



## Tenant Notification of Potential Payment Standard Reduction

*\*\*Note to PHAs: This notice is not intended to fulfill the 12 month written notice that is required before any reduction in payment standard per 982.505(c)(3)(iii).*

RE: Potential reduction in payment standards

Dear Tenant,

On April 1, 2018, the Manchester Housing Authority began using a new method to calculate the amount of money we will pay toward rent and utilities for each family in our Housing Choice Voucher program. Under this new approach, the standard we use to determine the maximum subsidy for a rental unit, known as the **payment standard**, is based on rent estimates for each ZIP code. You are receiving this letter because the payment standard for families who live in your ZIP code has been reduced, and the amount of money your family will have to pay for rent could increase beginning on <<date of second reexamination>>.

*How will I be affected?*

This letter is intended to let you know about a **possible** reduction in your current Housing Assistance Payment (the amount of money the PHA pays for your rent). There are lots of factors that will determine how this change affects your family. Any actual impacts will be discussed at your upcoming reexamination of income and eligibility. While it is possible that the amount that you pay toward rent will increase, your housing specialist will explain your options and help you figure out what – if any – changes your family will need to make. Any changes based on the reduced payment standard will not be effective until <<date of second reexamination>>.

*Why is the PHA changing the way the Housing Choice Voucher program operates?*

This change is intended to give families with vouchers more choices in where to live, including improving access to neighborhoods with good schools and low levels of poverty, where rents tend to be higher. Until now, the amount the PHA would pay toward rent for families with vouchers was based on rental rates across the entire metropolitan area. The new approach uses the localized rent in each ZIP code, called a **Small Area Fair Market Rent**, to determine how much assistance families with vouchers can receive. [*For Designated SAFMR PHAs only: Use of this new approach is required by the U.S. Department of Housing and Urban Development (HUD) for all PHAs in Hartford metropolitan area.*]

*What do I need to do now?*

You do not need to make any changes at this time. However, if you have any questions, or want to learn more about how recent changes to the Housing Choice Voucher program and the use of Small Area Fair Market Rents could make it possible for your family to move to a different neighborhood, please contact your housing specialist at 860-643-2163.