



12/01/2024

RE: Notice of Payment Standards for the Housing Choice Voucher program

Dear Landlord,

Beginning January 1, 2025, HASCO will use a new method to calculate the amount of money we pay towards rent and utilities for each family in our Housing Choice Voucher program. This new approach is required by the U.S. Department of Housing and Urban Development (HUD).

Under the new approach, HASCO will no longer use Fair Market Rents (FMRs) for the entire metropolitan area to determine the payment standard that reflects the maximum amount of assistance we will pay toward rent and utilities. Effective January 1, 2025, HASCO will switch to FMRs established at the ZIP code level, which are known as Small Area Fair Market Rents (SAFMRs). The use of multiple payment standards will allow us to provide rental assistance at levels that more accurately reflect the rents charged in individual neighborhoods.

You are receiving this notice because the payment standard in the ZIP code(s) where you own property and rent to families in the HCV program will change. ***Please refer to the enclosed chart to see the new payment standard effective as of January 1, 2025.***

UNITS LEASED BEFORE JANUARY 1, 2025:

If payment standards are reduced in ZIP codes where you own properties, the Housing Assistance Payment (HAP) you receive from HASCO will not be affected by this change. HASCO will hold them at the 2024 payment standard until one of the following happens:

- They move to a new unit
- They change their family composition such that their voucher size changes

If payment standards are increased in ZIP codes where you own properties, the portion of the rent for which the tenant is responsible may be reduced at their next annual reexamination if they are paying more than 30 percent of their income for rent and utilities. Please be aware that all HAP contracts will remain subject to rent reasonableness determinations.

UNITS LEASED ON OR AFTER JANUARY 1, 2025:

The new payment standards will be immediately effective for any new HAP contracts that become effective on or after January 1, 2025. The revised SAFMRs and payment standards will be used to calculate HAP amounts for these households.

If you have questions about what this change means for you or would like additional information, please visit the landlord section of www.hasco.org.



As of January 1, 2025, HASCO uses Small Area Fair Market Rents (SAFMRs) to determine the payment standards for the Housing Choice Voucher (HCV) program. Visit [HASCO.org](https://www.hasco.org) or contact us at landlord@hasco.org or 425-290-8499 for additional information.

What are SAFMRs?

SAFMR stands for “Small Area Fair Market Rent.” SAFMRs are typical rent levels (including the cost of utilities, except telephone) for each unit size in every ZIP code. SAFMRs are set by the U.S. Department of Housing and Urban Development (HUD) each year.

What are payment standards?

Payment standards are used to calculate the maximum subsidy HASCO will pay toward rent and utilities for units leased to families with HCVs. Under the HCV program, families are generally required to pay 30 percent of their adjusted income toward rent and utilities. HASCO then pays the difference between the family’s required contribution and the lower of (a) the payment standard and (b) the gross rent (contract rent plus a utility allowance) of the unit. HCV families may choose to pay more to live in a unit where the rent and utilities exceed the payment standard but may not pay more than 40 percent of their adjusted income for rent and utilities when initially signing a lease.

Effective January 1, 2025, HASCO will set payment standards for each ZIP code in its jurisdiction. The payment standard will be set as a percent of the SAFMRs in each ZIP code. Owners and tenants can view the payment standards at www.HASCO.org.

What’s new about this approach?

Before January 1, 2025, HASCO based payment standards on the FMRs calculated for the entire metropolitan area. This meant that payment standards may have been too low to enable HCV families to rent units in higher-cost areas and may have been higher than market rents in lower-cost areas. Under the new approach, the payment standards are based on the FMR for each ZIP code. If your property is located in a high-cost neighborhood, the portion of rent HASCO pays on behalf of the tenant will likely increase. At the same time, the payment standards in many low-cost areas will likely be reduced, meaning tenants may be responsible for a greater share of rent and utility payments when they lease in that zip code, depending on the amount of the rent.

How will I be impacted?

Impact depends on the location of your properties. The change in payment standards means that families with vouchers may now be able to afford units in high-cost areas. Increased payment standards for families currently leased with a voucher will be effective at their first annual reexamination after January 1, 2025. You will continue to receive a *Notice of Initial Rent or Rent Change* whenever HASCO and family rent portions change.

NOTE: In areas where the payment standards decrease, HASCO will continue to use the higher 2024 payment standard for families currently leased with a voucher until they have a change in family composition that changes the value of their voucher (someone moves into or out of the household). SAFMRs in these areas will apply to *new* rental leases on January 1, 2025.

What else do I need to know?

All Housing Assistance Payment contracts will remain subject to rent reasonableness.



Payment Standard by ZIP Code

Payment standards are used to calculate the maximum subsidy that the PHA will pay each month toward rent and utilities for families with Housing Choice Vouchers. Payment standards vary by ZIP code and unit size.

ZIP code	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
98036	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98201	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98203	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98204	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98207	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98223	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98241	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98251	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98252	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98256	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98270	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98282	\$1,990	\$2,050	2,390.00	\$3,160	\$3,470
98290	\$1,990	\$2,050	2,390.00	\$3,160	\$3,530
98292	\$1,990	\$2,050	2,390.00	\$3,160	\$3,530
98294	\$1,990	\$2,050	2,390.00	\$3,160	\$3,550
98026	\$2,020	\$2,070	2,410.00	\$3,180	\$3,640
98208	\$2,020	\$2,070	2,410.00	\$3,180	\$3,720
98271	\$2,050	\$2,100	2,450.00	\$3,230	\$3,730
98046	\$2,070	\$2,120	2,470.00	\$3,260	\$3,730
98082	\$2,070	\$2,120	2,470.00	\$3,260	\$3,840
98205	\$2,070	\$2,120	2,470.00	\$3,260	\$3,860
98206	\$2,070	\$2,120	2,470.00	\$3,260	\$3,920
98213	\$2,070	\$2,120	2,470.00	\$3,260	\$4,030
98259	\$2,070	\$2,120	2,470.00	\$3,260	\$4,200
98287	\$2,070	\$2,120	2,470.00	\$3,260	\$4,240
98291	\$2,070	\$2,120	2,470.00	\$3,260	\$4,320
98293	\$2,070	\$2,120	2,470.00	\$3,260	\$4,710
98037	\$2,090	\$2,140	2,490.00	\$3,280	\$4,770
98043	\$2,130	\$2,180	2,540.00	\$3,350	\$4,840



ZIP Code	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
98272	\$2,130	\$2,180	2,540.00	\$3,350	\$3,900
98020	\$2,180	\$2,230	2,600.00	\$3,430	\$4,000
98087	\$2,180	\$2,230	2,600.00	\$3,430	\$4,000
98258	\$2,280	\$2,340	2,720.00	\$3,590	\$4,180
98275	\$2,310	\$2,370	2,760.00	\$3,640	\$4,240
98012	\$2,330	\$2,390	2,780.00	\$3,660	\$4,270
98072	\$2,540	\$2,600	3,030.00	\$3,990	\$4,660
98296	\$2,610	\$2,670	3,110.00	\$4,100	\$4,780
98021	\$2,690	\$2,760	3,210.00	\$4,230	\$4,930
98077	\$2,710	\$2,770	3,230.00	\$4,260	\$4,960