

Small Area Fair Market Rents (SAFMR)

**The following is a step-by-step guide for
Landlords/Property Managers participating in the
Section 8 program.**

- Beginning April 1, 2018, the JHA will issue vouchers using the SAFMR payment standards to new participants and current participants wishing to move.
*THE PAYMENT STANDARDS WILL BE BASED ON THE ZIP CODE THE PARTICIPANT WISHES TO RESIDE.
- The only change with the SAFMR program will be a new voucher sheet with approved “Rent to Look for” amounts by zip code.

Participant is Issued a Voucher

- If the participant is new to the Section 8 program or is a current voucher holder and wishes to relocate, he/she will be issued a voucher package.
- Beginning April 1, 2018, the voucher sheet that the voucher holder will present to the landlord will have zip codes listed and the max rent to look for listed in the next column.

SAFMR Voucher Sheet

The SAFMR Voucher Sheet (on next slide) will include:

- A** - Name of Participant (Head of Household)
- B** - Number of bedrooms for which Participant is eligible. (Note: As the voucher formula has changed, Max Rent is the same for all bedroom sizes listed)
- C** - Estimated Family Rent Responsibility (Participant's Portion)
- D** - List of all zip codes with the Maximum Contract Rent the tenant can look for.
- E** - Signature and date line for Participant

Voucher Sheet

2/27/2018



t00012345

Head of Household:		John Doe
# of bedrooms for which family is eligible:		2, 3, 4
Counselor:	Caseworker Name	Date Issued: 2/20/2018
Phone Number:	Caseworker Phone	Date Expires: 4/19/2018
Estimated Family Rent Responsibility:		\$ 386

Below are the maximum rents for each zip code in the Jacksonville area.
Once you find the zip code, the next column is the max rent to look for.
Max Rent is for all the bedroom sizes listed above.

For example: For a unit in the 32033 zip code, the rent can be no higher than: \$865
For a unit in the 32217 zip code, the rent can be no higher than: \$814

Zip Code	Max Rent	Zip Code	Max Rent
32003	\$1,106	32217	\$814
32033	\$865	32218	\$808
32043	\$814	32219	\$823
32065	\$890	32220	\$814
32068	\$847	32221	\$908
32073	\$823	32222	\$1,052
32080	\$822	32223	\$865
32081	\$1,169	32224	\$838
32082	\$935	32225	\$865
32084	\$822	32226	\$1,169
32086	\$831	32227	\$1,061
32092	\$1,160	32233	\$830
32095	\$980	32234	\$814
32202	\$814	32244	\$821
32204	\$814	32246	\$881
32205	\$811	32250	\$908
32206	\$814	32254	\$815
32207	\$814	32256	\$962
32208	\$814	32257	\$811
32209	\$814	32258	\$989
32210	\$808	32259	\$1,169
32211	\$814	32266	\$908
32212	\$980	32277	\$814
32216	\$821		

Jacksonville Housing Authority was ordered to implement Small Area Fair Market Rents (SAFMR) beginning April 1, 2018. Under SAFMR, the maximum rent to look for is calculated by zip code, under Fair Market Rents established by HUD.

Signature

Date

E

Finding the Rent for your Unit

- When the Landlord reviews the Voucher Sheet:
 - Look at the eligible bedroom size (**B**) to confirm Participant qualifies for your unit. Confirm the voucher is still active and has not expired.
 - Find the zip code (**D**) for your unit. To the right of the zip code is the Max Contract rent the Participant can pay.
 - If the unit rent is equal to or less than the Max Contract Rent for the zip code, complete the remaining Voucher package & give to the Participant, or return to JHA.

Example – Participant finds a unit in zip code 32244

- Using the example Voucher Sheet on slide 2.
 - B** - Section 8 Participant is eligible to rent a 2, 3 or 4 bedroom single family house or apartment.
 - B** - Participant finds a 3 bedroom house in zip code 32244 and presents the Voucher Sheet to the Landlord.
 - D** - Landlord locates the zip code where the unit is located (32244). To the right of the zip code is the Max Rent the JHA will approve for the unit. In the example Voucher Sheet, the Max Rent approved for zip code 32244 is \$821 (highlighted in yellow).
 - C** - The Participant's rent portion is \$386.

Voucher Sheet

2/27/2018



t00012345

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Signature _____

Date _____

HUD Websites

Further information on SAFMR please visit the following sites:

<https://www.hudexchange.info/programs/public-housing/small-area-fair-market-rents/>

<https://www.huduser.gov/portal/datasets/fmr/fmr2016f/SAFMR-Key-Aspects-of-Final-Rule.pdf>