



## Owner Notification of Program Changes

RE: Changes in payment standards for the Housing Choice Voucher program: Notice of potential impact

Dear Owner,

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.

Beginning on April 1, 2018, the U.S. Department of Housing and Urban Development (HUD) began to require an important change in the way the Manchester Housing Authority operates the HCV program. Under the new approach, the payment standard used to determine the maximum subsidy amount the PHA 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. Please see the attached table, SAFMR Payment Standard by ZIP Code, which lists payment standard amounts for all ZIP codes effective April 1, 2018

As annual reexaminations of income and eligibility for current HCV tenants are conducted, the Housing Assistance Payment provided by the Manchester Housing Authority will be determined using the new SAFMR payment standards. At that time, you will be given additional information about impacts on tenants who rent units in your properties.

If you have questions about this change or would like additional information, please contact your Housing Specialist.

Regards,

Joseph D'Ascoli  
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Executive Director



<b>Bedroom Size</b>	<b>FMR 2018 100% Effective 10/1/2017 – 9/30/2018</b>	<b>PS 2018 100% Effective 10/1/2017 – 9/30/2018</b>	<b>% of FMR</b>	<b>SAFMR 2018 for Zip Code 06040 100% Effective 10/1/2017 – 9/30/2018</b>	<b>PS 2018 for Zip Code 06040 Effective 4/1/2018 – 9/30/2018</b>	<b>% of FMR</b>	<b>SAFMR 2018 for Zip Code 06042 100% Effective 10/1/2017 – 9/30/2018</b>	<b>PS 2018 for Zip Code 06042 Effective 4/1/2018 – 9/30/2018</b>	<b>% of FMR</b>
<b>0 Bedroom</b>	<b>752</b>	<b>782</b>	104%	<b>770</b>	<b>782</b>	102%	<b>920</b>	<b>828</b>	90%
<b>1 Bedroom</b>	<b>929</b>	<b>971</b>	105%	<b>950</b>	<b>971</b>	102%	<b>1140</b>	<b>1026</b>	90%
<b>2 Bedroom</b>	<b>1158</b>	<b>1212</b>	105%	<b>1180</b>	<b>1212</b>	102%	<b>1420</b>	<b>1278</b>	90%
<b>3 Bedroom</b>	<b>1452</b>	<b>1516</b>	104%	<b>1480</b>	<b>1516</b>	102%	<b>1780</b>	<b>1602</b>	90%
<b>4 Bedroom</b>	<b>1620</b>	<b>1721</b>	106%	<b>1650</b>	<b>1721</b>	104%	<b>1990</b>	<b>1791</b>	90%
<b>5 Bedroom</b>	<b>1863</b>	<b>1979</b>	106%	<b>1898</b>	<b>1979</b>	104%	<b>2289</b>	<b>2059</b>	90%
<b>6 Bedroom</b>	<b>2106</b>	<b>2237</b>	106%	<b>2145</b>	<b>2237</b>	104%	<b>2587</b>	<b>2328</b>	90%