

Revised: November 12, 2021



10400 Detrick Avenue  
Kensington, MD 20895-2484  
(240) 627-9425



## ADMINISTRATIVE AND REGULATORY COMMITTEE

November 15, 2021

4:00 p.m.

YouTube Link: <https://youtu.be/PNWg1R1W-Rs>

### Approval of Minutes:

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1. <b>Minutes:</b> Approval of Legislative and Regulatory Committee Minutes of June 25, 2021	3

### Action Items:

Title	Page
1. <b>Housing Resources:</b> Authorization to Implement Voucher Payment Standards Based on the Housing and Urban Development (HUD) Fiscal Year 2022 (FY'22) Small Area Fair Market Rents	6

# Minutes

**HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY**

10400 Detrick Avenue  
Kensington, Maryland 20895  
(240) 627-9425

**Legislative and Regulatory Committee Minutes**

**June 25, 2021**

For the official record of the Housing Opportunities Commission of Montgomery County, an open meeting of the Legislative and Regulatory Committee was conducted via an online platform and teleconference on Friday, June 25, 2021, with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 3:01 p.m. There was a livestream of the meeting held on YouTube, available for viewing [here](#). Those in attendance were:

**Present**

Frances Kelleher, Chair – Legislative and Regulatory Committee  
Linda Croom – Commissioner

**Absent**

Pamela Byrd - Commissioner

**Also Attending**

Stacy Spann, Executive Director  
Aisha Memon, General Counsel  
Lynn Hayes  
Kristyn Greco  
Timothy Goetzinger  
Fred Swan

Kayrine Brown, Deputy Exec. Dir.  
Christina Autin, Director - LPA  
Elliot Rule  
Billy Buttrey  
Bonnie Hodge

Patrice Birdsong, Spec. Asst. to Commission

**APPROVAL OF MINUTES**

The minutes of the March 15, 2021 Legislative and Regulatory Committee meeting, and the April 28, 2021 Special Legislative and Regulatory Committee meeting were approved upon a motion by Commissioner Croom and seconded by Commissioner Kelleher. Affirmative votes were cast by Commissioners Kelleher and Croom. Commissioner Byrd was necessarily absent and did not participate in the vote.

**DISCUSSION/ACTION ITEMS**

1. **Administrative Plan:** Authorization to Adopt a New Policy for the Administration of 118 Emergency Housing Vouchers in Response to HUD PIH Notice 2021-15

Lynn Hayes, Director of Housing Resources, and Fred Swan, Director of Resident Services, provided a presentation requesting the Legislative and Regulatory Committee to recommend to the full Commission authorization for the Executive Director, or his designee, to adopt a new Emergency Housing Voucher Policy.

There was detailed discussion among the Committee and the item was approved to forward to the full Commission.

2. **Housing Choice Voucher Administrative Plan:** Revisions to HOC’s Administrative Plan for the Housing Choice Voucher Program to add Coronavirus Disease 2019 (COVID-19) Related Waivers to the Plan in Accordance with HUD Notice PIH 2021-14

Bonnie Hodge, Assistant Director of Housing Resources, provided a presentation requesting the Legislative and Regulatory Committee to recommend to the full Commission adoption of temporary revisions to HOC’s Administrative Plan for the Housing Choice Voucher program to include COVID-19 waivers to Chapters 4, 6, 7, 8, 9, 10, 21, and 22 of the Plan, and to authorize the Executive Director, or his designee, to implement the revisions to the Administrative Plan.

There was detailed discussion among the Committee and the items was approved to forward to the full Commission.

Commissioners Kelleher thanked the staff and the meeting adjourned at 3:52 p.m.

