

9/7/2021

Dear Board Members:

The "payment standard" equals the rent charged plus the utility allowance. The payment standard for each Fair Market Rent (FMR) area must be set between 90% and 110% of HUD's recently-announced FMRs, without requiring a waiver from HUD. The proposed payment standards below are within that range.

The Fiscal Year (FY) 2022 payment standards have exponentially increased. Across the board these are the largest increases I have seen in the last two years. We have many participants with 1-bedroom vouchers in our program. What's fortunate for the participants is that we are allowed to approve our standards to be within 90% to 110% of the current posted FMR's. Because of the increases this year we are within 90% of the newly published guidelines. In previous years we were able to keep the standards lower within the Pittsfield area, this year the standards for 2-bedroom and up are equal to our standards for the Stockbridge, Lee, Lenox area. This may be an added bonus for our participants in trying to lease up in an area with so little affordable housing. I feel like the program will be able to support these increases as our program will finish strong in 2021 with the added boost received from the CARES Act dollars. Here is to FY22.

My recommendation is to approve the payment standards below.

Yours truly,



Andrea Lindsay
SHA Executive Director

FY 2022 PAYMENT STANDARDS Effective 10/1/21

	E	1	2	3	4
	775	925	1150	1465	1585
Alford					
Becket					
Egremont					
Great Barrington					
Mill River					
Monterey					
Mount Washington					
New Marlborough					
Otis					
Sandisfield					
Sheffield					
Tyringham					
Washington					
West Stockbridge					

	E	1	2	3	4
Lee	848	925	1150	1465	1585
Lenox					
Richmond					
Stockbridge					

	E	1	2	3	4
Pittsfield	775	915	1150	1465	1585