Are Small Area FMRs applicable to the Mod Rehab program?

A4: No. Small Area FMRs do not apply to the Mod Rehab program.

SAFMR Values

Q5: Where may I find Small Area FMR values?

A5: The Small Area FMR values for all areas are available within a Microsoft Excel workbook at: https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html#2018_data

Q6: Is there a way for me to look up the SAFMR for a specific area?

A6: HUD maintains a Small Area FMR lookup system which will provide the Small Area FMR values by specific area. This system is accessed by pressing the "Look Up FY 2018 Small Area FMRs" button available at: https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html#2018_query

Q7: Using geocoding software, I've determined that the ZIP Code associated with the address of a property doesn't match the ZIP Code Tabulation Area for the location of the same property. What Small Area FMR value should I use?

A7: HUD uses ZIP Code Tabulation Area (ZCTA) data from the American Community Survey to calculate most Small Area FMR values. In general, HUD equates the 5-digit ZCTA to a 5-digit ZIP Code. According to the Census Bureau, most ZCTAs are the same as ZIP Codes (https://www.census.gov/geo/reference/zctas.html). The U.S. Postal Service sets ZIP Code boundaries for the efficient delivery of mail and may therefore change ZIP code boundaries more frequently than the Census Bureau changes ZCTA boundaries. In the few cases where the ZIP Code for the property does not match the ZCTA containing the property, HUD will allow the PHA the discretion to use either the Small Area FMR associated with the documented ZCTA for the address or the Small Area FMR corresponding to the ZIP Code associated with property address.

Success Rate Payment Standards

Q8: My agency currently has Success Rate Payment Standards (SRPS) in effect. With the conversion to Small Area FMRs, do these SRPS remain effective?

A8: Success Rate Payment Standards are a form of Exception Payment Standard. Paragraph 5(c)(i) of Notice PIH 2018–01 states "Exception payment standards that were approved prior to the adoption of SAFMRs may remain in effect, subject to the conditions in the approval letter." Therefore, if the terms of the SRPS approval letter continue to be met, the SRPS may remain in effect.

Moving to Work PHAs

Q9: HUD will exempt an MTW PHA in a mandatory SAFMR area from adopting SAFMRs, provided the agency "has an alternate payment standards policy in its HUD-approved Annual MTW Plan." HUD however referred to "alternate rent policies" in the SAFMR final rule when it addressed exempting MTW PHAs. Is HUD using "alternate rent policies" and "alternate payment standards" interchangeably?

A9: HUD used the term "alternative payment standards policy" in the Notice in order to provide more specific guidance on the policies that exempt MTW agencies from implementing SAFMRs. To clarify, an alternative payment standards policy affects the setting of an MTW agency's payment standards as approved by HUD in the Annual MTW Plan; such policies include, for example, establishing local submarket based payment standards or multi-tiered payment standards, or the setting of payment standards above the basic range of 90 to 110 percent of the Fair Market Rent. If the MTW PHA has established a HUD-approved policy that affects how payment standards are set or used in the HCV program, then the MTW PHA may seek an exemption – per guidance sent by the MTW Office to MTW PHAs in mandatory SAFMR metropolitan areas – from the use of SAFMRs to test the effectiveness of the alternative MTW policy.

Q10: The PIH Implementation Notice (Notice PIH 2018–01) states that an MTW agency that operates in a metropolitan area where the adoption of SAFMRs is mandatory may be exempt from using SAFMRs if the agency has adopted an "alternative payment standards policy" as part of its HUD-approved Annual MTW Plan. How does HUD define an "alternative payment standards policy"?

A10: An "alternative payment standards policy" is a policy that involves payment standards that an MTW agency may adopt following HUD approval in the Annual MTW Plan. For example, an MTW agency may adopt a policy establishing its own submarket based payment standards, multi-tiered payment standards, or the setting of its payment standards above the basic range of 90 to 110 percent of the Fair Market Rent (e.g., 150 percent).

Q11: If an MTW agency wishes to request a suspension of the SAFMR designation or a temporary exemption from the use of SAFMRs, may it do so, or are MTW agencies limited to pursuing exemption via an alternative payment standards policy?

A11: An MTW agency is not precluded from pursuing a suspension or temporary exemption from the use of SAFMRs, as described in paragraph (9) of Notice PIH 2018–01.