Respectfully submitted,

Stacy L. Spann  
Secretary-Treasurer

/pmb

# Deliberation and/or Action

# Authorization to Implement Voucher Payment Standards Based on HUD FY2022 Small Area Fair Market

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## Housing Resource Division

KAYRINE BROWN, ACTING EXECUTIVE DIRECTOR

Lynn Hayes, Director, Housing Resources Division

Guidy Paul, Management Compliance Analyst

Kashif Paul, Financial Analyst

Frederic Colas, Financial Analyst, CMA

November 15, 2021



WE ARE HOUSERS

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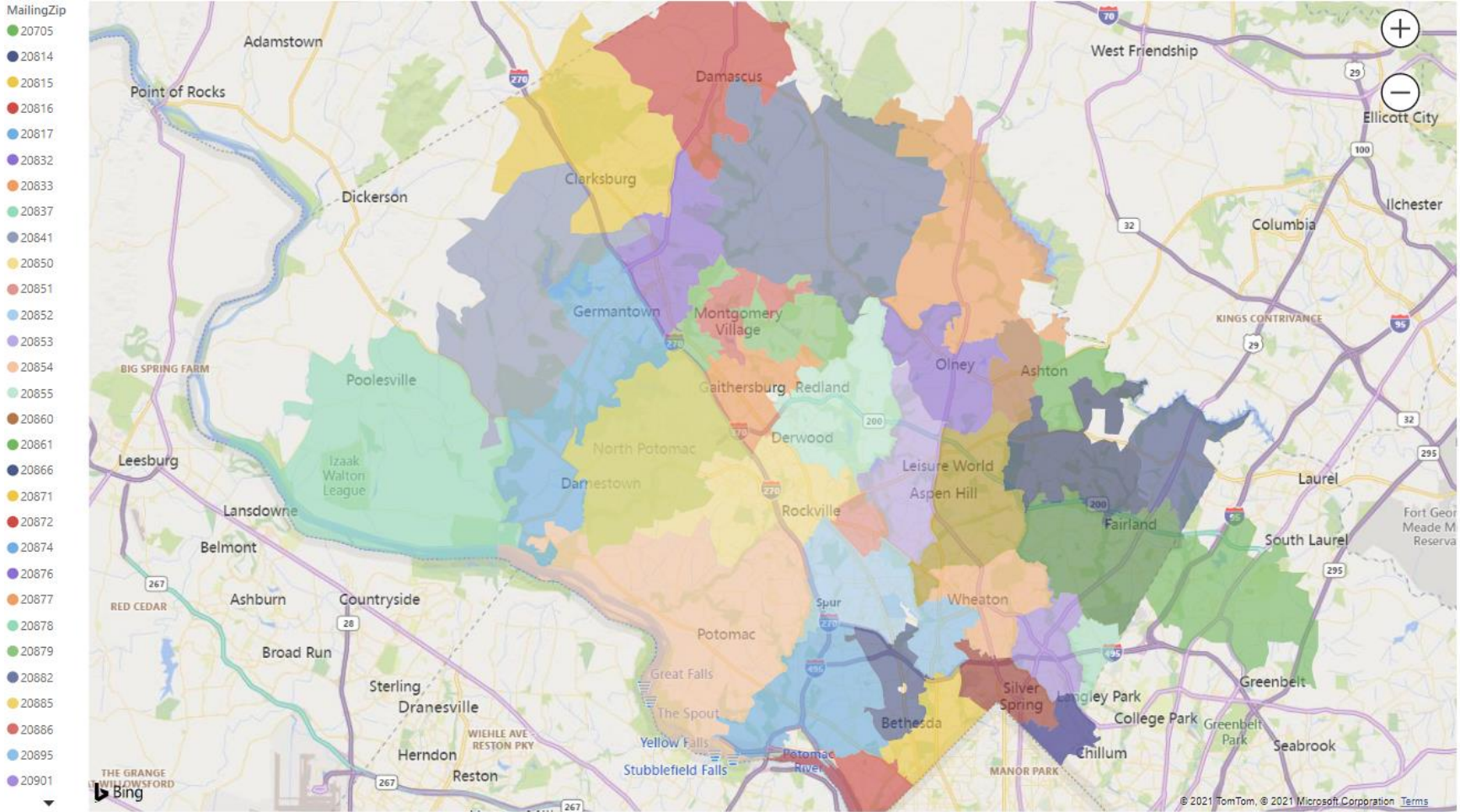
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- Annually, the Department of Housing and Urban Development (“HUD”) publishes Fair Market Rents (“FMRs”) for use in determining the Voucher Payment Standards (“VPSs”) for the Housing Choice Voucher (“HCV”) Program.
- FMRs represent the cost to rent a dwelling unit in the local housing market, including the costs of utilities .
- VPSs represent the maximum amount of subsidy that the Public Housing Authority (“PHA”) can pay a private landlord on behalf of a HCV customer.
- VPSs may range from 90% - 110% of the published FMRs and are established by the PHA.
- Historically, HUD established a single set of FMRs for units of various sizes in each metropolitan or rural area.
- HUD required the use of Small Area Fair Market Rents (“SAFMRs”) in 24 designated metropolitan areas effective January 1, 2018.
- SAFMRs are FMRs calculated for specific Zip codes, according to the number of bedrooms, within metropolitan areas.
- SAFMRS reflect neighborhood rents more accurately than metro-level FMRs and allow HCV customers greater access to high-opportunity areas.
- Montgomery County, Maryland is included in the DC-VA-MD region required to use SAFMRs.
- Staff recommends that the Administrative and Regulatory Committee join staff’s recommendation to the Commission to approve the Voucher Payment Standards for FY2022 to be equal to 110% of the published SAFMRs for all Zip codes and bedroom sizes, effective January 1, 2022.
  - The recommended VPSs will reduce the rent burden for 1,192 Families or 90% of rent burdened households
  - The recommended VPSs will allow families greater access to high-opportunity areas while increasing program utilization and maintaining a recommended reserve balance of 5% of our Annual Budget Authority (“ABA”)

