



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

SPECIAL ATTENTION OF:

Office Directors of Public Housing;
Regional Directors; Public Housing
Agencies

NOTICE PIH 2021-34

Issued: December 9, 2021

Expires: This notice remains in effect until
amended, superseded or rescinded.

Cross References: Notices PIH 2021-14; PIH 2020-33; Notice 2020-32; PIH Notice 2020-31; PIH 2020-22; PIH-2020-20; PIH 2020-13; PIH 2020-05; PIH 2019-11; PIH 2018-18; PIH 2018-16; PIH 2018-01; PIH 2011-64; and 82 FR 5458 (January 18, 2017); 83 FR 35490 (July 26, 2018)

Subject: Expedited Regulatory Waivers for the Public Housing and Housing Choice Voucher (including Mainstream and Mod Rehab) Programs.

1. Purpose

This Notice advises PHAs that they may apply for certain regulatory waivers that were originally offered as part of the CARES Act waivers in Notice PIH 2021-14 to provide continued flexibility during the pandemic and pandemic recovery. HUD will expeditiously respond to these waiver requests in accordance with Section 106 of the Department of Housing and Urban Development Reform Act of 1989. PHAs must utilize the process set out by this Notice to submit waiver requests and justification of good cause to trigger the expedited HUD review.

The use of this expedited waiver process only applies to waivers explicitly stated in Section 5 of this Notice. PHAs may continue to request other regulatory waivers as necessary to operate its HCV and PH programs; however, they will not be subject to the expedited process. If a PHA requests waivers under the expedited process and the general process simultaneously, HUD may respond first to the waiver request covered by the expedited process and then to the remaining waiver requests covered by the general process.

This Notice divides flexibilities into three sections that include (a) flexibilities that will continue with no waivers needed ([Section 4](#)); (b) waivers that PHAs can request, and HUD will process under its expedited process ([Section 5](#)), including payment standard; and (c) other regulatory waivers that PHAs can request, that will not be expedited ([Section 6](#)). For further information, see HUD's additional guidance on [navigating CARES Act waiver expirations](#).

2. Background

The Coronavirus Aid, Relief, and Economic Security (CARES) Act (Public Law 116-136) provided HUD with authority, in the context of the public health emergency, to waive statutes and regulations (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment) for the Housing Choice Voucher (HCV) and Public Housing programs. These waivers provided public housing agencies and authorities (PHAs) with the flexibility to adjust program practices where necessary so that PHAs could prioritize mission critical functions. CARES Act waivers and alternative requirements provided administrative relief to PHAs in response to COVID-19 to assist in complying with public health advisories, social distancing requirements and efforts to decrease the spread of the virus. Most CARES Act waivers and alternative requirements contained in notice [PIH 2021-14](#) (published May 5, 2021) expire on December 31, 2021; specific previously exercised HCV waiver approvals may extend into 2022.

This Notice provides instruction on expedited waiver processing that would allow for PHAs to continue to use specific regulatory waivers for the Public Housing and Housing Choice Voucher (including Mainstream and Mod Rehab) programs. It also provides for an expedited approval process for one new waiver in the Housing Choice Voucher Program related to payment standards that will help facilitate leasing, which was not part of the CARES Act waivers.

3. Statutory waivers

Approximately half of the waivers provided under the CARES Act for HCV and Public Housing programs were statutory. The CARES Act statutory waivers for PHAs made available through Notice [PIH 2021-14](#) expire on December 31, 2021 and will not be extended. As a general matter, HUD does not have the authority to waive statutory requirements; therefore, PHAs should not send statutory waiver requests to HUD as they will not be approved.

4. Continued operational flexibilities

Throughout the pandemic, PHAs have streamlined and enhanced its programs to effectively deliver services remotely using existing regulatory flexibilities. This section describes operational flexibilities that PHAs may utilize without a waiver or advance approval from HUD.

Deadlines for Capital Fund grants: HUD had previously extended by 24 months the obligation end dates and expenditure deadlines for any Capital Fund grants that were open on April 20, 2020, as well as for new grants that opened between April 11, 2020, and December 31, 2020. (Note that any extension in a relevant expenditure deadline is still subject to the limitations of the Account Closing Statute at 31 U.S.C. 1552.) The subject deadlines for those grants have previously been adjusted in HUD's electronic Line of Credit Control System (eLOCCS), and those extended deadlines continue to be in place for those Capital Fund grants. This flexibility does not extend to Capital Fund grants that opened on or after January 1, 2021.

