

Areas Where FY 2021 FMRs Remain in Effect – REVISED October 20, 2021

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. Burlington-South Burlington VT MSA
6. Franklin County, MA HMFA
7. Grand Rapids-Wyoming MI MSA
8. Great Falls, MT MSA
9. Green Bay, WI HMFA
10. Haywood County, NC
11. Iron County, UT
12. Jackson County, NC
13. Knox County, IN
14. Knox County, OH
15. 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
16. Lewis and Clark County, MT
17. 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.

18. New York, NY HMFA
19. Portland, ME HMFA
20. Portland-Vancouver-Hillsboro, OR-WA MSA
21. San Diego-Carlsbad, CA MSA
22. San Francisco, CA HMFA
23. San Jose-Sunnyvale-Santa Clara, CA HMFA
24. Santa Maria - Santa Barbara, CA HMFA
25. Seattle-Bellevue, WA HMFA
26. St. Mary Parish, LA
27. Tooele County, UT HMFA
28. The Housing Authority of Calvert County, MD requested a reevaluation for one ZIP Code (20678) within its operating area. The FY 2021 SAFMR remains in effect in this ZIP Code.
29. The Gastonia, NC Housing Authority requested a reevaluation of the Small Area FMRs in its jurisdiction (ZIP Codes: 28012, 28016, 28021, 28032, 28034, 28052, 28054, 28056, 28077, 28086, 28098, 28120, 28164). The FY 2021 SAFMRs remain in effect in these ZIP Codes.

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. 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.
3. 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 requestion exception payment standards based on SAFMRs.

4. 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.
5. 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.