

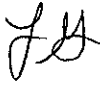


HHSC MEMORANDUM - NEIGHBORHOOD RESOURCES - Memo No. HD24-12

DATE: December 11, 2024

TO: Housing and Human Services Commission

THRU: Leah Powell, Neighborhood Resources Director
Amy Jacobson, Housing and Redevelopment Senior Manager 

FROM: Larissa Gorski, Affordable Housing Manager 

SUBJECT: Briefing Item for the 2025 Payment Standards for the Housing Choice Voucher Program (Section 8 Program).

Background:

The City of Chandler, Housing and Redevelopment Division (the "Housing Authority") administers the U.S. Department of Housing and Urban Development's ("HUD") Housing Choice Voucher ("HCV") Program contract for the City of Chandler to provide affordable housing for up to 495 families. HUD publishes Small Area Fair Market Rents ("SAFMRs") on an annual basis, calculated at the zip code level rather than for an entire metropolitan area, and requires certain public housing authorities to use the SAFMRs in the administration of the HCV Program. HUD has designated the Housing Authority as a mandatory SAFMR PHA. In accordance with 24 CFR 982.503, the Housing Authority is required to implement SAFMRs-based payment standards no later than January 1, 2025. The Housing Authority has established the SAFMRs-based Payment Standards Schedule described in Exhibit "A," effective January 1, 2025.

Discussion: Staff provides a briefing item to the Housing and Human Services Commission (HHSC) members for information that the Public Housing Authority Commission (PHAC) on December 9, 2024, has passed and adopted the City of Chandler Housing and Redevelopment Payment Standards for the Housing Choice Voucher Program (Section 8 Program) effective January 1, 2025.

Attachments: Exhibit A - Payment Standards



EXHIBIT "A"

PAYMENT STANDARDS HOUSING CHOICE VOUCHER PROGRAM

EFFECTIVE JANUARY 1, 2025

85224	Payment Standard
0	\$1,777
1	\$1,984
2	\$ 2,261
3	\$3,040
4	\$3,473
5	\$3,993
6	\$4,514

85248	Payment Standard
0	\$1,683
1	\$1,845
2	\$2,142
3	\$2,880
4	\$3,258
5	\$3,732
6	\$4,207

85225	Payment Standard
0	\$1,727
1	\$1,892
2	\$2,200
3	\$3,104
4	\$3,473
5	\$3,808
6	\$4,304

85249	Payment Standard
0	\$2,070
1	\$2,268
2	\$2,637
3	\$3,546
4	\$3,969
5	\$4,565
6	\$5,160

85226	Payment Standard
0	\$1,692
1	\$1,854
2	\$2,366
3	\$2,898
4	\$3,240
5	\$3,726
6	\$4,212

85286	Payment Standard
0	\$1,890
1	\$2,070
2	\$2,403
3	\$3,231
4	\$3,618
5	\$4,299
6	\$4,703

Neighborhood Resources | Housing and Redevelopment

T: 480 782 3200 | F: 480 782 3220 | Mail Stop 101, PO Box 4008, Chandler, AZ 85224-4008 | Location: 235 S. Arizona Ave., Chandler, AZ 85225 |
chandleraz.gov/affordablehousing | National Number for Relay Service 7-1-1 | TTY 800-367-8939 | Espanol Voz. TTY 800-842-2088 