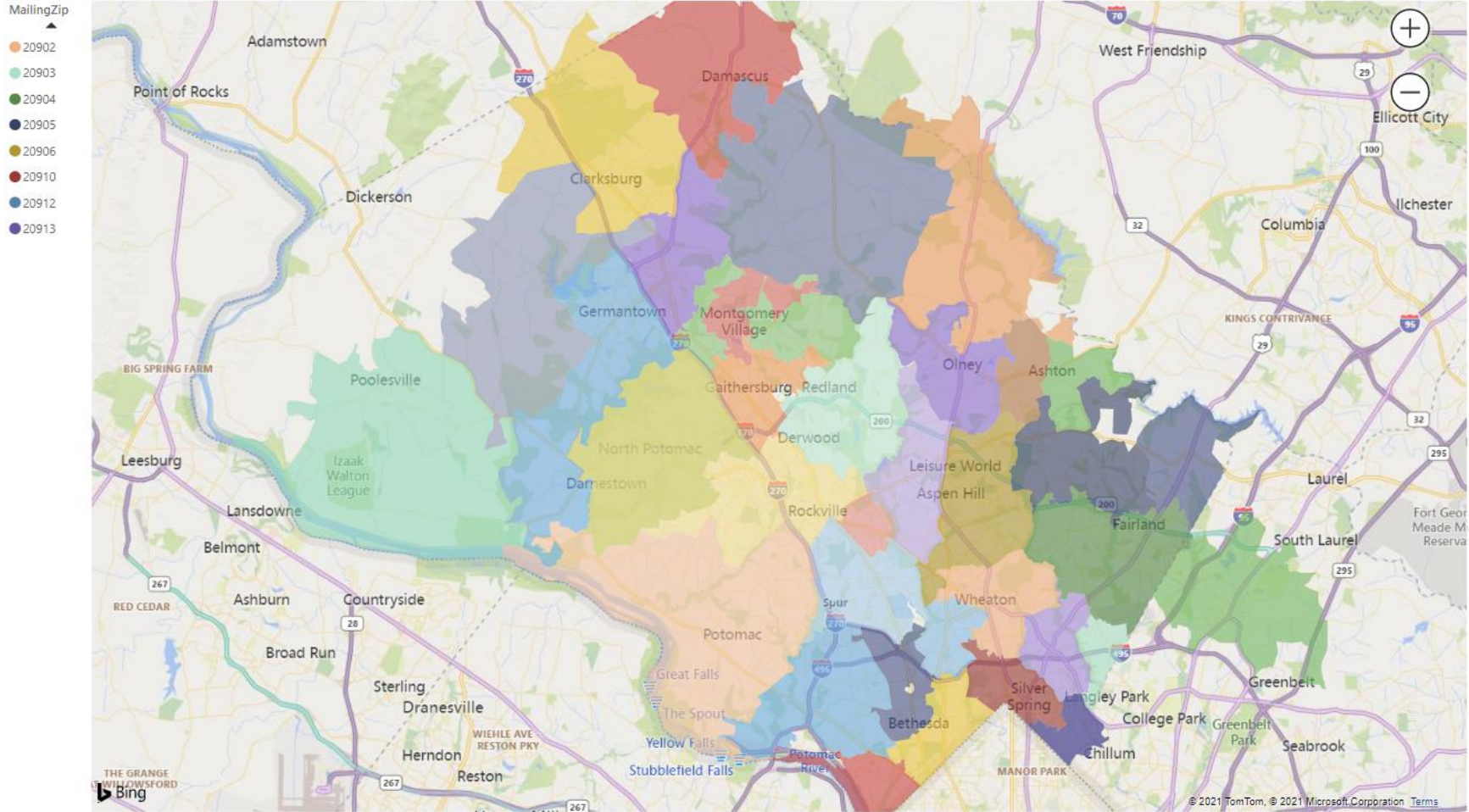


- Each year, staff analyzes a combination of 71 Zip codes and five (5) bedroom sizes to determine new payment standard values within the new FMR limits set by HUD.
- This year, staff turned an arduous manual exercise into an automated and time saving process by using one of the most powerful and flexible methods of quantitative analysis, spreadsheet optimization
- Specifically, staff used linear programming and the Excel function Solver.
- Linear programming involves optimizing a linear function subject to several linear constraints, expressed as linear inequalities or equalities.
- This year staff used the sum total of Voucher Payment Standards (“VPS”) as the Objective; constraints of 90%- 110% of the published FY2022 SAFMR were applied to Solver.
- By setting the model in this way, Staff was able to “instruct” Excel to unburden as many families as possible while staying within the 90% - 110% SAFMR range.
- Staff examined various outcomes and selected the solution that allowed for the fewest amount of families to be rent burdened.

*\*Zip = Zone Improvement Plan*



Color coded map of Montgomery County represents Zip codes served by the HCV program. There are currently 38.



Color coded map of Montgomery County represents Zip codes served by the HCV program. There are currently 38.



# Notable Increases in FMR

## NOTABLE INCREASES BY ZIP CODES AND BEDROOM SIZES

ZIP Code	Efficiency	ZIP Code	One Bedroom	ZIP Code	Two Bedroom	ZIP Code	Three Bedroom	ZIP Code	Four Bedroom	ZIP Code	Five Bedroom	ZIP Code	Six Bedroom	ZIP Code	Seven Bedroom