Similarly, HUD had previously extended the deadline for the submission of Capital Fund grant closeout documents, including the Actual Development Cost Certificate (ADCC) and the Actual Modernization Cost Certificate (AMCC), from 120 days to one year from the end of the period of performance, for all Capital Fund grants that were open as of March 19, 2020. PHAs may

submit financial, performance, and other reports, including the ADCC and the AMCC, one year from the end of the period of performance which, in the case of those Capital Fund grants covered, is the expenditure end date established in eLOCCS. This flexibility does not extend to Capital Fund grants that opened on or after March 20, 2020.

Income verification hierarchy: Up-front income verification using HUD’s Enterprise Income Verification (EIV) system and written third-party verification is considered the highest and best technique to determine a family’s income. The verification should include the family consent to release information pursuant to 24 CFR 982.516, 982.551, and 5.230. HUD is aware that in some situations, third party verification is not available. Examples include: if a PHA has made numerous attempts to obtain the required verifications with no success; it may not be cost effective to obtain third party verification of income, assets, or expenses; or when the impact on total tenant payment is minimal. In these cases, the PHA is required to document in the family file the reason(s) why third-party verification was not available. The exception to third party verification can be found at 24 CFR 960.259(c)(1) and 982.516(a)(2). See [PIH Notice 2018-18](#) for reference.

Remote Video HQS inspections: PHAs may perform remote, video-assisted, or “virtual” HQS inspections for inspecting units or responding to resident requests to identify maintenance needs. PHAs may also utilize similar means (such as videoconferencing, text messaging and email) to receive maintenance requests. For more information, see [PIH Notice 2020-31](#).

PHA oral briefing: PHAs may continue to use alternative methods to provide oral briefings. Acceptable methods can include (but are not limited to) phone, webcast, in-person meetings, video calls, or other virtual methods. For more information, see [PIH Notice 2020-32](#).

HUD reminds PHAs that Section 504 and the Americans with Disabilities Act require PHAs to ensure effective communication with and provide reasonable accommodations to individuals with disabilities. PHAs must operate its housing programs or activities so that they are readily accessible to and usable by individuals with disabilities. The PHA must ensure that the method of communication for the briefing provides effective communication for, and allows for equal participation of, each family member, including those with vision, hearing, and other communication-related disabilities. PHAs are also reminded that Title VI of the Civil Rights Act requires PHAs to ensure meaningful access for persons with limited English proficiency. LEP guidance and information is available in the [Federal Register](#).

5. Expedited regulatory waiver requests

HUD has determined that some of the regulatory waivers provided in Notice PIH 2021-14 may continue to be necessary for effective program administration during pandemic recovery. HUD will consider requests to extend the regulatory waivers listed in Table 1, Section 6 below under an expedited process when a PHA can justify good cause. Requests must be received by HUD on or before March 1, 2022, to receive expedited processing.

A PHA may request a waiver or waivers utilizing the process described below in Section 5B, which HUD may approve under 24 CFR 5.110. A PHA should include justification of good cause in its waiver request. The good cause justification must include (a) why a PHA needs the

waiver; (b) the impact on PHA operations or applicants if the waiver is not provided; and (c) the proposed waiver duration. Waiver duration should be limited to only the time necessary for a PHA to resume normal operations but may not exceed December 31, 2022. HUD may provide a shorter timeframe or other conditions as a part of an approval. Examples of good cause may include:

- Increased vacancy.
- Insufficient staffing levels to address administrative or maintenance backlogs.
- Potential negative impacts to tenants or the onset of housing instability.
- Local pandemic-specific delays or limitations caused by supply chain disruption, safety, or social distancing requirements.
- Section Eight Management Assessment Program (SEMAP) indicators affected directly or indirectly because of the disruption to PHA operations caused by its adoption of CARES Act waivers.

A. Expedited Regulatory Waiver Requests Allowed under this Notice

PHAs may request expedited review of waivers under this Notice only for the regulatory requirements listed in Table 1 below or a Fair Market Rent (FMR) increase as specified in Section 5C below. Waiver requests must be received on or by March 1, 2022, and are only available until December 31, 2022, unless noted otherwise.

Table 1. List of expedited regulatory waivers.