Payment Standard Reduction Policies

Q12: Our agency is required to adopt SAFMRs. Once we do so, the current payment standards (based on the metropolitan area FMR) in several of our ZIP code areas will exceed 110 percent of the SAFMR. We have families under HAP in these ZIP codes. Are we able to hold all of these families harmless or only those families who went under HAP prior to the effective date of the 2018 SAFMRs? Also, are we able to hold families harmless even if we have not had time to revise our Administrative Plan to adopt the hold harmless policy by April 1, 2018?

A12: As to the first question, families will be held harmless if they were under HAP contract prior to the effective date of decrease in the payment standard, as opposed to the effective date of the change in FMRs that triggered the reduction in the payment standard. (The hold-harmless policy protects families from decreases in the payment standard during the term of the HAP contract.)

With respect to the second question, irrespective of whether a PHA adopts the hold harmless policy, the PHA may not apply an initial reduction in a payment standard until the effective date of a program participant's second regular recertification following the effective date of the decrease in the payment standard amount, and then only after providing a program participant with at least 12 months' written notice of the reduction. (See response to Q17.)

Q13: Must a PHA's 12-month written notice to a family state what the family's reduced payment standard amount will be?

A13: The purpose of the 12-month written notice is to provide a family with adequate time to make plans in light of the reduced payment standard amount. Options available to the family include remaining in the unit and paying more, moving to another unit, or even making decisions with respect to their employment. Having notice of a payment standard reduction without also being made aware of the new payment standard amount provides the family with inadequate information and therefore falls short of the purpose of the 12-month notice. Because the PHA will not always know what the amount of the reduced payment standard will be, the PHA is required to inform that family that the reduced payment standard amount will be the higher of the amount calculated by the PHA (for example, a 5 percent reduction over the prior year's payment standard amount, if reductions are being phased in by 5 percent per year) or the amount on the PHA's payment standard schedule. The PHA's 12-month written notice to the family must tell the family where to find the PHA's payment standard schedule.

Q14: Notice PIH 2018–01 states that "a PHA's Administrative Plan must indicate how it will handle decreases in the payment standard amount for families under HAP contract." This raises timing concerns. Formal PHA Administrative Plan review processes may delay the adoption of such changes, making it impossible for PHAs to meet the April 1, 2018, compliance deadline.

A14: Paragraph (4)(e) of Notice PIH 2018–01 describes three policy options available to PHAs when administering a decrease in the payment standard during a program participant's HAP contract term. A PHA must revise its Administrative Plan to indicate which of these options it will adopt. Irrespective of which option it adopts, however, a PHA may not apply any initial reduction in the payment standard until the effective date of a program participant's second regular recertification following the effective date of the decrease in the payment standard amount. In addition, a PHA must provide a program participant with at least 12 months' written notice of a reduction in the payment standard amount. A PHA will therefore have sufficient time to revise its Administrative Plan before it is permitted to apply any initial reduction.

A PHA that operates in one or more of the 24 designated metro areas is expected to implement the use of SAFMRs by ensuring its payment standards are within the basic range of the SAFMRs for all applicable ZIP code areas no later than April 1, 2018. These SAFMR-based payment standards will apply immediately to families admitted to the program on or after April 1, 2018, and to program participants who move on or after that date. Even if a PHA ultimately revises its Administrative Plan to adopt the "no change in policy" option (paragraph (4)(e)(iii) of Notice PIH 2018–01), the PHA may not apply an initial reduction in the payment standard to a program participant described in the preceding paragraph until the program participant's second regular recertification following the effective date of the decrease in the payment standard amount, and then only after providing at least 12 months' written notice of the reduction.

Q15: What happens when the voucher subsidy changes for a family that is subject to a hold harmless policy? For example, the family has been living in a 3-bedroom unit with a 3-bedroom voucher, but the family's composition changes and they now qualify for a 2-bedroom voucher.

A15: The PHA uses the appropriate payment standard from the current payment standard schedule at the time of the family's next re-exam.

Q16: If my PHA adopts the hold harmless policy and keeps it for a few years, then we revise our Administrative Plan to no longer maintain the hold harmless policy, are we able to provide 12-months' written notice to families and then reduce the payment standard used to calculate the family's HAP, or can we reduce the payment standard only after the second income recertification following the change in policy (with 12-months' written notice)?

