

**Frequently Asked Questions (FAQ)
FY2018 Small Area FMRs (SAFMR)
For Manatee County Housing Authority, FL**

Effective April 1, 2018, Manatee County Housing Authority began reviewing Small Area Fair Market Rents (SAFMRs) to determine the payment standards applicable to the Housing Choice Voucher (HCV) program. This frequently asked answers some basic questions about SAFMRs.

What are SAFMRs?

SAFMR stands for “Small Area Fair Market Rent.” SAFMRs are estimates of the typical rent for different unit sizes in a specific ZIP code. They are determined by the U.S. Department of Housing and Urban Development (HUD) each year, based on the distribution of all rents for standard quality housing within that ZIP code.

What are payment standards?

Payment standards are used to calculate the maximum subsidy the PHA will pay toward rent and utilities for rental units leased to families with HCVs. Under the HCV program, families are generally required to pay 30 percent of their adjusted income toward rent and utilities. The PHA then pays the difference between the family’s required contribution and the lower of (a) the payment standard and (b) the gross rent (rent plus estimated utilities) of the unit.

HCV families may choose to pay more to live in a unit whose rent and utilities exceed the payment standard, but may not pay more than 40 percent of their adjusted income for rent and utilities when initially signing a lease.

Manatee County Housing Authority will use different payment standards for different ZIP codes in its jurisdiction. The payment standard will be set as a percent of the SAFMRs for that ZIP code. Owners and tenants can use the SAFMR Payment Standard chart mentioned below to determine the payment standard in a particular location by the ZIP code.

What is new about this approach?

Up until this year, HUD required the PHA to base payment standards on Fair Market Rents calculated for the entire metropolitan area, rather than for specific ZIP codes. This meant that payment standards may have been too low to enable HCV families to rent units in higher-cost areas and may have been higher than market rents in lower-cost areas. Under the new approach, the payment standard is based on the localized rent for each ZIP code.

If your property is located in a high-cost neighborhood, it is likely that the share of the rent and utilities we will pay on behalf of the tenant will increase under the new approach. At the same time, the payment standards in many low-cost areas will likely be reduced, meaning tenants may be responsible for a greater share of rent and utility payments, depending on the amount of the rent.

How will I be impacted?

The degree to which you will be impacted by the switch to SAFMRs depends on the location of the properties that you own. The change in methodology used to calculate payment standards means that families with vouchers may now be able to afford units in high-cost parts of town. If you own units in these areas, please consider opening your doors to HCV families.

If you currently rent to individuals and families with HCVs, you will receive a letter from the PHA with details about how your properties will be impacted by changing payment standards. As annual reexaminations of income and eligibility for current HCV tenants are conducted, the housing

assistance payment provided by Manatee County Housing Authority will be determined using the new payment standards. At that time, you will be given additional information about impacts on tenants who rent units in your properties.

What else do I need to know?

Please be aware that all Housing Assistance Payment contracts will remain subject to rent reasonableness determinations, including in areas where payment standards increase. Please continue to visit our website at <http://manateehousing.com> for additional information for updates.

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For Manatee County Housing Authority, FL**

