

Proposed Revisions to
HOC's Administrative Plan for the Housing Choice Voucher Program

Please note: Existing language is in **BLACK**, proposed changes are in **RED**, and proposed deletions are shown with strikethrough.

Chapter 11: Owner Rents, Rent Reasonableness, and Payment Standards

D. PAYMENT STANDARDS FOR THE VOUCHER PROGRAM [24 CFR 982.503]

The Payment Standard is used to calculate the housing assistance payment (HAP) for a family. In accordance with HUD regulations, and at HOC's discretion, the Voucher Payment Standard (VPS) amount is set by ~~the PHA~~HOC between 90 percent and ~~112~~120 percent of the HUD published Small Area Fair Market Rents (SAFMR). This is considered the basic range. HOC reviews the appropriateness of the ~~Voucher Payment Standard~~VPS annually when the SAFMRs ~~is~~are published. In determining whether a change is needed, HOC will ensure that the ~~Voucher Payment Standard~~VPS is always within the range of 90 percent to ~~112~~120 percent of the new SAFMR, unless an exception payment standard has been approved by HUD.

HOC will establish a single Voucher Payment Standard amount for each SAFMR zip code area in the Agency's jurisdiction, or in any groupings of SAFMR zip code areas as may be determined by HOC. For each SAFMR zip code area, HOC will establish ~~Voucher Payment Standard~~VPS amounts for each "unit size". HOC may ~~have provide~~provide a higher ~~Voucher Payment Standards~~VPS within the Agency's jurisdiction if needed to expand housing opportunities outside areas of minority and/or poverty concentration, as long as the ~~Voucher Payment Standard~~higher VPS is within the 90-~~112~~120 percent of SAFMR range.

In situations where the adoption of new Voucher Payment Standards (VPS) based on HUD's Small Area Fair Market Rents (SAFMR) will cause a decrease in the VPS amount during the existing Housing Assistance Payments (HAP) contract term, HOC will take the following action:

HOC will change to the lower VPS based on the SAFMRs to calculate the family's Housing Assistance Payments (HAP). This change will begin at the effective date of the family's second regular reexamination following the effective date of the decrease in the VPS.

HOC may approve a higher Voucher Payment Standard within the basic range, if required as a reasonable accommodation for a family that includes a person with disabilities.