

9/6/2022

2023

Dear Board Members:

The "payment standard" equals the rent charged plus the utility allowance for an apartment in the South Country and Pittsfield Metro area. 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) 2023 payment standards have again increased. We have many participants with one- and two- bedroom vouchers, and it has been challenging this past year to facilitate successful leasing in our program. We are allowed to approve our standards to be within 90% to 110% of the current posted FMR's. Because of the increases and the difficulties in leasing a unit in our area this year, I am proposing that we adopt an FMR of 110% of the newly published guidelines for the one or two bedrooms in the Pittsfield/Stockbridge area. We are at 100% of the payment standard for all other unit sizes. We followed suit for Great Barrington and the rest of South County at 110% of the payment standard for the one- and two-bedroom units and 100% for all other bedroom sizes. Our program has had adequate program funds that I feel will be able to support these increases as our program will again finish strong in 2022. My recommendation to the board is to accept and adopt the payment standards below.

Yours truly,



SHA Executive Director

FY 2023 PAYMENT STANDARDS Effective 10/1/2022

	E	1	2	3	4
	959	1198	1577	1745	2106
Alford					
Becket					
Egremont					
Great Barrington					
Mill River					
Monterey					
Mount Washington					
New Marlborough					
Otis					
Sandisfield					
Sheffield					
Tyringham					
Washington / Windsor					
West Stockbridge					
	E	1	2	3	4
Pittsfield	928	1204	1527	1773	1876
Lee					
Lenox					
Stockbridge					
Also ... Adams, Cheshire, Dalton, Hinsdale, Lanesborough, Richmond, <i>Glendale</i>					