

Areas Where FY 2021 FMRs Remain in Effect

Section V of the Notice of Fiscal Year (FY) 2022 Fair Market Rents (FMRs) published in the Federal Register (86 FR 149, page 43265 available at:

<https://www.huduser.gov/portal/datasets/fmr/fmr2022/FMR-Notice-2022.pdf>) describes the procedures for Public Housing Agencies and Other Interested Parties to request a reevaluation of the FY 2022 FMRs, and valid reevaluation requests postpone the FY 2022 FMRs from going into effect. The following is a list of FMR areas where the FY 2021 FMRs remain effective until the reevaluation of the FY 2022 FMRs has occurred:

1. Abilene, TX Metropolitan Statistical Area (MSA)
2. Asheville, NC HUD Metropolitan FMR Area (HMFA): Note – The reevaluation request includes a request to include Transylvania County in the survey, which HUD has granted.
3. Boston-Cambridge-Quincy, MA-NH HMFA
4. Bremerton-Silverdale, WA MSA
5. Brockton, MA HMFA
6. Burlington-South Burlington VT MSA
7. Franklin County, MA HMFA
8. Grand Rapids-Wyoming MI MSA
9. Great Falls, MT MSA
10. Green Bay, WI HMFA
11. Haywood County, NC
12. Iron County, UT
13. Jackson County, NC
14. Knox County, IN
15. Knox County, OH
16. Kokomo, IN MSA – The request included data that is not sufficient for reevaluating the FMRs. The requestor is encouraged to review the FMR Survey guidance found at: https://www.huduser.gov/portal/datasets/fmr.html#survey_info
17. Lewis and Clark County, MT
18. The Montana Department of Commerce (MDOC) requested a reevaluation of the following Montana Counties: Big Horn County; Broadwater County; Cascade County, including City of Great Falls (Great Falls, MT MSA); Chouteau County; Custer County; Daniels County; Dawson County; Deer Lodge County; Fallon County; Fergus County; Flathead County; Gallatin County; Golden Valley County; Hill County; Jefferson County; Judith Basin County; Lake County; Lewis & Clark County; Lincoln County; Madison County; McCone County; Meagher County; Missoula County, including City of Missoula (Missoula, MT MSA); Musselshell County; Park County; Petroleum County; Pondera County; Prairie County; Ravalli County; Richland County; Roosevelt County; Sheridan County; Silver Bow County; Sweet Grass County; Teton County; Treasure County; Wibaux County; and Yellowstone County, including Carbon County and City of Billings (Billings, MT HUD Metro FMR Area).

Each request is valid and granted except for Missoula County, and Richland County where MDOC does not administer 50% or more of the vouchers in the county. HUD recommends that MDOC reach out to HUD at pprd@hud.gov to consult on this request.

19. New York, NY HMFA
20. Portland, ME HMFA
21. Portland-Vancouver-Hillsboro, OR-WA MSA
22. San Diego-Carlsbad, CA MSA
23. San Francisco, CA HMFA
24. San Jose-Sunnyvale-Santa Clara, CA HMFA
25. Santa Maria - Santa Barbara, CA HMFA
26. Settle-Bellevue, WA HMFA
27. St. Mary Parish, LA
28. Toole County, UT HMFA

HUD also received requests for reevaluations from PHAs and other interested parties in the following areas; however, these requests are not valid because the requestors do not administer at least half of the vouchers in the FMR area as required by item #1 of Section V of the FY 2022 Federal Register notice as mentioned at the outset of this document:

1. Bridgeport, CT HMFA – The Housing Authority of the Town of Fairfield and the Housing Authority of the Town of Stratford separately requested a reevaluation of the FMRs in the area. These PHAs may wish to consider adopting SAFMRs or requestion exception payment standards based on SAFMRs.*
2. Calvert County, MD requested a reevaluation for one ZIP Code within its operating area; however, Calvert County is part of the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area and does not administer more than 50% of the vouchers in the FMR area.*
3. The Gastonia, NC Housing Authority requested a reevaluation of the Small Area FMRs in its jurisdiction; however, Gastonia County, NC is part of the Charlotte-Concord-Gastonia, NC-SC HMFA and does not administer half of the vouchers in the FMR area.*
4. The Augusta, ME Housing Authority requested a reevaluation of the FMRs in Kennebec County, ME and Lincoln County, ME. The Augusta HA does not administer half of the vouchers in either county.
5. The Housing Authority of the City of Linden, NJ requested a reevaluation of the FMRs in Linden, Roselle, and Roselle Park, NJ. These are localities within Union County, NJ which is part of the Newark, NJ HMFA. Similarly, the Housing Authority of the County of Morris, NJ requested a reevaluation of the FMRs in Morris County,

- NJ. Morris County is also part of the Newark, NJ HMFA. The combined PHAs do not administer at least half of the vouchers in the FMR area. These PHAs may wish to consider adopting SAFMRs or request exception payment standards based on SAFMRs.
6. The City of Thibodaux, LA Housing Authority requested a reevaluation of the FMRs in its area. The city is part of the Houma-Thibodaux, MSA and the City of Thibodaux Housing Authority does not administer at least half of the vouchers in the FMR area.
 7. HUD received a request for reevaluation for the New Bedford, MA HMFA; however, the request was not received from a PHA, and documented PHA support was not included in the request.

* Although these requests are not valid under the terms of section V of the notice, HUD is reviewing how these specific requests may be accommodated. HUD will reach out to these requestors after completing additional reviews of these requests.