



Housing Choice Voucher Program

Update to Payment Standards

Frequently Asked Questions

1. What are payment standards?

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

2. Why are payment standards changing?

As housing prices and rents in the Atlanta real estate market have changed, AH has reviewed and updated its current payment standards to ensure that our agency standards align with the current market rents. AH enlisted the assistance of a professional, third party real estate analysis firm to review the twenty-three (23) submarkets and the maximum rents associated with each. After performing a study of the rents, it was determined that twenty-four (24) 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 **October 1, 2021**. Any Request for Tenancy Approval (RTA) or Request for Tenancy Approval Renewal (RTAR) processed with a contract effective date of **October 1, 2021 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 AH 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 AH 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. The Request for Tenancy Approval Renewal (RTAR) form must be accessed via the Property Owner Portal and completed electronically. 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://aha.hcvportal.org/Account/Login?ReturnUrl=%2F> for landlords who already have units participating on the Housing Choice Voucher Program, or AH'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 (payment standard) for my sub-market?

You may login to the Landlord Portal to access the Payment Standards Lookup Instructions. Once you log in, click on the Resources tab at the top and the new payment standards documents will be at the top left of the screen. Select the Payment Standards Lookup Instructions link and follow the step-by-step directions contained within the document.

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

Please contact Customer Services at 404-892-4700, select option 3; current AH Landlords may contact their assigned Portfolio Administrator based on the chart below.

Each Portfolio Administrator has assigned accounts based on the first letter of the vendor's name as follows:

Portfolio Admin	Final Letter Breakdown -	Email	Contact Number
Joanne Joseph	#-B*	Joanne.Joseph@atlantahousing.org	404-817-7308
Michael Edwards	C-D	Michael.Edwards@atlantahousing.org	404-817-7462
Anita Byrd	E-I	Anita.Byrd@atlantahousing.org	404-685-4973
Curtis Tyler	J-K	Curtis.Tyler@atlantahousing.org	404-685-4380
Katrina Hickerson	L-M	Katrina.Hickerson@atlantahousing.org	404-685-4906
Quatisha Frazier	N-Q	Quatisha.Frazier@atlantahousing.org	404-685-4943
Sherrie Person	R-S	Sherrie.Person@atlantahousing.org	404-685-4953
Muriel Williams	T-Z	Muriel.Williams@atlantahousing.org	404-817-7253