

SAFMR Sample Administrative Plan Language

Hold Harmless

Disclaimer: This document includes sample language that public housing agencies (PHAs) can reference while updating their Administrative Plans to reflect Small Area Fair Market Rent (SAFMR) policies and procedures.

Small Area Fair Market Rent (SAFMRs)

Small Area Fair Market Rents (SAFMRs) are Fair Market Rents (FMRs) calculated at the ZIP code level rather than for the entire metropolitan area. SAFMRs are designed to help families access low-poverty, high-opportunity areas by offering rental assistance that matches the local market rent, making housing in these neighborhoods more affordable for families. The PHA has been designated by HUD as an SAFMR PHA and, in accordance with [24 CFR 888.113\(c\)\(3\)](#), is required to implement SAFMR-based payment standards no later than January 1, 2025.

SAFMRs will apply to all tenant-based vouchers in the PHA's jurisdiction, including special vouchers such as the Veterans Affairs Supportive Housing (HUD-VASH) Program, the Family Unification Program (FUP), and special housing types such as Single Room Occupancies (SROs) and homeownership vouchers.

A family that will be affected by a payment standard reduction must receive a written notice twelve months before the effective date of the reduced payment standard.

The PHA may, without HUD approval, establish an exception payment standard of up to and including 120% of the SAFMR if required as a reasonable accommodation for a family that includes a person with a disability (or, in the case of HUD-VASH, up to 140% of the SAFMR). The PHA may request HUD approval to establish a payment standard exceeding 120% of the SAFMR (or 140% in the case of HUD-VASH), if necessary, as a reasonable accommodation for such a family.

PHA Policy

The PHA will establish payment standards for each ZIP code or groups of ZIP codes in its jurisdiction to ensure they are between the 90–110% basic range of the SAFMR or any exception payment standard, if applicable.

If the amount on the payment standard schedule is decreased while the family continues to reside in the assisted unit, the payment standard in effect as of the recertification prior to the decrease will remain in place. The payment standard shall be frozen at this level until such time as one of the following occurs:

- The payment standard is equal to or above the frozen level
- The family moves



- A change in household composition requires a change in payment standard at the next annual reexamination