Item	Waiver Name	Regulation	Summary of relief from HUD requirements
(1)	Increase in Payment Standard During HAP Contract Term	982.505(c)(4)	PHAs have the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.
(2)	SEMAP Score	985.105, 985.101	PHAs with a fiscal year end 3/31/22, 6/30/22, 9/30/22, may request to waive the application of SEMAP in its entirety, only if the PHA has SEMAP indicators affected directly or indirectly because of the disruption to PHA operations caused by its adoption of available CARES Act waivers.

Item	Waiver Name	Regulation	Summary of relief from HUD requirements
(3)	Term of Voucher: Extensions of Term	982.303(b)(1)	Allows PHAs to grant a family one or more extensions of the initial voucher term regardless of the policy described in the Administrative Plan. PHAs should ensure consistency with these requests and remain in compliance with the PHA’s informally adopted interim standard.
(4)	Homeownership: Maximum Term of Assistance	982.634(a)	Allows a PHA to extend homeownership assistance for up to one additional year.
(5)	Voucher Tenancy: New Payment Standard Amount	982.503(b)	PHAs may request an expedited waiver to allow for establishment of payment standards from 111 to 120 percent of the FMR. PHAs must follow the instructions below specific to this waiver.

B. Instructions for submitting expedited regulatory waiver requests for items (1) - (5) in Table 1 above

This section explains the process for submitting expedited waiver requests and provides direction to PHAs on how to submit requests for processing. A PHA may request a waiver of the HUD requirements listed above and should include a justification that documents why the waiver is needed. No waiver(s) requested may be implemented unless written approval from HUD has been obtained. To ensure expedited processing, PHAs should email its waiver requests to PIH_Expedited_Waivers@hud.gov with a copy to their local field office public housing directors. Each request must include:

- (1) An email subject line of: “Expedited Pandemic Regulatory Waiver Request, [PHA name and code]”.
- (2) Body of email should include:
 - PHA business address and name and email for point of contact.
 - Name and Regulation from Chart above of the Waiver(s) extension being requested (NOTE: process for new payment standard amount waivers is different from the process here; it is specified in Section C below.).
 - A PHA-specific justification for the waiver(s) extension that shows good cause. (NOTE: please see additional instructions in Section C below for submitting an expedited waiver to establish a new payment standard amount.)

Following submission, PIH will reply via email confirming that the request has been received. The PIH Program Office prepares a final determination for approval by its Assistant Secretary; and PHAs receive the signed response to the waiver request via email.

C. Additional instructions for submitting an expedited waiver to establish a FMR payment standard up to 120 percent of published FMR for item (5) in the table above

The pandemic caused disruptions in rental markets across the country that are anticipated to endure throughout calendar year 2022. As PHAs and HUD gain a greater understanding of whether market shifts are temporary or will result in permanent changes, additional flexibility is needed for HCV programs to respond to fluctuations in rents more rapidly. The ability to establish payment standards more closely aligned to current rent is crucial to being able to use all available federal resources to provide housing to people experiencing homelessness, seniors, individuals with disabilities, and families with children. HUD emphasizes that this is a temporary measure to address volatility as a direct result of the pandemic and will continue to assess its FMR methodology going forward.

Due to these factors, HUD is allowing PHAs, including PHAs with an approved success rate payment standard, to request an expedited waiver to allow for establishment of payment standards up to 120 percent of the FMR. PHAs must demonstrate a good cause justification to receive approval of the waiver. A PHA may not apply the FMR waiver payment standard until it receives written approval from HUD. The FMR waiver payment standards are only applicable to the FY 2022 FMRs. PHAs must revert to the basic range for FY 2023 FMRs unless the PHA requests and HUD approves an additional exception payment standard waiver under 24 CFR 5.110 or 24 CFR 982.503, as applicable.

Using regulatory waiver authority provided in 5.110, HUD will allow for a waiver of 982.503(b)(1)(i) and will establish an alternative requirement to allow the PHA to establish a payment standard amount for a unit size at any level between 90 percent and 120 percent (as opposed to 110 percent) of the published FMR or Small Area Fair Market Rent (SAFMR) for that unit size.

Furthermore, HUD will allow for a waiver of 982.503(b)(1)(iii) and will establish an alternative requirement to provide that a PHA that is not in a designated SAFMR area or has not opted to voluntarily implement SAFMRs under 24 CFR 888.113(c)(3) may establish exception payment standards for a ZIP code area above the basic range for the metropolitan FMR based on the HUD published SAFMRs. The PHA may establish an exception payment standard up to 120 percent (as opposed to 110 percent) of the HUD published SAFMR for that ZIP code area.