20882	\$120	20882	\$120	20882	\$130	20882	\$130	20882	\$140	20882	\$161	20882	\$182	20882	\$203
20853	\$100	20832	\$80	20853	\$100	20853	\$100	20853	\$100	20853	\$115	20853	\$130	20853	\$145
20832	\$90	20832	\$80	20832	\$90	20832	\$80	20832	\$70	20832	\$80	20832	\$91	20832	\$102
20838	\$80	20838	\$70	20838	\$80	20838	\$60	20902	\$30	20902	\$34	20902	\$39	20902	\$44
20842	\$70	20815	\$60	20815	\$60	20902	\$50	20815	\$10	20815	\$12	20815	\$13	20815	\$14
20815	\$60	20850	\$50	20902	\$60	20815	\$40	20838	\$10	20838	\$12	20838	\$13	20838	\$14
20816	\$60	20902	\$50	20816	\$50	20850	\$30	20816	\$0	20816	\$0	20816	\$0	20816	\$0
20902	\$60	20816	\$40	20850	\$50	20903	\$30	20850	\$0	20850	\$0	20850	\$0	20850	\$0
20850	\$50	20842	\$40	20903	\$40	20816	\$20	20850	\$0	20903	\$0	20903	\$0	20903	\$0
20839	\$40	20903	\$40	20841	\$30	20877	\$10	20877	\$10	20877	\$10	20877	\$10	20877	\$10
20841	\$40	20841	\$30	20842	\$30	20878	\$10	20878	\$10	20878	\$10	20878	\$10	20878	\$10
20854	\$40	20854	\$30	20854	\$30	20886	\$10	20886	\$10	20886	\$10	20886	\$10	20886	\$10
20878	\$40	20878	\$30	20878	\$30	20901	\$10	20901	\$10	20901	\$10	20901	\$10	20901	\$10
20886	\$40	20901	\$30	20886	\$30	20886	\$30	20886	\$30	20886	\$30	20886	\$30	20886	\$30
20901	\$40	20839	\$20	20901	\$30	20839	\$20	20839	\$20	20839	\$20	20839	\$20	20839	\$20
20903	\$40	20886	\$20	20839	\$20	20839	\$20	20839	\$20	20839	\$20	20839	\$20	20839	\$20

