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Memo

To: All Administrative Employees
 From: Bobbi Richards, Executive Director
 Date: August 20, 2020
 Re: HUD FY2021 FMRs and FHA Payment Standards

At their October meeting the Board of Commissioners approved the new Payment Standards (PSs) below, based on the HUD FY2019 Fair Market Rents (FMRs), effective January 1, 2021. Approved by the Board of Commissioners August 21, 2020.

Section 8 Payment Standards (PSs)

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
2021 PS	\$1,210	\$1,391	\$1,833	\$2,297	\$2,487	\$15%
2020 PS	\$1,084	\$1,263	\$1,664	\$2,110	\$2,255	+15%
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
2021 Final FMR	\$1,100	\$1,265	\$1,667	\$2,089	\$2,261	+15%
2020 Final FMR	\$986	\$1,149	\$1,513	\$1,919	\$2,050	+15%
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%