

2.a. Payment Standards – Small Area Fair Market Rents

2.a. Payment Standards – Small Area Fair Market Rents (HCV)

The agency is authorized to adopt and implement any reasonable policy to establish payment standards based upon Small Area Fair Market Rents (SAFMR). In lieu of establishing a unique payment standard for each ZIP code area within its jurisdiction, a PHA may use this flexibility to establish payment standards for “grouped” ZIP code areas.

Statutes and Regulations Waived

Payment Standards – Small Area Fair Market Rents (HCV)

Certain provisions of section 8(o)(1)(B) and 8(o)(13)(H) of the 1937 Act and 24 C.F.R. 982.503-505 and 983.301.

Safe Harbor(s) - 2.a.

- i. Payment standard must be between 80% and 150% of the SAFMR.
 - ii. The payment standard in effect for each grouped ZIP code area must be within the basic range of the SAFMR for each ZIP code area in the group.*
 - iii. Agency must implement an impact analysis.*
 - iv. Agency must implement a hardship policy.*
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4.a. Vacancy Loss

4.a. Vacancy Loss (HCV - Tenant-Based Assistance)

To incentivize a landlord’s continued participation in the HCV program, the agency is authorized to make additional payments to the landlord.

Statutes and Regulations Waived

Landlord Voucher Leasing Incentives (HCV - Tenant-Based Assistance)

Certain provisions of section 8(o)(9) of the 1937 Act, and 24 C.F.R. 982.311 and 982.352(c).

Safe Harbor(s) - 4.a.

- i. Payments made to the landlord must be equal to no more than one month of the contract rent.
- ii. The payment must be made to the landlord when the next HAP contract is executed between the owner and the PHA.*
- iii. The agency must update its Administrative Plan to reflect the vacancy loss policy.*