ZIP Code	SAFMR 0BR	SAFMR 1BR	SAFMR 2BR	SAFMR 3BR	SAFMR 4BR
33598	\$692	744	\$960	\$1,313	\$1,594
33834	\$692	\$744	\$960	\$1,313	\$1,594
33865	\$740	\$810	\$1,030	\$1,410	\$1,700
34201	\$1,140	\$1,250	\$1,600	\$2,190	\$2,640
34202	\$1,150	\$1,260	\$1,620	\$2,210	\$2,660
34203	\$750	\$830	\$1,060	\$1,450	\$1,750
34204	\$740	\$810	\$1,030	\$1,410	\$1,700
34205	\$700	\$760	\$980	\$1,340	\$1,610
34206	\$740	\$810	\$1,030	\$1,410	\$1,700
34207	\$700	\$770	\$980	\$1,340	\$1,620
34208	\$710	\$780	\$1,000	\$1,370	\$1,650
34209	\$780	\$860	\$1,100	\$1,500	\$1,810
34210	\$820	\$900	\$1,150	\$1,570	\$1,890
34211	\$1,150	\$1,260	\$1,620	\$2,210	\$2,660
34212	\$1,120	\$1,230	\$1,580	\$2,160	\$2,600
34215	\$740	\$810	\$1,030	\$1,410	\$1,700
34216	\$870	\$960	\$1,230	\$1,680	\$2,020
34217	\$880	\$960	\$1,230	\$1,690	\$2,030
34219	\$1,150	\$1,260	\$1,620	\$2,210	\$2,660
34220	\$740	\$810	\$1,030	\$1,410	\$1,700
34221	\$692	\$760	\$980	\$1,330	\$1,610
34222	\$720	\$790	\$1,010	\$1,380	\$1,660
34228	\$1,150	\$1,260	\$1,620	\$2,210	\$2,660
34243	\$920	\$1,010	\$1,300	\$1,770	\$2,140
34251	\$740	\$810	\$1,040	\$1,410	\$1,700
34264	\$740	\$810	\$1,030	\$1,410	\$1,700
34270	\$740	\$810	\$1,030	\$1,410	\$1,700
34280	\$740	\$810	\$1,030	\$1,410	\$1,700
34282	\$740	\$810	\$1,030	\$1,410	\$1,700

Gross rent estimates include the cost of ALL tenant-paid utilities.

**FY2018 Small Area FMRs (SAFMR)
For Sarasota County Housing Authority (SHA), FL**

SRQ ZIP Code	SAFMR 0BR	SAFMR 1BR	SAFMR 2BR	SAFMR 3BR	SAFMR 4BR
34223	\$690	\$740	\$960	\$1,310	\$1,590
34224	\$690	\$740	\$960	\$1,310	\$1,590
34229	\$880	\$960	\$1,230	\$1,680	\$2,030
34230	\$790	\$870	\$1,120	\$1,520	\$1,840
34231	\$840	\$920	\$1,180	\$1,610	\$1,940
34232	\$870	\$960	\$1,230	\$1,680	\$2,020
34233	\$930	\$1,020	\$1,310	\$1,790	\$2,150
34234	\$690	\$760	\$970	\$1,330	\$1,600
34235	\$870	\$950	\$1,220	\$1,670	\$2,010
34236	\$780	\$850	\$1,090	\$1,490	\$1,790
34237	\$740	\$820	\$1,050	\$1,430	\$1,720
34238	\$900	\$990	\$1,270	\$1,740	\$2,090
34239	\$810	\$890	\$1,140	\$1,560	\$1,880
34240	\$1,050	\$1,160	\$1,480	\$2,030	\$2,440
34241	\$1,010	\$1,110	\$1,430	\$1,950	\$2,350
34242	\$1,150	\$1,260	\$1,620	\$2,210	\$2,660
34266	\$690	\$740	\$960	\$1,310	\$1,590
34270	\$740	\$810	\$1,030	\$1,410	\$1,700
34272	\$790	\$870	\$1,120	\$1,520	\$1,840
34274	\$790	\$870	\$1,120	\$1,520	\$1,840
34275	\$730	\$800	\$1,020	\$1,400	\$1,690
34276	\$790	\$870	\$1,120	\$1,520	\$1,840
34277	\$790	\$870	\$1,120	\$1,520	\$1,840
34284	\$790	\$870	\$1,120	\$1,520	\$1,840
34285	\$760	\$830	\$1,070	\$1,460	\$1,760
34286	\$890	\$980	\$1,250	\$1,710	\$2,060
34287	\$690	\$740	\$960	\$1,310	\$1,590
34288	\$820	\$900	\$1,160	\$1,580	\$1,910
34289	\$690	\$740	\$960	\$1,310	\$1,590
34290	\$790	\$870	\$1,120	\$1,520	\$1,840
34291	\$760	\$840	\$1,070	\$1,460	\$1,760
34292	\$840	\$930	\$1,190	\$1,620	\$1,950
34293	\$820	\$900	\$1,160	\$1,580	\$1,910
34295	\$790	\$870	\$1,120	\$1,520	\$1,840

Gross rent estimates include the cost of ALL tenant-paid utilities.

