



Owner Notification of Changes In Payment Standard

Date:

RE: Notice of changes in payment standard for the Housing Choice Voucher program

Dear Owner

Beginning on October 1, 2023, the Manchester Housing Authority will be using a new method to calculate the amount of money we will pay towards rent and utilities for each family in our Housing Choice Voucher program. This new approach is required by the U.S. Department of Housing and Urban Development (HUD) for all public housing agencies that administer vouchers in Hartford County metropolitan area.

Under the new approach, the Manchester Housing Authority will no longer use Fair Market Rents (FMRs) for the entire metropolitan area to determine the payment standard that reflects the maximum amount of assistance we will pay toward rent and utilities. Effective October 1, 2023, the Manchester Housing Authority will switch to FMRs established at the ZIP code level, which are known as Small Area Fair Market Rents (SAFMRs). The use of multiple payment standards will allow us to provide rental assistance at levels that more accurately reflect the rents charged in individual neighborhoods.

You are receiving this notice because the payment standard in the ZIP code(s) where you own property and rent to families in the HCV program may be changing. Please refer to the chart below to see the current payment standard, the new payment standard effective as of October 1, 2023, and the amount the payment standard will increase or decrease for each of the ZIP codes in which you own properties occupied by HCV families:

Bedroom Size	SAFMR 2023 for Zip Code 06040 100% Effective 10/1/2023 – 9/30/2024	PS 2023 for Zip Code 06040 Effective 10/1/2023 – 9/30/2024	% of FMR	SAFMR 2023 for Zip Code 06042 100% Effective 10/1/2023 – 9/30/2024	PS 2023 for Zip Code 06042 Effective 10/1/2023 – 9/30/2024	% of FMR
0 Bedroom	1080	1188	110%	1400	1400	100%
1 Bedroom	1280	1408	110%	1700	1700	100%
2 Bedroom	1600	1760	110%	2130	2130	100%
3 Bedroom	1930	2123	110%	2580	2580	100%
4 Bedroom	2350	2585	110%	3120	3120	100%
5 Bedroom	2703	2973	110%	3588	3588	100%
6 Bedroom	3055	3361	110%	4056	4056	100%

If payment standards will be reduced in ZIP codes where you own properties and rent units to voucher families, the Housing Assistance Payment (HAP) you receive from the Manchester Housing Authority 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 will increase in ZIP codes where you own properties and rent units to voucher families, 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 October 1, 2023. 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 30 days in advance of the effective date.

If you have questions about what this change means for you or would like additional information, please contact your Program Specialist

Regards,

Joseph D'Ascoli

Joseph D'Ascoli
Executive Director