Efficiencies were most positively impacted by the changes in the FMR with increases in 51 Zip codes or 72% of Montgomery County Zip codes, followed by 1 & 2 bedrooms with increases in 45 Zip codes or 63% of Montgomery County Zip codes.

# Notable Decreases in FMR

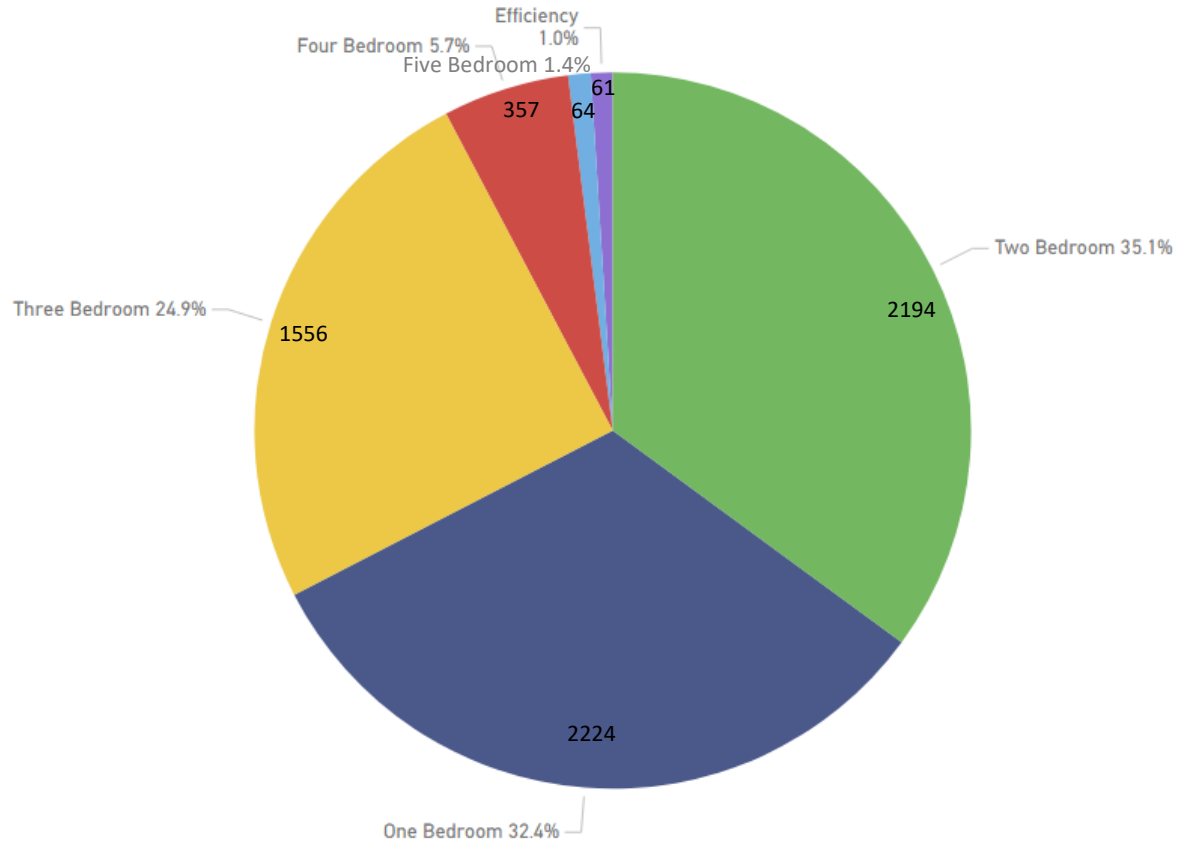
## NOTABLE DECREASES BY ZIP CODES AND BEDROOM SIZES

ZIP Code	Efficiency	ZIP Code	One Bedroom	ZIP Code	Two Bedroom	ZIP Code	Three Bedroom	ZIP Code	Four Bedroom	ZIP Code	Five Bedroom	ZIP Code	Six Bedroom	ZIP Code	Seven Bedroom
20855	(\$10)	20855	(\$20)	20855	(\$20)	20814	(\$50)	20814	(\$90)	20814	(\$104)	20814	(\$117)	20814	(\$130)
20860	(\$10)	20860	(\$20)	20895	(\$20)	20818	(\$50)	20818	(\$90)	20818	(\$104)	20818	(\$117)	20818	(\$130)
20895	(\$10)	20895	(\$20)	20860	(\$30)	20852	(\$50)	20852	(\$90)	20852	(\$104)	20852	(\$117)	20852	(\$130)
21771	(\$10)	20880	(\$30)	20880	(\$40)	20895	(\$50)	20895	(\$90)	20895	(\$104)	20895	(\$117)	20895	(\$130)
20880	(\$20)	20868	(\$40)	20896	(\$50)	20896	(\$50)	20896	(\$90)	20896	(\$104)	20896	(\$117)	20896	(\$130)
20868	(\$30)	20905	(\$40)	20868	(\$50)	20855	(\$60)	21771	(\$90)	21771	(\$104)	21771	(\$117)	21771	(\$130)
20905	(\$30)	21771	(\$40)	20837	(\$50)	21771	(\$50)	20839	(\$100)	20839	(\$115)	20839	(\$130)	20839	(\$145)
20837	(\$40)	20866	(\$50)	20866	(\$50)	20837	(\$60)	20855	(\$100)	20855	(\$115)	20855	(\$130)	20855	(\$145)