A16: If the family's 2nd annual reexamination has passed since the initial reduction in payment standards, then the PHA must provide 12 months' written notice but is not required to wait until the 2nd annual reexamination following the change in hold harmless policy.

Q17: Is my PHA allowed to apply the hold harmless policy to new admissions?

A17: No. If the PHA's new payment standard schedule is effective April 1, 2018, only those families residing under HAP contract as of March 31, 2018, may be held harmless based on pre–April 1, 2018, payment standards.

Q18: May a PHA set as a policy that all families in a particular unit size may be held harmless from decreases in the payment standard? For example, what if a PHA would like to hold harmless all families residing in 1-bedroom units?

A18: If a PHA adopts a hold harmless policy, then that policy must apply equally to all families under HAP contract at the time of the effective date of the decrease in the payment standard, irrespective of bedroom size. For example, if a PHA has adopted a hold harmless policy for a particular ZIP code area, then the policy would apply to all families in that ZIP code area who were under HAP at the time of the effective date of the decrease in the payment standard, irrespective of bedroom size.

Q19: If a family is subject to a hold harmless policy and remains in the same unit but needs to execute a new HAP, for example due to a change in the utility allowance, then does the hold harmless policy still apply to that family?

A19: A PHA has the discretion to establish a policy that holds a family harmless in cases where the family remains in its unit and is continuously assisted under the HCV program (i.e., there is no break in HCV assistance provided on behalf of the family). Execution of a new HAP contract, as in the example provided in the question, does not alter the PHA's discretion. A PHA may also choose to limit any hold harmless policy to cases in which a family remains under the HAP contract that was in effect at the time of the effective date of the decrease in the payment standard, even if the family remains in its unit and is continuously assisted under the HCV program. A PHA must make clear in its Administrative Plan whether any policy protecting families from a decrease in the payment standard will apply only for the duration of the HAP contract.

Payment Standards Within the Basic Range

Q20: Notice PIH 2018–01 discusses payment standard groupings. Must two areas be contiguous in order for them to be grouped under one payment standard?

A20: No. There is no requirement that areas be contiguous for them to be included in a payment standard grouping as described in Notice PIH 2018–01.

Q21: What is meant by "implementation" in Notice PIH 2018–01? Specifically, my agency has already completed income recertifications for families whose revised payments begin on or after April 1, 2018. Do we have to call those families back in and re-calculate the HAP to reflect the change in the payment standard?

A21: Notice PIH 2018–01 instructs PHAs to revise their payment standards to bring them within the basic range "as quickly as is reasonably feasible" but no later than April 1, 2018.

If the PHA has conducted a recertification for a family, and the effective date of the family's recertification is before the effective date of the new payment standards, then the PHA is not required to recalculate the HAP once the new payment standards go into effect.

If, on the other hand, the effective date of the family's recertification is on or after the effective date of the new payment standards, then the following requirements apply:

- If the adoption of SAFMRs results in the PHA increasing the payment standard amount, then the PHA must recalculate the HAP based on the new payment standard, and the family's payment standard/HAP calculation must be adjusted retroactively to the effective date of the payment standard change.
- If the adoption of SAFMRs results in the PHA decreasing the payment standard amount, then the PHA is not required to recalculate the HAP based on the new payment standard. In fact, the earliest date that the lower payment standard may be applied is the effective date of the family's second regular recertification following the decrease in the payment standard amount. In addition, the PHA must provide the family with at least 12 months' written notice of the reduction in

the payment standard amount. So, a PHA that intends to calculate a family's HAP based on the decreased payment standard amount as of the effective date of the family's second regular recertification must provide the family with written notice no later than the date of the family's first regular recertification following the decrease in the payment standard amount.

Payment Standards Outside the Basic Range

Q22: Notice PIH 2018–01 states that "HUD will issue a separate *Federal Register* notice proposing conditions and procedures under which a PHA using SAFMRs may request HUD approval to establish an exception payment standard that exceeds 110 percent of the SAFMR." When will this notice be issued?

