**[PLACE LETTER ON LETTERHEAD]**

TENANT'S NAME

ADDRESS LINE 1

ADDRESS LINE 2

CITY, STATE ZIP

Re: How “Small Area Fair Market Rents” Can Help You Move to a Higher Rent Neighborhood

Dear **[TENANT NAME]**,

In 2018, the Department of Housing and Urban Development (HUD) began to require housing authorities in 24 urban areas to use small area fair market rents (SAFMRs) instead of fair market rents (FMRs). **[NAME OF HOUSING AUTHORITY]** is in one of the mandatory implementation areas and must use SAFMR to calculate the amount of rental assistance paid to assisted-families in the Housing Choice Voucher Program. The change from FMR to SAFMR will provide families an opportunity to live in communities that were previously considered too expensive.

One of the major factors in determining how much housing assistance families receive is the amount of rent landlords are charging throughout the region. The Department of Housing and Urban Development (HUD) uses a formula that sets FMRs for large geographic areas. This method has typically resulted in FMRs that do not match local, neighborhood rents. This policy has made it harder for families in **[NAME OF LARGER METROPOLITAN REGION]** to rent outside low-rent neighborhoods. Under the new method, SAFMRs use the rents paid in each zip code instead of the larger geographic region.

Because SAFMRs capture a more accurate picture of rent across neighborhoods, SAFMRs allow families with vouchers to move to higher rent, lower poverty neighborhoods, giving families access to communities that are more likely to have quality jobs, lower crime rates, and high performing schools. Of course, there are many considerations when deciding when and where you may want to move, but if you are considering a move in the future, it is good to know about this new option.

Your voucher case manager can provide you with more information about the areas with the new SAFMRs and information about apartment listings in those areas. Attached is a map and listof the maximum amount of housing assistance (rent plus utilities) for each zip code in our region. Please feel free to contact **[NAME OF INDIVIDUAL]** if you have any questions or would like to learn more at **[CONTACT EMAIL]** or **[CONTACT PHONE NUMBER]**.