

**Housing Authority of Prince George’s County  
Housing Choice Voucher Program  
FY/2019 Annual Plan – HCVP ADMIN PLAN EFFECTIVE 2-1-2019**

HCVP ADMIN PLAN	Chapter 6	HCVP ADMIN PLAN	HCVP ADMIN PLAN
CURRENT POLICY	#	PROPOSED POLICY	Comments
<p><b>6-III.C. APPLYING PAYMENT STANDARDS [24 CFR 982.505]</b></p> <p><b>Overview</b></p> <p>The HAPGC’s schedule of payment standards is used to calculate housing assistance payments for HCV families. This section covers the application of the HAPGC’s payment standards. The establishment and revision of the HAPGC’s payment standard schedule are covered in Chapter 16.</p> <p><i>Payment standard</i> is defined as “the maximum monthly assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family)” [24 CFR 982.4(b)].</p> <p>The payment standard for a family is the lower of (1) the payment standard for the family unit size, which is defined as the appropriate number of bedrooms for the family under the HAPGC’s subsidy standards [24 CFR 982.4(b)], or (2) the payment standard for the size of the dwelling unit rented by the family.</p>	<p>6-43 6-44 6-45</p>	<p><b>Add/ Change:</b></p> <p><b>6-III.C. APPLYING PAYMENT STANDARDS [24 CFR 982.505]</b></p> <p><b>Overview</b></p> <p>The HAPGC’s schedule of payment standards is used to calculate housing assistance payments for HCV families. This section covers the application of the HAPGC’s payment standards. The establishment and revision of the HAPGC’s payment standard schedule are covered in Chapter 16.</p> <p><i>Payment standard</i> is defined as “the maximum monthly assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family)” [24 CFR 982.4(b)].</p> <p><b>Payment standards are based on Small Area Fair Market Rents (SAFMR) published annually. HAPGC has established a payment standard schedule with payment standard amounts for each unit size.</b></p> <p>The payment standard for a family is the lower of (1) the payment standard for the family unit size, which is defined as the appropriate number of bedrooms for the family under the HAPGC’s subsidy standards [24 CFR 982.4(b)], or (2) the payment standard for the size of the dwelling unit rented by the family.</p>	

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<p>If the HAPGC has established an exception payment standard for a designated part of an FMR area and a family's unit is located in the exception area, the HAPGC must use the appropriate payment standard for the exception area.</p> <p>The HAPGC is required to pay a monthly housing assistance payment (HAP) for a family that is the lower of (1) the payment standard for the family minus the family's TTP or (2) the gross rent for the family's unit minus the TTP.</p> <p><b>Change in Payment Standards</b></p> <p><b><i>Decreases</i></b></p> <p>If the amount on the payment standard schedule is decreased during the term of the HAP contract, the lower payment standard generally will be used beginning at the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard. The HAPGC will determine the payment standard for the family as follows:</p>	<p>If the HAPGC has established an exception payment standard for a designated part of an <del>FMR</del> <b>SAFMR</b> area and a family's unit is located in the exception area, the HAPGC must use the appropriate payment standard for the exception area.</p> <p>The HAPGC is required to pay a monthly housing assistance payment (HAP) for a family that is the lower of (1) the payment standard for the family minus the family's TTP or (2) the gross rent for the family's unit minus the TTP.</p> <p><b>HAPGC may request HUD approval to establish payment standards higher than the basic range (90% to 110% of the SAFMR) in accordance with guidance issued by HUD.</b></p> <p><b>Change in Payment Standards</b></p> <p><b><i>Decreases</i></b></p> <p><b><i>The HAPGC will Initially hold current participants harmless of the SAFMR.</i></b></p> <p>If the amount <del>on</del> <b>of</b> the payment standard schedule is decreased during the term of the HAP contract, the <b>HAPGC will use the lower higher payment standard for the family's subsidy calculation as long as the family continues to receive voucher assistance in that unit.</b> <del>generally, will be used</del></p>	
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<p><b>Step 1:</b> At the first regular reexamination following the decrease in the payment standard, the HAPGC will determine the payment standard for the family using the lower of the payment standard for the family unit size or the size of the dwelling unit rented by the family.</p> <p><b>Step 2:</b> The HAPGC will compare the payment standard from step 1 to the payment standard last used to calculate the monthly housing assistance payment for the family. The payment standard used by the HAPGC at the first regular reexamination following the decrease in the payment standard will be the higher of these two payment standards. The HAPGC will advise the family that the application of the lower payment standard will be deferred until the second regular reexamination following the effective date of the decrease in the payment standard.</p> <p><b>Step 3:</b> At the second regular reexamination following the decrease in the payment standard, the lower payment standard will be used to calculate the monthly housing assistance payment for the family unless the HAPGC has subsequently increased the payment standard, in which case the payment standard will be determined in accordance with procedures for increases in payment standards described below.</p>	<p><del>beginning at the effective date of the family’s second regular reexamination following the effective date of the decrease in the payment standard. The HAPGC will determine the payment standard for the family as follows:</del></p> <p><del><b>Step 1:</b> At the first regular reexamination following the decrease in the payment standard, the HAPGC will determine the payment standard for the family using the lower of the payment standard for the family unit size or the size of the dwelling unit rented by the family.</del></p> <p><del><b>Step 2:</b> The HAPGC will compare the payment standard from step 1 to the payment standard last used to calculate the monthly housing assistance payment for the family. The payment standard used by the HAPGC at the first regular reexamination following the decrease in the payment standard will be the higher of these two payment standards. The HAPGC will advise the family that the application of the lower payment standard will be deferred until the second regular reexamination following the effective date of the decrease in the payment standard.</del></p> <p><del><b>Step 3:</b> At the second regular reexamination following the decrease in the payment standard, the lower payment standard will be used to calculate the monthly housing assistance payment for the family unless the HAPGC has subsequently increased the payment standard, in which case the payment standard will be determined in accordance with procedures for increases in payment standards</del></p>	
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<p><b><i>Increases</i></b></p> <p>If the payment standard is increased during the term of the HAP contract, the increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning on the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard.</p> <p>Families requiring or requesting interim reexaminations will not have their HAP payments calculated using the higher payment standard until their next annual reexamination [HCV GB, p. 7-8].</p>	<p><del>described below.</del></p> <p><i>For example: If the payment standard in effect at the last recertification, was \$900 and the payment standard in effect at the current recertification is \$800, HAPGC will use \$900 as the payment standard for the current recertification.</i></p> <p><b>Add/Change:</b></p> <p><b><i>Increases</i></b></p> <p><i>At initial implementation of SAFMRs, HAPGC will apply the new payment standard schedule, when the payment standard has increased, to all recertifications that will be effective after the effective date of the new payment standard schedule.</i></p> <p><i>Thereafter,</i> If the payment standard is increased during the term of the HAP contract, the increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning on the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard.</p> <p>Families requiring or requesting interim reexaminations will not have their HAP payments calculated using the higher payment standard until their next annual reexamination [HCV GB, p. 7-8].</p>	
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<p><b>Reasonable Accommodation</b></p> <p>If a family requires a higher payment standard as a reasonable accommodation for a family member who is a person with disabilities, the HAPGC is allowed to establish a higher payment standard for the family within the basic range (90-110 percent).</p>		<p><b>Reasonable Accommodation-Payment Standards</b></p> <p>If a household requires a higher payment standard as a reasonable accommodation for a household member who is a person with disabilities, the HAPGC is allowed to establish a higher payment standard for the family <del>within the basic range (90-110 percent).</del> <b>of not more than 120 percent of the published SAFMR without HUD approval.</b></p>	
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HCVP ADMIN PLAN	Chapter 10	HCVP ADMIN PLAN	HCVP ADMIN PLAN
CURRENT POLICY	#	PROPOSED POLICY	Comments
<b>Portability</b>	10-6	<p><b>Add:</b> <b>Portability Port-Ins SAFMR</b></p> <p>When a family ports-in and uses a voucher to lease a unit in the HAPGCs jurisdiction, HAPGC payment standards, in accordance with SAFMRs, will apply.</p> <p>If the HAPGC has adopted the SAFMRs, if the HAPGC does not absorb the voucher, the sending HAPGC has to reimburse the receiving PHA for the HAP.</p>	

