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# MEMO

To: All Administrative Employees  
 From: Bobbi Richards, Executive Director  
 Date: September 17, 2019  
 Re: HUD FY2020 FMRs and FHA Payment Standards

At their September 17<sup>th</sup>, 2019 meeting, the Board of Commissioners approved the new Payment Standards (PSs) below, based on 110% of the HUD FY2020 Fair Market Rents (FMRs), effective January 1, 2020.

### Section 8 Payment Standards (PSs)

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
<b>2020 PS</b>	<b>\$1,084</b>	<b>\$1,263</b>	<b>\$1,664</b>	<b>\$2,110</b>	<b>\$2,255</b>	<b>+15%</b>
2019 PS	\$ 979	\$ 1,152	\$ 1,524	\$ 1,931	\$ 2,101	+15%
2018 PS	\$ 956	\$ 1,083	\$ 1,441	\$ 1,817	\$ 1,984	+15%
2017 PS	\$ 929	\$ 1,026	\$ 1,364	\$ 1,709	\$ 1,879	+15%
2016 PS	\$ 889	\$ 1,025	\$ 1,350	\$ 1,664	\$ 1,800	+15%
2015 PS	\$ 851	\$ 996	\$ 1,311	\$ 1,614	\$ 1,695	+15%
2014 PS	\$ 851	\$ 964	\$ 1,293	\$ 1,611	\$ 1,677	+15%
2013 PS	\$ 851	\$ 996	\$ 1,311	\$ 1,611	\$ 1,677	+15%
2009-2012 PS	\$ 851	\$ 996	\$ 1,311	\$ 1,564	\$ 1,613	+15%

### Section 8 Fair Market Rents (FMRs)

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
<b>2020 Final FMR</b>	<b>\$ 986</b>	<b>\$1,149</b>	<b>\$1,513</b>	<b>\$1,919</b>	<b>\$2,050</b>	<b>+15%</b>
2019 Final FMR	\$ 979	\$ 1,152	\$ 1,524	\$ 1,931	\$ 2,101	+15%
2018 Final FMR	\$ 956	\$ 1,083	\$ 1,441	\$ 1,817	\$ 1,984	+15%
2017 Final FMR	\$ 845	\$ 933	\$ 1,240	\$ 1,554	\$ 1,709	+15%
2016 Final FMR	\$ 987	\$ 1,089	\$ 1,457	\$ 1,833	\$ 1,997	+15%
2015 Final FMR	\$ 825	\$ 920	\$ 1,234	\$ 1,614	\$ 1,695	+15%
2014 Final FMR	\$ 787	\$ 877	\$ 1,176	\$ 1,538	\$ 1,615	+15%
2013 Final FMR	\$ 847	\$ 945	\$ 1,267	\$ 1,657	\$ 1,740	+15%
2012 Final FMR	\$ 798	\$ 934	\$ 1,229	\$ 1,466	\$ 1,513	+15%
2011 Final FMR	\$ 784	\$ 918	\$ 1,208	\$ 1,441	\$ 1,487	+15%
2010 Final FMR	\$ 779	\$ 913	\$ 1,201	\$ 1,433	\$ 1,478	+15%
2009 Final FMR	\$ 774	\$ 906	\$ 1,192	\$ 1,422	\$ 1,467	+15%