

FMR Comparisons for Proposed 2018

	Eff.	1 BR	2 BR	3 BR	4 BR	
FMR 2017	\$473.00	\$578.00	\$738.00	\$969.00	\$969.00	
MHA Current PS	\$520	\$635	\$811	\$1,065	\$1,167	Current
Final FMR 2018	\$515.00	\$607.00	\$778.00	\$1,013.00	\$1,061.00	
110% of 2018 FMR	\$566.50	\$667.70	\$855.80	\$1,114.30	\$1,250.70	
Round down per HUD Reg	\$566.00	\$667.00	\$855.00	\$1,114.00	\$1,250.00	Max
90% of 2018 FMR	\$463.50	\$546.30	\$700.20	\$911.70	\$1,023.36	
	\$463.00	\$546.00	\$700.00	\$911.00	\$1,023.00	Min

Moline Housing Authority Section 8 Department Payment Standards effective 12/01/2017

	Eff.	1 BR	2 BR	3 BR	4 BR	
PS 2018	\$566.00	\$667.00	\$855.00	\$1,114.00	\$1,250.00	
PS 2017	\$520	\$635	\$811	\$1,065	\$1,167	

Submitted:

Approved by MHA Board:

Changes in Payment Standards

When MHA revises its payment standards during the term of the HAP contract for a family's unit, it will apply the new payment standards in accordance with HUD regulations.

Decreases

If the amount on the payment standard schedule is decreased during the term of the HAP contract, the lower payment standard generally will be used beginning at the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard. MHA will determine the payment standard for the family as follows:

Step 1: At the first regular reexamination following the decrease in the payment standard, MHA will determine the payment standard for the family using the lower of the payment standard for the family unit size or the size of the dwelling unit rented by the family.

Step 2: MHA will compare the payment standard from step 1 to the payment standard last used to calculate the monthly housing assistance payment for the family. The payment standard used by MHA at the first regular reexamination following the decrease in the payment standard will be the higher of these two payment standards. MHA will advise the family that the application of the lower payment standard will be deferred until the second regular reexamination following the effective date of the decrease in the payment standard.

Step 3: At the second regular reexamination following the decrease in the payment standard, the lower payment standard will be used to calculate the monthly housing assistance payment for the family unless MHA has subsequently increased the payment standard, in which case the payment standard will be determined in accordance with procedures for increases in payment standards

described below.

Increases

If the payment standard is increased during the term of the HAP contract, the increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning on the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard.

Families requiring or requesting interim reexaminations will not have their HAP payments calculated using the higher payment standard until their next annual reexamination [HCV GB, p. 7-8].

Changes in Family Unit Size

Irrespective of any increase or decrease in the payment standard, if the family unit size increases or decreases during the HAP contract term, the new family unit size must be used to determine the payment standard for the family beginning at the family's first regular reexamination following the change in family unit size.

Reasonable Accommodation

If a family requires a higher payment standard as a reasonable accommodation for a family member who is a person with disabilities, MHA is allowed to establish a higher payment standard for the family within the basic range.