



Housing Choice Voucher Program

Update to Payment Standards

Frequently Asked Questions

1. What are payment standards?

AHA uses payment standards to guide the *maximum rent amounts* that Atlanta Housing Authority (AHA) may pay for rental housing units participating in AHA's Housing Choice Voucher Program, based on the number of bedrooms, the locations (submarkets) of the units, and analysis of comparable units.

2. Why are payment standards changing?

As housing prices and rents in the Atlanta real estate market have shifted, AHA has reviewed and updated its current payment standards to ensure that our agency standards align with the current market rents. AHA enlisted the assistance of a professional, third party real estate analysis firm to review the seven (7) submarkets and the maximum rents associated with each. After performing a study of rents, it was determined that twenty-three (23) submarkets, as well as new maximum rents for each, were needed for the city of Atlanta.

3. When are updated payment standards effective?

The new payment standards will take effect on **July 1, 2016**. Any Request for Tenancy Approval (RTA) or Request for Tenancy Approval Renewal (RTAR) processed with a contract effective date of **July 1, 2016 or later** will be subject to the new payment standards.

4. What's in it for me?

These new payment standards (maximum rents) will allow AHA to pay more competitive rental rates to landlords in the city of Atlanta for leasing to Housing Choice Voucher Program participants.

5. Is my contract rent increasing?

Implementation of these new payment standards (maximum rents) **does not** guarantee that a landlord will receive an increase in their current contract rent or future rent offers as AHA still determines rental amounts based upon an analysis of current rents for comparable units, preferably within the submarket or within close vicinity of the subject unit.



6. When can I submit a rental increase request?

Landlords may request a rental increase approximately 90-120 days prior to the renewal date for their Housing Choice Rental Assistance contracts. When the landlord receives notification of AHA's annual inspection of their unit, the notice will contain a Request for Tenancy Approval Renewal form for landlords to fill out and return to AHA. The form contains a place for landlords to request a rental increase.

7. Where are the updated payment standards located?

A chart and map reflecting the new submarkets and payment standards (maximum rents) is available on the Landlord Portal at <https://hacaglive.secureportal.net/VendorPortal/Login.aspx> for landlords who already have units participating on the Housing Choice Voucher Program, or AHA's website http://www.atlantahousing.org/for_landlords.php.

8. How can I find out which sub-market my unit is in, and what is the maximum rent for my sub-market?

Use the link below to find out your sub-market and maximum rent:

<https://www.atlantahousing.org/cms/uploads/file/payment-standards-lookup-instructions.pdf>

9. I have additional questions regarding this change. Who should I contact?

Please contact Customer Services at 404-892-4700, select option 3; or landlords may contact their assigned Portfolio Administrator.