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CURRENT POLICY	#	PROPOSED POLICY	Comments
<p><b>Use of FMRs, Exception Payment Standards, and Utility Allowances [24 CFR 983.301(f)]</b></p> <p>When determining the initial rent to owner, the PHA must use the most recently published FMR in effect and the utility allowance schedule in effect at execution of the HAP contract. When redetermining the rent to owner, the PHA must use the most recently published FMR and the utility allowance schedule in effect at the time of redetermination. At its discretion, the PHA may for initial rent, use the amounts in effect at any time during the 30-day period immediately before the beginning date of the HAP contract, or for redeterminations of rent, the 30-day period immediately before the redetermination date.</p> <p>Any HUD-approved exception payment standard amount under the tenant-based voucher program also applies to the project-based voucher program. HUD will not approve a different exception payment stand amount for use in the PBV program.</p> <p>Likewise, the PHA may not establish or apply different utility allowance amounts for the PBV program. The same utility allowance schedule applies to both the</p>	<p>17-39</p>	<p><b>ADD:</b></p> <p><b>Use of FMRs, Exception Payment Standards, and Utility Allowances [24 CFR 983.301(f)]</b></p> <p><b>The SAFMRs do not apply to the Project Based units contracted, managed or owned by the HAPGC.</b></p> <p>When determining the initial rent to owner, the PHA must use the most recently published FMR in effect and the utility allowance schedule in effect at execution of the HAP contract. When redetermining the rent to owner, the PHA must use the most recently published FMR and the utility allowance schedule in effect at the time of redetermination. At its discretion, the PHA may for initial rent, use the amounts in effect at any time during the 30-day period immediately before the beginning date of the HAP contract, or for redeterminations of rent, the 30-day period immediately before the redetermination date.</p> <p>Any HUD-approved exception payment standard amount under the tenant-based voucher program also applies to the project-based voucher program. HUD will not approve a different exception payment</p>	

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<p>tenant-based and project-based voucher programs.</p> <p>Upon written request by the owner, the PHA may consider using the FMR or utility allowances in effect during the 30-day period before the start date of the HAP, or redetermination of rent. The owner must explain the need to use the previous FMRs or utility allowances and include documentation in support of the request. The PHA will review and make a decision based on the circumstances and merit of each request.</p>		<p>stand amount for use in the PBV program.</p> <p>Likewise, the PHA may not establish or apply different utility allowance amounts for the PBV program. The same utility allowance schedule applies to both the tenant-based and project-based voucher programs.</p> <p>Upon written request by the owner, the PHA may consider using the FMR or utility allowances in effect during the 30-day period before the start date of the HAP, or redetermination of rent. The owner must explain the need to use the previous FMRs or utility allowances and include documentation in support of the request. The PHA will review and make a decision based on the circumstances and merit of each request.</p>	
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