If the PHA intends to establish payment standards based on SAFMR when exercising this FMR waiver, and is not in a designated SAFMR area, was not previously approved as an opt-in SAFMR PHA, or did not previously notify HUD of their use of SAFMR exception payment standards, the PHA must follow the instruction in PIH Notice 2018-01.

All rent reasonableness requirements at 982.507 apply to HCV units, regardless of whether the PHA has established an alternative or exception payment standard. For this waiver, a PHA must certify that it meets one of the following good cause reasons:

- (1) **HUD FMR Area Determined to Have Significant Rental Market Fluctuations:** The PHA's jurisdiction is in a FMR area identified by HUD to have significant rental market fluctuations, where an increase in PHA's payment standards up to 120 percent of the

FMR may help the PHA more quickly respond to local circumstances. HUD has posted a list of such FMR areas. See the attached FMR area list.

- (2) **Utilization Rate:** Lower than 98 percent for the current year-to-date or more than a five percent reduction in utilization rate occurring between years 2019 and 2021. Utilization rate is the higher of unit months leased divided by unit months available, or total HAP spent divided by budget authority (including reserves).
- (3) **Timely Leasing of Vouchers:** If less than 85 percent of the vouchers that the PHA has issued in the last six months have leased.

Prior to submission of the waiver request, PHAs must determine the budgetary impacts on its program and ensure they have the available budget authority to support increased payment standards. PHAs are encouraged to use the "[Payment Standard Tool](#)" to help determine the budgetary impacts.

6. General process for waiver requests (that are not expedited)

Pursuant to instructions included in [Notice PIH 2018-16](#), PHAs may initiate regulatory waiver requests with the appropriate Field Office. Each regulatory waiver request must identify the regulation from which relief is sought and present a good cause justification pursuant to 24 CFR 5.110. PHAs can request many of the regulatory waivers that were offered in PIH Notice 2021-14 ([see Appendix](#)). The general process for waiver requests is as follows:

- (1) The PHA submits the request for a waiver with good cause justification pursuant to 24 CFR 5.110 to its Field Office
- (2) The Field Office submits the request with its recommendation to HUD headquarters
- (3) The PIH Program Office prepares a final determination for approval by its Assistant Secretary; and
- (4) PHAs receive the signed response to its waiver request by email.

7. For further information: Contact Tesia Irinyenikan, Office of Field Operations, Office of Public and Indian Housing, Department of Housing and Urban Development, 451 7th Street, SW, Room 3180, Washington, DC 20410-5000, or email to PIH_Expedited_Waivers@hud.gov.

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Dominique Blom
General Deputy Assistant Secretary
for Public and Indian Housing

Appendix: Regulatory Waivers Not Subject to Expedited Processing

Regulation 24 CFR	Summary of Flexibilities
24 CFR 5.233	PHAs are not subject to the mandatory EIV monitoring requirements.
24 CFR 5.801(d)(1)	Extensions of financial reporting deadlines on uniform financial reporting standards.
24 CFR 882.510	PHAs may delay the review and update of utility allowances for Mainstream.
24 CFR 905.314(c)	Total development costs (TDC) and hard construction cost limit raised to allow approval of amounts above published TDC.
24 CFR 905.314(j)	Allows for the use of force account labor for modernization activities in certain circumstances.
24 CFR 982.158, 908.101	The Form 50058 may be submitted within 90 days of its effective date instead of 60 days.
24 CFR 960.202(c)	Adoption of tenant selection policies without board approval.
24 CFR 964.130(a)(1)	Resident council elections may be delayed.
24 CFR 965.302	Allows for delay in due dates of energy audits.
24 CFR 965.507	PHAs may delay updating the public housing utility allowance schedule.
24 CFR 966.5	Advance notice is not required for changes to project rules and regulations except for policies related to tenant charges.
24 CFR 982.206(a)	PHAs are not required to issue a public notice when opening and closing waiting list allowing for an alternative process instead.
24 CFR 982.401(d)(2)	Dwelling units may exceed the Housing Quality Standard, 1 bedroom or living/sleeping room for each 2 persons.
24 CFR 982.455	PHAs may extend the period from the last HAP payment before automatically terminating the HAP contract.
24 CFR 982.517 (c)	PHAs may delay updating HCV utility allowance schedules.
24 CFR 984.303(d)	Provide for “good cause” justification for extensions to the Family Self-Sufficiency (FSS) contract of participation, for causes related to COVID-19 pandemic.
24 CFR 982.305(c)	PHAs must not pay HAP to the owner until the contract is executed; although the HAP payments are provided for contracts not executed within the required 60-days.
24 CFR 982.405(b), 983.103(e)(3)	Provides for a suspension of the requirement for PHAs to conduct a quality control sampling of inspections.
24 CFR 982.54(a)	Administrative Plan policies may be adopted without board approval subject to informal adoption later.
24 CFR 983.211(a); 983.258	PHAs may keep a PBV unit under contract for a period that extends beyond 180 from the last HAP, not to extend beyond a certain date.

