

To: Brookline Housing Authority Board of Commissioners
From: Carlos Hernandez, Director of Leased Housing & Admissions
Re: Proposed BHA CY/2021 Section 8 Payment Standards
Date: October 13, 2020

We recommend that the Board approve Section 8 Payment Standards for the coming calendar year as shown in the attached tables, at 100% of the HUD FY 2021 Small Area Fair Market Rents (SAFMRs) for resident-based assistance utilized in Brookline and at 110% of the HUD FY 2021 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.

Last year, 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 be adopted for CY 2021. The proposed 2021 Payment Standard tables are attached.

The 2021 Brookline SAFMRs are much higher than the regional metro area 2021 FMRs and are in range of actual market rents – for example \$3,500 (02446) v. \$2,336 FMR 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 to improve the rate of Section 8 utilization in Brookline.

2021 Payment Standards will go into effect January 1, 2021. HUD and BHA policies require to publicly post the proposed Payment Standards for comment for 30 days before implementation.

BROOKLINE HOUSING AUTHORITY
FAIR MARKET RENTS PAYMENT STANDARDS EFFECTIVE 1/1/2021

BEDROOM SIZE	2019 Market Rents	2020 Fair Market Rents (HUD)	2020 Payment Standards	2021 Fair Market Rents (HUD)	2021 Payment Standards	Change	% Change
SRO	n/a	1,286	1,414	1,307	1,437	23	1.63%
ZERO (0)	2,050	1,715	1,886	1,742	1,916	30	1.59%
ONE (1)	2,450	1,900	2,090	1,924	2,116	26	1.24%
TWO (2)	3,050	2,311	2,542	2,336	2,569	27	1.06%
THREE (3)	4,400	2,880	3,168	2,906	3,196	28	0.88%
FOUR (4)	n/a	3,131	3,444	3,168	3,484	40	1.16%

BROOKLINE HOUSING AUTHORITY
 SMALL AREA FAIR MARKET RENTS PAYMENT STANDARDS EFFECTIVE 1/1/2021

BEDROOM SIZE	2020 SAFMRs zip code 02445	2020 Payment Standard Zip Code 02445	2020 SAFMRs zip code 02446	2020 Payment Standard Zip Code 02446	2020 SAFMRs Zip Code 02467	2020 Payment Standard Zip Code 02467
SRO	1,883	1,883	1,958	1,958	1,815	1,830
ZERO (0)	2,510	2,510	2,610	2,610	2,420	2,440
ONE (1)	2,780	2,780	2,880	2,880	2,680	2,700
TWO (2)	3,370	3,370	3,500	3,500	3,250	3,290
THREE (3)	4,190	4,190	4,350	4,350	4,040	4,100
FOUR (4)	4,570	4,570	4,750	4,750	4,410	4,460