A22: HUD is reviewing its general regulations governing exception payment standard (EPS) requests and, as part of that process, will develop conditions and procedures specific to EPS requests from SAFMR agencies. HUD will finalize guidance as soon as possible.

An agency that is using SAFMRs may also request HUD approval of a success rate payment standard amount if the agency meets the criteria outlined at 24 CFR 982.503(e). In this case, HUD will determine the percentage difference between the 50th and 40th percentile metropolitan area FMRs for the area. That percentage difference will then be applied to the SAFMRs, and the PHA will be authorized to establish success rate payment standards between 90 and 110 percent of the adjusted SAFMRs.

If a higher payment standard is needed as a reasonable accommodation for a family that includes a person with a disability, a PHA may establish an EPS amount that does not exceed 120 percent of the SAFMR or request HUD approval for a higher EPS amount.

Q23: How do I calculate SAFMRs based on 50th percentile rents?

A23: To obtain 2018 50th percentile rents, please navigate to https://www.huduser.gov/portal/datasets/50per.html#2018_data. HUD makes 50th percentile rents available in 2 files – Data by County and Data by Area. Either file may be used and contains the same data. Note that all county/county equivalents within an FMR have the same 50th percentile rent. Find the 2-bedroom 50th percentile rent for the area in question.

To obtain 2018 40th percentile metropolitan area wide rents, please navigate to https://www.huduser.gov/portal/datasets/fmr.html#2018_data. Select the file labeled County Level Data. Within this file, please locate the 2-bedroom rent for the area in question.

The percentage difference to be applied to the Small Area FMRs is calculated by dividing the 50th percentile 2-bedroom rent by the 40th percentile 2-bedroom rent.

Q24: My PHA is opting in to SAFMRs. In the PIH Implementation Notice (Notice PIH 2018–01), it says that the decline in FMRs from one year to the next will not exceed 10 percent. If we want to set our payment standard lower than the basic range, can we do that?

A24: The voucher program regulation (at 24 CFR § 982.503(d)) provides that a PHA may request and HUD may approve a payment standard below the basic range. A PHA that wishes to request such a payment standard must make a request to its local HUD field office.

Q25: Notice PIH 2018–01 authorizes a PHA that is not operating in a SAFMR area to establish an exception payment standard for a ZIP code area based on the SAFMR for that ZIP code. HUD approval is not required. May a PHA also establish a payment standard below the basic range for a ZIP code area based on the (lower) SAFMR for that ZIP code, without HUD approval?

A25: A PHA that wishes to establish a payment standard below the basic range must obtain HUD approval in accordance with 24 CFR 982.503(d). The SAFMR final rule did not provide PHAs with additional flexibility with respect to establishing a payment standard below the basic range.

PHAs with Areas where the use of SAFMRs is Not Required

Q26: My PHA's jurisdiction includes areas where the use of SAFMRs is mandatory and areas where the use of SAFMRs is not mandatory. Must we use SAFMRs to set payment standards for all voucher families, even if they live in an area where the use of SAFMRs is not required? Or must we use SAFMRs to set payment standards only for families who choose to reside in areas where the use of SAFMRs is required?

A26: SAFMRs must be used to set payment standards only for families who choose to reside in areas where the use of SAFMRs is mandatory. If your agency is a mandatory SAFMR adopter and you serve a family that chooses to reside outside of a mandatory SAFMR area, then your agency would use the metropolitan area FMR (or the non-metro county FMR) for the area in setting that family's payment standard amount.

Opt-in Agencies

Q27: Our agency's jurisdiction includes multiple metropolitan statistical areas (MSAs). If we opt in to SAFMRs, must we opt in for our entire jurisdiction, or may we opt in only for particular MSAs?

A27: A PHA with jurisdiction in more than one MSA may choose to request approval to adopt SAFMRs voluntarily for one MSA, some MSAs, or all MSAs. The PHA must identify in its Administrative Plan the MSA or MSAs where it will voluntarily use SAFMRs. A PHA that chooses to implement SAFMRs for an MSA must use them for all of its jurisdiction that falls within the MSA.

Suspensions, Exemptions, Waivers

Q28: If a PHA is required to adopt SAFMRs but has applied for a suspension or temporary exemption from their use, does it need to move forward with implementation of SAFMRs, or can it continue to operate under metropolitan area FMRs until HUD has rendered a decision?

