

BROOKLINE HOUSING AUTHORITY  
 FAIR MARKET RENTS PAYMENT STANDARDS EFFECTIVE 6/1/2022

TABLE A BEDROOM SIZE	2021 Market Rents	2021 Fair Market Rents (HUD)	2021 Payment Standards	2022 Fair Market Rents (HUD)	2022 Payment Standards	COMMENTS
						Change in PS
SRO	n/a	1,307	1,437	1,352	1,487	50
ZERO (0)	2,200	1,742	1,916	1,803	1,983	67
ONE (1)	2,850	1,924	2,116	1,986	2,184	68
TWO (2)	3,700	2,336	2,569	2,399	2,638	69
THREE (3)	4,800	2,906	3,196	2,966	3,262	66
FOUR (4)	5,600	3,168	3,484	3,253	3,578	94

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 SMALL AREA FAIR MARKET RENTS PAYMENT STANDARDS EFFECTIVE 6/1/2022

TABLE B BEDROOM SIZE	2022 SAFMRs zip code 02445	2022 Payment Standard Zip Code 02445	2022 SAFMRs zip code 02446	2022 Payment Standard Zip Code 02446	2022 SAFMRs Zip Code 02467	2022 Payment Standard Zip Code 02467
SRO	1,927	1,927	2,032	2,032	1,852	1,852
ZERO (0)	2,570	2,570	2,710	2,710	2,470	2,470
ONE (1)	2,830	2,830	2,980	2,980	2,720	2,720
TWO (2)	3,420	3,420	3,600	3,600	3,280	3,280
THREE (3)	4,230	4,230	4,450	4,450	4,050	4,050
FOUR (4)	4,640	4,640	4,880	4,880	4,450	4,450

**To: Brookline Housing Authority Board of Commissioners**  
**Fm: Carlos Hernandez, Director of Leased Housing & Admissions**  
**Re: Proposed BHA 2022 Section 8 Payment Standards**  
**Dt: April 12, 2022**

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**We recommend that the Board approve Section 8 Payment Standards as shown in the attached tables, at 100% of the HUD 2022 Small Area Fair Market Rents (SAFMRs) for resident-based assistance utilized in Brookline and at 110% of the HUD 2022 Fair Market Rents (FMRs) for project-based units in Brookline.**

The Commissioners annually approve Payment Standards for the Section 8 program. The Payment Standards are the maximum levels of rental assistance that the BHA can pay for apartments in Brookline. For apartments rented outside Brookline, other housing authorities' Payment Standards apply.

The HUD published FMRs and SAFMRs appearing in the following tables supersede the use of the FY 2021 FMRs/SAFMRs for the twelve areas that provided statistically valid data. The updated FY/2022 FMRs/SAFMRs are based on surveys conducted by the area public housing agencies and reflect the estimated 40<sup>th</sup> percentile rent levels trended to Fiscal Year 2022.

In 2019, we commissioned our outside accountant Gordon & Griffin to assess the impact on our annual budget authority of adopting SAFMRs. Gordon & Griffin projections showed that our total budget authority was not enough to support Payment Standards set at the SAFMRs for both resident-based and project-based units in Brookline. As a result, the BHA recommended and the Commissioners approved adopting SAFMRs for our resident-based vouchers only, a policy that our annual HUD funding can accommodate. The BHA recommends that the same policy is adopted for CY 2022. The proposed 2022 Payment Standard tables are attached.

The 2022 Brookline SAFMRs are higher than the regional metro area 2022 FMRs and are more in range of actual market rents – for example \$3,600 (02446) v. \$2,399 for a two (2) bedroom. The SAFMRs Payment Standards for resident-based assistance will provide recipient households a much wider range of housing opportunities in Brookline and continue our successful rate of Section 8 utilization in Brookline.

2022 Payment Standards will go into effect June 1, 2022. HUD and BHA policies require to publicly post the proposed Payment Standards for comment for 30 days before implementation.