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Dear Landlord/Owner:

Thank you for participating in the Housing Choice Voucher (HCV) program. Your ongoing participation helps to ensure that low-income families have a safe and stable place to call home.

Beginning on January 1, 2025, the U.S. Department of Housing and Urban Development (HUD) will begin to require an important change in the way Warren Metropolitan Housing Authority (WMHA) operates the HCV program. Under the new approach, the payment standard used to determine the maximum subsidy amount the PHA provides will be based on Fair Market Rents set at the ZIP code level, rather than the metropolitan-area level. The new ZIP-code level rent estimates are known as Small Area Fair Market Rents (SAFMRs).

The shift to SAFMRs means that payment standards will now be based on the localized rent for each ZIP code in which your rental units are located, your tenant's voucher and payment standard may increase, stay the same or decrease.

As annual Reexamination of income and eligibility for current HCV tenants are conducted, the Housing Assistance Payment (HAP) provided by the WMHA will be determined using the new SAFMR payment standards. At that time, you will be given additional information about impacts on tenants who rent units in your properties.

If you have questions about this change or would like additional information, please visit our website at warrenmha.org, or contact Kamela Jones 513-379-2007.

Regards,

Kamela Jones

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