A28: SAFMRs are in effect for all agencies that are required to use them in establishing payment standards for the voucher program. Such agencies must work as quickly as possible to revise any payment standard amounts that fall outside of the SAFMR-based basic range. A request for a suspension or temporary exemption does not suspend or exempt the PHA from complying with the mandatory use of SAFMRs. The PHA must continue to move forward with implementation unless and until HUD suspends the SAFMR designation or temporarily exempts the PHA.

A PHA that believes it will be unable to bring its payment standards within the SAFMR basic range by April 1, 2018, as required by HUD, should contact its local HUD Field Office of Public Housing for assistance. The field office will work with the PHA to provide technical assistance and/or guidance regarding the options available to the PHA.

Q29: Notice PIH 2018–01 provides a nonexclusive list of adverse rental housing market conditions to support a suspension/temporary exemption request. What documentation must a PHA provide with its request?

A29: The examples provided in Notice PIH 2018–01 are just that — examples. The actual adverse conditions in the local rental housing market are what matter. PHAs must do their best to document such adverse conditions, which may be caused or exacerbated by the use of Small Area FMRs in setting payment standards. HUD will review PHA documentation on a case-by-case basis to assess whether there is sufficient evidence that an adverse rental housing market condition exists to warrant a suspension or temporary exemption. HUD will then either grant or deny the request for a suspension or temporary exemption.

Project-Based Voucher Program

Q30: Our PHA is required to adopt SAFMRs, but we are not going to apply SAFMRs to our PBV program. If we have an HCV-assisted tenant residing in one of our partially assisted PBV-assisted projects (in a unit that is not included in the PBV HAP contract), then must we use SAFMRs to calculate that tenant's payment standard amount?

A30: Yes, if the project is located in an area where the use of SAFMRs is mandatory, then your agency must use the HCV payment standard (based on the SAFMRs) to calculate the HAP for any HCV tenant-based families residing in the project. There is no separate payment standard or different subsidy calculation for an HCV tenant-based family who resides in a project where some of the other units are assisted under a PBV HAP contract.

Portability

Q31: Our agency has insufficient funding to support portability moves. We have provided notice of this to our local HUD office, per 24 CFR 982.354(e)(1). If a family wishes to port to a PHA where SAFMRs are in effect, how will we know whether the family intends to move to a higher-cost or a lower-cost ZIP code? How will we know whether to deny the move?

A31: Your agency may approve the move but indicate to the family that their payment standard must not exceed the payment standard in effect within your agency's jurisdiction. For example, if the family requires a 2-bedroom unit, and the payment standard for a 2-bedroom unit in your jurisdiction is $800, then the family's port may be approved subject to the condition that your agency's HAP to the receiving PHA will be based on a payment standard that does not exceed $800.

Q32: Our agency has insufficient funding to support portability moves. We have provided notice of this to our local HUD office, per 24 CFR 982.354(e)(1). In addition, our agency does not require a family to reside within our jurisdiction for 12 months prior to porting out. In this case, what payment standard would apply when considering whether to approve or deny a request to port?

A32: The payment standard that would apply to the family in this instance is the highest payment standard for which the family would qualify if they chose to reside within your jurisdiction. For example, if the family requires a 2-bedroom unit, and the highest payment standard for a 2-bedroom unit within your jurisdiction is $1,200, then the family's port may be approved subject to the condition that your agency's HAP to the receiving PHA will be based on a payment standard that does not exceed $1,200.

Budget Forecasting/Payment Standard Tools

Q33: I know that HUD has a budget forecasting tool (Two Year Tool – TYT) and a Payment Standard Tool (PST). How do I access these tools?

A33: An overview of the TYT and PST are available at: https://www.hud.gov/sites/documents/TYT_PST_OVERVIEW.PDF. Instructions on how to access these tools are available in the overview document; alternatively, a PHA may reach out to their HUD Field Office representative for assistance in accessing these tools.

SEMAP

Q34: Is my PHA required to list all of our FMRs/Payment Standards in SEMAP?

A34: Yes. SEMAP has the capability of accepting multiple FMR/Payment Standards records from a PHA. Nothing in the Small Area FMR rulemaking changed the rules regarding SEMAP reporting.