

Hagerstown Housing Authority

Memo

To: Sean Griffith, Executive Director
From: David Kump, Director of Housing Operations **DK**
Date: October 8, 2026
Re: Payment Standards Market Rent Effective January 1, 2027

In a notice published via the HUD User Fair Market Rent Documentation System, HUD announced that it has published fair market rents (FMRs) for HUD's federal fiscal year (FFY) 2027. HUD requires Housing Authorities to establish Payment Standards based on the fair market rent. Payment Standards are the maximum monthly assistance payment for a family (before deducting the total tenant payment by family contribution). For a voucher tenant, the authority sets a payment standard in the range from 90% to 110% of the. Below are three tables showing the fair market rents, current voucher payment standards and proposed voucher payment standard. Additionally, HUD has confirmed that our agency may use Metro FMRs for the 21740-zip code and use the Small Area FMRs for the 21742-zip code, thus allowing our agency to provide a higher payment standard in the 21742 zip code.

FAIR MARKET RENTS (FMRs) HUD Metro Area (21740) (Effective 1/1/2027)

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
\$894	\$982	\$1,284	\$1,714	\$1,923	\$2,211

CURRENT VOUCHER PAYMENT STANDARDS Effective Date 1/1/2026

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
\$999	\$1,105	\$1,462	\$1,989	\$2,205	\$2,404

PROPOSED VOUCHER PAYMENT STANDARDS

Proposed Effective 1/1/2027 - (90-110% of FMRs (These standards are between 110% & 120% with HUD approval))

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
\$1,001	\$1,109	\$1,463	\$1,988	\$2,211	\$2,432

FAIR MARKET RENTS (FMRs) HUD Small Area (21742)
(Effective 9/1/26)

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
\$1,030	\$1,130	\$1,480	\$1,980	\$2,220	\$2,553

CURRENT VOUCHER PAYMENT STANDARDS

Effective 1/1/26

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
\$1,039	\$1,155	\$1,512	\$2,037	\$2,278	\$2,619

PROPOSED VOUCHER PAYMENT STANDARDS

Proposed Effective 1/1/2027 - (90-110% of FMRs (These standards are 110%))

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
\$1,040	\$1,152	\$1,509	\$2,039	\$2,286	\$2,629

This recommendation is respectfully submitted for consideration of Board approval. If the Board approves this recommendation, the proposed payment standards will become effective on January 1, 2027.