



Owner Notification Of Changes in Payment Standard

March 28, 2018

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

Dear Owner/Property Manager,

Beginning on **April 1, 2018**, The Housing Authority of the City of Fort Lauderdale (HACFL) 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 Fort Lauderdale/Broward County.

Under the new approach, the HACFL 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 **April 1, 2018**, the HACFL 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 **April 1, 2018**, 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:

Zip Codes	Current Payment Standards	SAFMR-based payment standard for zip code	Change in payment standard
Zone 1 33064, 33004, 33009, 33020, 33060, 33309, 33311, 33312, 33313, 33319	0 Br - \$ 845 4 Br - \$ 2321 1 Br - \$ 1032 5 Br - \$ 2669 2 Br - \$ 1318 6 Br - \$ 3017 3 Br - \$ 1914	0 Br - \$ 820 4 Br - \$ 2260 1 Br - \$ 1010 5 Br - \$ 2600 2 Br - \$ 1280 6 Br - \$ 2940 3 Br - \$ 1865	Decreased
Zone 2 33018, 33021, 33024, 33063, 33068, 33304, 33317, 33321, 33328, 33334, 33351, 33441, 33442	0 Br - \$ 845 4 Br - \$ 2321 1 Br - \$ 1032 5 Br - \$ 2669 2 Br - \$ 1318 6 Br - \$ 3017 3 Br - \$ 1914	0 Br - \$ 920 4 Br - \$ 2460 1 Br - \$ 1125 5 Br - \$ 2830 2 Br - \$ 1425 6 Br - \$ 3200 3 Br - \$ 2025	Increased
Zone 3 33066, 33305, 33306, 33315, 33316	0 Br - \$ 845 4 Br - \$ 2321 1 Br - \$ 1032 5 Br - \$ 2669 2 Br - \$ 1318 6 Br - \$ 3017 3 Br - \$ 1914	0 Br - \$ 800 4 Br - \$ 2100 1 Br - \$ 1010 5 Br - \$ 2415 2 Br - \$ 1240 6 Br - \$ 2730 3 Br - \$ 1730	Decreased
Zone 4 33008, 33022, 33023, 33061, 33065, 33069, 33074, 33075, 33077, 33081, 33083, 33084, 33097, 33302, 33307, 33310, 33314, 33318, 33320, 33329, 33335, 33338, 33339, 33345, 33346, 33348, 33355, 33359, 33443	0 Br - \$ 845 4 Br - \$ 2321 1 Br - \$ 1032 5 Br - \$ 2669 2 Br - \$ 1318 6 Br - \$ 3017 3 Br - \$ 1914	0 Br - \$ 805 4 Br - \$ 2215 1 Br - \$ 1030 5 Br - \$ 2550 2 Br - \$ 1260 6 Br - \$ 2880 3 Br - \$ 1830	Decreased
Zone 5 33019, 33025, 33026, 33027, 33062, 33067, 33071, 33073, 33301, 33308, 33322, 33324, 33325	0 Br - \$ 845 4 Br - \$ 2321 1 Br - \$ 1032 5 Br - \$ 2669 2 Br - \$ 1318 6 Br - \$ 3017 3 Br - \$ 1914	0 Br - \$ 1045 4 Br - \$ 2875 1 Br - \$ 1280 5 Br - \$ 3305 2 Br - \$ 1630 6 Br - \$ 3735 3 Br - \$ 2370	Increased
Zone 6 33028, 33029, 33076, 33323, 33326, 33327, 33330, 33331, 33332	0 Br - \$ 845 4 Br - \$ 2321 1 Br - \$ 1032 5 Br - \$ 2669 2 Br - \$ 1318 6 Br - \$ 3017 3 Br - \$ 1914	0 Br - \$ 1200 4 Br - \$ 3300 1 Br - \$ 1475 5 Br - \$ 3790 2 Br - \$ 1875 6 Br - \$ 4280 3 Br - \$ 2720	Increased



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 HACFL 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 April 1, 2018. 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 visit our website at www.hacfl.com or contact **Kimberly Butterfield** at (954) 556-4100 Ext. 1115/ kbutterfield@hacfl.com.

Regards,

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