



October 24, 2023

HCV PROGRAM NEWS

HUD to Issue Notice Listing Areas Required to Implement SAFMRs

The Department of Housing and Urban Development ([HUD](#)) has released a [prepublication copy](#) of a notice listing the metropolitan areas that will be subject to small area fair market rents ([SAFMRs](#)) based on the [2016 SAFMR final rule](#) requirement that HUD make new area designations every five years as new data becomes available.

The rule, published on November 16, 2016, required the use of SAFMRs in administering the Housing Choice Voucher ([HCV](#)) program for certain metropolitan areas, if the area meets a specific set of criteria. The rule changed the geography used to calculate FMRs in certain areas from a metropolitan area-wide approach to the zip code level, to expand the options of families to live in lower poverty neighborhoods.

Through the prepublication, HUD is affirming the same selection values used to determine the first cohort of metropolitan FMR areas subject to SAFMRs in this next round of determinations. According to the document, SAFMR designations are permanent; therefore, the first cohort of areas remain required SAFMR areas and were not reevaluated.

The implementation date of the notice is October 1, 2024, however, PHAs have until January 1, 2025, to have their payment standards aligned with the SAFMRs in their operating areas. For further information and to see the list of the new mandatory SAFMRs designations, refer to the [prepublication copy](#). The official notice is scheduled to be published in the *Federal Register* tomorrow October 25, 2023.

PIH Updates Two-Year Projection Tool and Tool of Tools

On the [Tools](#) page on the Housing Choice Vouchers ([HCV](#)) website, HUD’s Office of Public and Indian Housing ([PIH](#)) has posted updated versions of the two-year projection tool ([TYT](#)) and the Tool of Tools ([ToT](#)) for the HCV program. Both tools are current as of October 20, 2023. For further details, visit the [Tools](#) page.



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