20866	(\$40)	20871	(\$50)	20866	(\$60)	20866	(\$60)	20860	(\$120)	20860	(\$138)	20860	(\$156)	20860	(\$174)
20871	(\$40)	20861	(\$60)	20871	(\$60)	20868	(\$100)	20880	(\$120)	20880	(\$138)	20880	(\$156)	20880	(\$174)
20861	(\$50)	20862	(\$100)	20861	(\$80)	20905	(\$100)	20868	(\$140)	20868	(\$161)	20868	(\$182)	20868	(\$203)
20862	(\$80)	20899	(\$120)	20899	(\$110)	20837	(\$110)	20905	(\$140)	20905	(\$161)	20905	(\$182)	20905	(\$203)
20899	(\$90)	20812	(\$140)	20862	(\$120)	20866	(\$110)	20837	(\$160)	20837	(\$184)	20837	(\$208)	20837	(\$232)
20833	(\$110)			20833	(\$140)	20871	(\$110)	20866	(\$160)	20866	(\$184)	20866	(\$208)	20866	(\$232)
20812	(\$130)			20812	(\$170)	20861	(\$140)	20871	(\$170)	20871	(\$196)	20871	(\$221)	20871	(\$246)
						20899	(\$150)	20899	(\$180)	20899	(\$207)	20899	(\$234)	20899	(\$261)
						20862	(\$180)	20861	(\$190)	20861	(\$218)	20861	(\$247)	20861	(\$276)
						20833	(\$220)	20862	(\$260)	20862	(\$299)	20862	(\$338)	20862	(\$377)
						20812	(\$260)	20833	(\$310)	20833	(\$356)	20833	(\$403)	20833	(\$450)
								20812	(\$350)	20812	(\$402)	20812	(\$455)	20812	(\$508)

4 bedroom units were negatively impacted with decreases in 62 Zip codes or 87% of Montgomery County Zip codes, followed by 3 bedroom with 56 Zip codes or 79% of Montgomery County Zip codes.

