



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

OFFICE OF PUBLIC AND INDIAN HOUSING

October 25, 2023

Dear Executive Director,

Today, HUD published [Federal Register Notice FR-6426-N-01](#), which identifies 41 additional metro areas where Public Housing Agencies (PHAs) will be required to use Small Area Fair Market Rents (SAFMRs) in the Housing Choice Voucher (HCV) Program. SAFMRs are calculated at the zip code level rather than the larger metropolitan area level which allows PHAs to establish payment standards that better reflect the local market and help voucher holders access neighborhoods of their choice. This expansion will bring the total number of metro areas required to use SAFMRs to 65, which represents approximately 815,000 vouchers administered by over 400 PHAs.

Your PHA has been identified to participate in this expansion and will have until **January 1, 2025** to adopt SAFMR based payment standards using the SAFMRs issued for FY 2025. HUD is committed to helping make this transition to SAFMR as smooth as possible. General information on SAFMR is available on the [SAFMR webpage](#) and through the [SAFMR HUD Exchange page](#). A recent webinar on implementing SAFMR can also be found [here](#). In the coming weeks you can also expect updated resources including an implementation notice and technical assistance documents that feature best practices provided by PHAs that have previously adopted SAFMRs in their jurisdictions. Special administrative fee funding of up to \$10,000 per PHA will be made available to PHAs for the reimbursement of costs associated with adopting SAFMRs and we will notify you when a new Notice is issued detailing the process by which to receive those funds.

We will also be hosting a webinar on November 7th at 1:00pm Eastern where we will summarize the requirements and be available to answer your questions. Please register for the webinar using [this link](#). A recording of the webinar will be made available afterwards.

HUD appreciates your dedication to serving low-income families and believes the implementation of SAFMRs will help your PHA provide more opportunities to the families you serve. We look forward to your participation in this webinar. If you have any questions about the Federal Register notice please submit an email inquiry to SAFMR_Rule@hud.gov. For

general inquiries related to SAFMR implementation please contact your local HUD Field Office or email SAFMRs@hud.gov.

Sincerely,

Danielle L. Bastarache

Digitally signed by Danielle L. Bastarache
DN: CN = Danielle L. Bastarache,
C = US,
Reason: I am approving this document

Danielle Bastarache
Deputy Assistant Secretary
Office of Public Housing and Voucher Programs