82 FR 5458, HOTMA 101(a)(1)	Allows PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies and delays the full HQS inspection no later than 1-year from the anniversary date of the owner certification.
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HUD FMR Area Determined to Have Significant Rental Market Fluctuations	
1	Acadia Parish, LA HUD Metro FMR Area
2	Akron, OH MSA
3	Albany, GA MSA
4	Albuquerque, NM MSA
5	Allentown-Bethlehem-Easton, PA HUD Metro FMR Area
6	Altoona, PA MSA
7	Anchorage, AK HUD Metro FMR Area
8	Anderson, IN HUD Metro FMR Area
9	Anniston-Oxford-Jacksonville, AL MSA
10	Anson County, NC HUD Metro FMR Area
11	Asheville, NC HUD Metro FMR Area
12	Athens-Clarke County, GA MSA
13	Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area
14	Atlantic City-Hammonton, NJ MSA
15	Augusta-Richmond County, GA-SC HUD Metro FMR Area
16	Austin-Round Rock, TX MSA
17	Baker County, FL HUD Metro FMR Area
18	Bakersfield, CA MSA
19	Battle Creek, MI MSA
20	Beaufort County, SC HUD Metro FMR Area
21	Bend-Redmond, OR MSA
22	Billings, MT HUD Metro FMR Area
23	Bloomington, IL MSA
24	Boise City, ID HUD Metro FMR Area
25	Bond County, IL HUD Metro FMR Area
26	Box Elder County, UT HUD Metro FMR Area
27	Bremerton-Silverdale, WA MSA
28	Brunswick, GA MSA
29	Burlington, NC MSA
30	Butte County, ID HUD Metro FMR Area
31	Butts County, GA HUD Metro FMR Area
32	Callaway County, MO HUD Metro FMR Area
33	Camden County, NC HUD Metro FMR Area
34	Campbell County, TN HUD Metro FMR Area
35	Cape Coral-Fort Myers, FL MSA
36	Cape Girardeau, MO-IL MSA
37	Chambers County, AL
38	Charleston-North Charleston, SC MSA
39	Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area
40	Chattanooga, TN-GA MSA
41	Chester County, SC HUD Metro FMR Area
42	Chilton County, AL HUD Metro FMR Area

HUD FMR Area Determined to Have Significant Rental Market Fluctuations	
43	Clarendon County, SC HUD Metro FMR Area
44	Clarksville, TN-KY HUD Metro FMR Area
45	Cleveland, TN MSA
46	Coeur d'Alene, ID MSA
47	Colchester-Lebanon, CT HUD Metro FMR Area
48	Colorado Springs, CO HUD Metro FMR Area
49	Columbia, SC HUD Metro FMR Area
50	Cooper County, MO HUD Metro FMR Area
51	Cotton County, OK HUD Metro FMR Area
52	Craven County, NC HUD Metro FMR Area
53	Crestview-Fort Walton Beach-Destin, FL HUD Metro FMR Area
54	Cumberland, MD-WV MSA
55	Dallas County, MO HUD Metro FMR Area
56	Daphne-Fairhope-Foley, AL MSA
57	Davidson County, NC HUD Metro FMR Area
58	Deltona-Daytona Beach-Ormond Beach, FL HUD Metro FMR Area
59	Dover, DE MSA
60	Durham-Chapel Hill, NC HUD Metro FMR Area
61	East Stroudsburg, PA MSA
62	Easton-Raynham, MA HUD Metro FMR Area
63	Elkhart-Goshen, IN MSA
64	Elmira, NY MSA
65	Falls County, TX HUD Metro FMR Area
66	Fayette County, WV HUD Metro FMR Area
67	Fayetteville, NC HUD Metro FMR Area
68	Flagstaff, AZ MSA
69	Flint, MI MSA
70	Fort Lauderdale, FL HUD Metro FMR Area
71	Fort Wayne, IN MSA
72	Franklin County, VA HUD Metro FMR Area
73	Fresno, CA MSA
74	Fulton County, IL HUD Metro FMR Area
75	Gainesville, GA MSA
76	Gates County, NC HUD Metro FMR Area
77	Gem County, ID HUD Metro FMR Area
78	Gettysburg, PA MSA
79	Goldsboro, NC MSA
80	Grady County, OK HUD Metro FMR Area
81	Grand Rapids-Wyoming, MI HUD Metro FMR Area
82	Greensboro-High Point, NC HUD Metro FMR Area
83	Hanford-Corcoran, CA MSA
84	Haralson County, GA HUD Metro FMR Area

