



Glynis Tanner  
Acting President / CEO

John F. Knight, Jr.  
Chairman

August 28, 2024

Changes in the Housing  
Choice Voucher Program

Dear Landlord:

Thank you for participating in the Housing Choice Voucher (HCV) program. Your ongoing participation helps to ensure that low-income families have a safe and stable place to call home.

Effective January 1, 2025, the U.S. Department of Housing and Urban Development (HUD) will require an important change in the way MHA operates the HCV program. Under this new approach, the payment standard used to determine the maximum subsidy amount the MHA provides will be based on Fair Market Rents set at the ZIP code level, rather than the metropolitan-area level. The new ZIP-code level rent estimates are known as Small Area Fair Market Rents (SAFMRs).

This shift to SAFMRs means that payment standards will now be based on the localized rent for each ZIP code, as opposed to typical rent levels across the entire metropolitan area. The purpose of this change is to promote a more effective system that allows HCV-assisted families to access higher-cost housing in low-poverty areas. *As a result, the payment standard for units you rent through the HCV program may change.* Depending on the ZIP code in which your rental units are located, your tenant's voucher and payment standard may increase, stay the same, or decrease.

If payment standards are reduced in ZIP codes where you own properties, the Housing Assistance Payment (HAP) you receive from MHA may go down and the tenant may be responsible for a larger share of the rent. Please be mindful of this shift as you consider changes to the rent in the future. If payment standards increase in ZIP codes where you own properties, the portion of the rent for which the tenant is responsible may be reduced if they are paying more than 30 percent of their income for rent and utilities. Please be aware that all HAP contracts will remain subject to rent reasonableness determinations.

The new payment standards will be immediately effective for any new HAP contracts that become effective on or after January 1, 2025. The revised SAFMRs and payment standards will be used to calculate HAP amounts for these households. ***Families currently under HAP contract will not be subject to any applicable reductions in payment standard until their second annual reexamination after the date of the reduction.*** Any changes in your current tenants' HAP and total tenant payment will be clearly communicated to you at least 90 days in advance of the effective date.

Once a Metropolitan Area is designated by HUD as an SAFMR area, it will remain under SAFMRs permanently. More information and updates will be available soon. If you would like to learn more about the Small Area Fair Market Rents, please visit the website [hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/safmr](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/safmr).

Regards,

A handwritten signature in black ink that reads 'Dekeesha Norman'.

Dekeesha Norman  
Assisted Housing Programs Administrator