



ATHOL HOUSING AUTHORITY



21 Morton Meadows

Athol, MA 01331-2123

978-249-4848

Housing Choice Voucher (HCV) Program (Section 8)

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PAYMENT STANDARDS 2022*

EFFECTIVE 10/1/2022

(Figures subject to HUD's Rent Reasonableness Requirements)

		FMR---2022 X 115%					SAFMR---2022 X 115 %				
# of Bedrooms		0	1	2	3	4	0	1	2	3	4
Athol	01331	1082	1096	1442	1964	2115	1104	1116	1472	2001	2091
Phillipston	01331	1082	1096	1442	1964	2115	1104	1116	1472	2001	2091
Erving	01344	984	1136	1472	1824	2106	828	943	1208	1553	1737
New Salem	01355	984	1136	1472	1824	2106	989	1139	1472	1829	2105
Orange	01364	984	1136	1472	1824	2106	897	1035	1334	1656	1909
Petersham	01366	1082	1094	1442	1964	2115	1265	1288	1691	2300	2484
Royalston	01368	1082	1096	1442	1964	2115	1001	1012	1334	1817	1955
Warwick	01378	984	1136	1472	1824	2106	932	1081	1380	1760	1990
Wendell	01379	984	1136	1472	1824	2106	897	1035	1334	1656	1909

(The 5 bedroom calculation = 4 bedroom x 1.15)

* HUD has approved a request for an exception to the payment standards and with guidance from the Athol Housing Authority's board we have set the payment standards above.

The board has also approved a **Gradual Reduction** in subsidy. The AHA will reduce the payment standard amount used to calculate the family's subsidy, phasing in the reduction by **5% annually**. (Given the statement from HUD that the FMR & SAFMR maximum decrease will not exceed 10% annually. ^{Pg 3}) The initial reduction in the payment standard cannot take place before the effective date of the family's second regular reexamination following the effect date of the decrease in payment standard. Phased-in reductions may proceed annually from the second regular reexamination until the payment standard amount for the family meets the normally applicable payment standard amount on the AHA's voucher payment standard schedule. (Per Notice PIH 2018-01. ^{Pg 6})

Fair Market Rents (40th Percentile Rents) are available:

<https://www.huduser.gov/portal/datasets/fmr.html>

Small Area Fair Market Rents are available:

<https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>

Note the AHA Board approved a change to the effective date for the **Utility Allowance Schedule** to be effective for **January 1, 2023**. The new schedule is not yet available as of this date. Please send us an email as that date gets closer. *Thank you.*