HUD FMR Area Determined to Have Significant Rental Market Fluctuations	
85	Harnett County, NC HUD Metro FMR Area
86	Harrisburg-Carlisle, PA MSA
87	Harrisonburg, VA MSA
88	Haywood County, NC HUD Metro FMR Area
89	Hickory-Lenoir-Morganton, NC MSA
90	Hillsborough County, NH (part) HUD Metro FMR Area
91	Hinesville, GA HUD Metro FMR Area
92	Hoke County, NC HUD Metro FMR Area
93	Holland-Grand Haven, MI HUD Metro FMR Area
94	Howard County, MO HUD Metro FMR Area
95	Hudspeth County, TX HUD Metro FMR Area
96	Huntington County, IN
97	Huntsville, AL MSA
98	Iberia Parish, LA HUD Metro FMR Area
99	Idaho Falls, ID HUD Metro FMR Area
100	Ionia County, MI HUD Metro FMR Area
101	Iredell County, NC HUD Metro FMR Area
102	Jackson, MI MSA
103	Jacksonville, FL HUD Metro FMR Area
104	Jacksonville, NC MSA
105	Jefferson City, MO HUD Metro FMR Area
106	Johnstown, PA MSA
107	Jones County, NC HUD Metro FMR Area
108	Kershaw County, SC HUD Metro FMR Area
109	Killeen-Temple, TX HUD Metro FMR Area
110	King and Queen County, VA HUD Metro FMR Area
111	Kingsport-Bristol-Bristol, TN-VA MSA
112	Kingston, NY MSA
113	Knoxville, TN HUD Metro FMR Area
114	Lafayette, LA HUD Metro FMR Area
115	Lake Havasu City-Kingman, AZ MSA
116	Lakeland-Winter Haven, FL MSA
117	Lamar County, GA HUD Metro FMR Area
118	Lampasas County, TX HUD Metro FMR Area
119	Lancaster County, SC HUD Metro FMR Area
120	Las Vegas-Henderson-Paradise, NV MSA
121	Lima, OH MSA
122	Lincoln County, GA HUD Metro FMR Area
123	Lincoln County, NC HUD Metro FMR Area
124	Lincoln County, OK HUD Metro FMR Area
125	Logan, UT-ID MSA
126	Long County, GA HUD Metro FMR Area

HUD FMR Area Determined to Have Significant Rental Market Fluctuations	
127	Macon County, TN HUD Metro FMR Area
128	Macon-Bibb County, GA HUD Metro FMR Area
129	Macoupin County, IL HUD Metro FMR Area
130	Manchester, NH HUD Metro FMR Area
131	Marshall County, MS HUD Metro FMR Area
132	Matanuska-Susitna Borough, AK HUD Metro FMR Area
133	Maury County, TN HUD Metro FMR Area
134	Memphis, TN-MS-AR HUD Metro FMR Area
135	Meriwether County, GA HUD Metro FMR Area
136	Miami-Miami Beach-Kendall, FL HUD Metro FMR Area
137	Michigan City-La Porte, IN MSA
138	Midland, MI MSA
139	Mobile, AL HUD Metro FMR Area
140	Moniteau County, MO HUD Metro FMR Area
141	Monroe County, GA HUD Metro FMR Area
142	Montcalm County, MI HUD Metro FMR Area
143	Morgan County, GA HUD Metro FMR Area
144	Morgan County, TN HUD Metro FMR Area
145	Muncie, IN MSA
146	Muskegon, MI MSA
147	Myrtle Beach-North Myrtle Beach-Conway, SC HUD Metro FMR Area
148	Naples-Immokalee-Marco Island, FL MSA
149	Nashua, NH HUD Metro FMR Area
150	New Bedford, MA HUD Metro FMR Area
151	New Haven-Meriden, CT HUD Metro FMR Area
152	Newport-Middleton-Portsmouth, RI HUD Metro FMR Area
153	North Port-Sarasota-Bradenton, FL MSA
154	Norwich-New London, CT HUD Metro FMR Area
155	Ocala, FL MSA
156	Oconto County, WI HUD Metro FMR Area
157	Ogden-Clearfield, UT HUD Metro FMR Area
158	Okmulgee County, OK HUD Metro FMR Area
159	Oktibbeha County, MS
160	Orlando-Kissimmee-Sanford, FL MSA
161	Ottawa County, OH HUD Metro FMR Area
162	Palm Bay-Melbourne-Titusville, FL MSA
163	Palm Coast, FL HUD Metro FMR Area
164	Pamlico County, NC HUD Metro FMR Area
165	Parke County, IN HUD Metro FMR Area
166	Pawnee County, OK HUD Metro FMR Area
167	Peach County, GA HUD Metro FMR Area
168	Pender County, NC HUD Metro FMR Area

