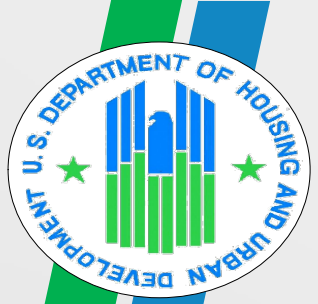




Small Area FMRs (SAFMRs)

Nov 7, 2023



Welcome!

- **Today's webinar is being recorded.** The recording and PowerPoint will be posted to the "Webinars and Trainings" section of www.hud.gov/hcv in about a week.



Agenda

1. Welcome – PDAS Monocchio
2. SAFMR Overview
3. Federal Register Notice and SAFMR Selection Criteria
4. PIH Implementation Notice
5. MTW Agencies
6. SAFMR Resources
7. Technical Assistance and Support
8. Field Office Regional Points of Contact
9. Q&A



Overview of Small Area FMRs

- Fair Market Rent calculated at ZIP code level
- Preliminary data analysis: Households more likely to move to low-poverty neighborhoods
- 2018: 192 PHAs in 24 metro areas designated SAFMR
- Since 2018: 70 Exception Payment Standard, 12 Opt-in
- 2024: Designating 263 more PHAs in 41 metro areas using same metrics as 2018
- New info and resources to be published at [SAFMR Website](#)



Federal Register Notice

- Notice focuses on announcing the 2023 expansion metro areas
 - Notice expands mandatory SAFMRs to 41 new Metro Areas served by approximately 263 PHAs
 - **Result = 41 percent of all tenant-based vouchers administered in metropolitan areas will be covered by SAFMRs.**
- Will go into effect 10/1/24, with full implementation of all PHAs by 1/1/25
- Leaves room for PIH to announce implementation details in separate notices



Map of New Designated ZIP Codes





PIH Implementation Notice

- Points to Federal Register notice and lists all mandatory SAFMR areas
- Describes special admin fees by pointing to revised [PIH Notice 2023-07](#)
- Informs MTW agencies that the MTW Office will provide separate guidance on alternative payment standard policies that may exempt MTW agencies from SAFMR
- Describes intent to fully update PIH Notice 2018-01
 - Confirms provisions are still relevant (with exception of the new areas)



MTW Agencies

- 19 MTW agencies in mandatory SAFMR areas per new notice
- MTW Office provided guidance to affected agencies 10/25
 - Provisions of section 6 of Notice PIH 2018-01 apply to initial and expansion MTW agencies
 - Instructions for requesting exemption for alternative payment standards
 - MTW requests for exemption due by 1/23/2024



MTW Agencies

- **Process to Seek an Exemption.** MTW PHAs seeking an exemption should provide the MTW office with:
 - A description of the alternative payment standards activity(ies) contained in the approved Annual MTW Plan or MTW Supplement to the PHA Plan.
 - The current status of the activity.
 - A description of how the MTW PHA's policy will enable HCV tenants greater access to areas of high opportunity and lower concentrations of poverty.



SAFMR Resources Currently Available

- [SAFMR Website and Dashboard](#) (Published in August 2023)
 - Links to SAFMR guidance and regulations
 - Short video explaining SAFMRs
 - SAFMR Implementation Guidebook, FAQs, and sample documents (via [Hud Exchange](#))
 - **Coming soon!** SAFMR Best Practice Profiles (via HUD Exchange)
 - SAFMR Research and Reports
- [Considering SAFMR Webinar](#) from August 17, 2023



Mentorship Program

- Creation of Mentor ("buddy") PHAs program designed to share knowledge gained through experience and support with planning, data analysis, business system needs, quality control, sharing of effective tools and forms.
- Virtual convening for current SAFMR PHAs and the new mandatory PHAs in Jan 2024.
- Identify volunteer mentors and solicit mentee PHA needs – match mentors/mentees



Technical Assistance

- HUD is currently drafting a scope of work with a technical assistance provider
 - Will provide direct implementation TA to PHAs throughout CY2024



Field Office Contacts

- Regional POCs
 - Region 1: Tanya Whippie
 - Region 2: Fatima Holder
 - Region 3: Ariayn Jeter
 - Region 4: Joy Alane Bankston
 - Region 5: Tamela Shanks-Royston
 - Region 6: Brian Gage
 - Region 7: Gina Bryant
 - Region 8: Scott Layman
 - Regions 9 & 10: Thao (Katie) Pierce