HUD FMR Area Determined to Have Significant Rental Market Fluctuations	
169	Pensacola-Ferry Pass-Brent, FL MSA
170	Phoenix-Mesa-Scottsdale, AZ MSA
171	Polk County, MO HUD Metro FMR Area
172	Port St. Lucie, FL MSA
173	Providence-Fall River, RI-MA HUD Metro FMR Area
174	Punta Gorda, FL MSA
175	Putnam County, IN HUD Metro FMR Area
176	Raleigh County, WV HUD Metro FMR Area
177	Raleigh, NC MSA
178	Reading, PA MSA
179	Reno, NV MSA
180	Riverside-San Bernardino-Ontario, CA MSA
181	Roane County, TN HUD Metro FMR Area
182	Rockingham County, NC HUD Metro FMR Area
183	Rowan County, NC HUD Metro FMR Area
184	Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area
185	San Diego-Carlsbad, CA MSA
186	Santa Fe, NM MSA
187	Savannah, GA MSA
188	Scranton--Wilkes-Barre, PA MSA
189	Sharon, PA HUD Metro FMR Area
190	Sierra Vista-Douglas, AZ MSA
191	Smith County, TN HUD Metro FMR Area
192	Spokane, WA HUD Metro FMR Area
193	Springfield, MO HUD Metro FMR Area
194	St. Louis, MO-IL HUD Metro FMR Area
195	Stevens County, WA HUD Metro FMR Area
196	Stewart County, TN HUD Metro FMR Area
197	Stockton-Lodi, CA MSA
198	Sullivan County, IN HUD Metro FMR Area
199	Sumter, SC HUD Metro FMR Area
200	Tampa-St. Petersburg-Clearwater, FL MSA
201	Tate County, MS HUD Metro FMR Area
202	Taunton-Mansfield-Norton, MA HUD Metro FMR Area
203	Teller County, CO HUD Metro FMR Area
204	Toledo, OH HUD Metro FMR Area
205	Tucson, AZ MSA
206	Tunica County, MS HUD Metro FMR Area
207	Tyler, TX MSA
208	Vermilion Parish, LA HUD Metro FMR Area
209	Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area
210	Visalia-Porterville, CA MSA

HUD FMR Area Determined to Have Significant Rental Market Fluctuations	
211	Waco, TX HUD Metro FMR Area
212	Wakulla County, FL HUD Metro FMR Area
213	Walton County, FL HUD Metro FMR Area
214	Warner Robins, GA HUD Metro FMR Area
215	Warren County, NJ HUD Metro FMR Area
216	Washington County, AL HUD Metro FMR Area
217	Waterbury, CT HUD Metro FMR Area
218	Weirton-Steubenville, WV-OH MSA
219	Wenatchee, WA MSA
220	West Palm Beach-Boca Raton, FL HUD Metro FMR Area
221	Westerly-Hopkinton-New Shoreham, RI HUD Metro FMR Area
222	Wheeling, WV-OH MSA
223	Wilmington, NC HUD Metro FMR Area
224	Winston-Salem, NC HUD Metro FMR Area
225	Yates County, NY HUD Metro FMR Area
226	York-Hanover, PA MSA
227	Yuma, AZ MSA