# Unit Size Breakdown

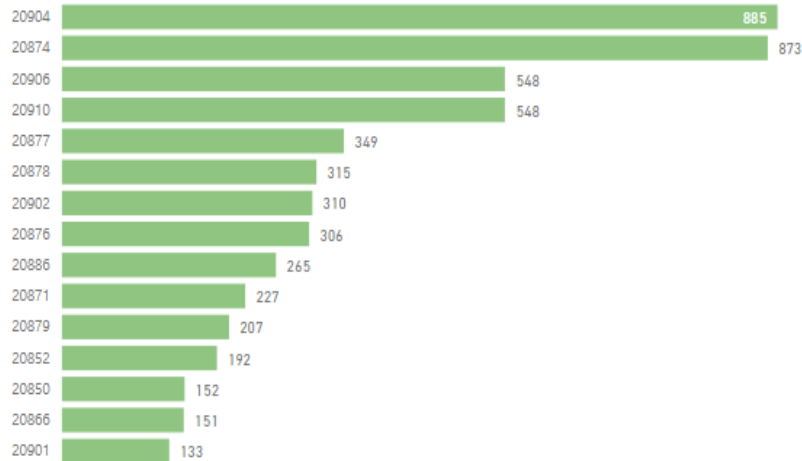
## UNIT SIZE BREAKDOWN



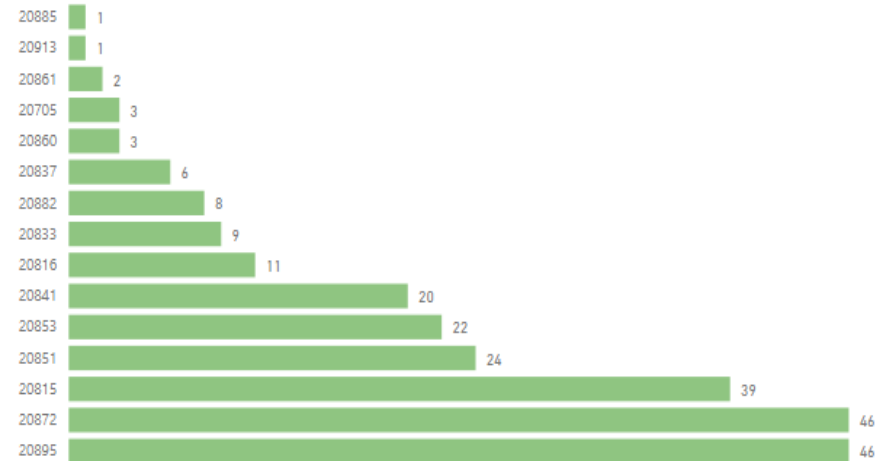
- Over 80% of HCV units are 1,2, and 3 bedrooms.
- With three (3) bedrooms experiencing a decrease in 56 Zip codes, up to 1,252 families would potentially be negatively impacted by the changes in the 2022 FMRs.

# High/Low Concentration

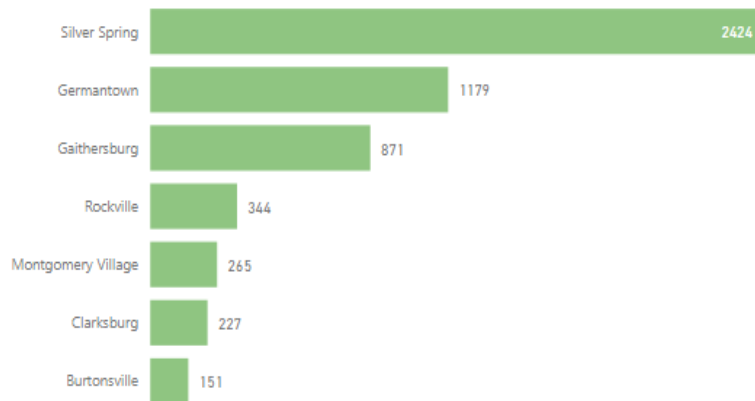
## TOP 15 ZIP CODES WITH THE MOST FAMILIES



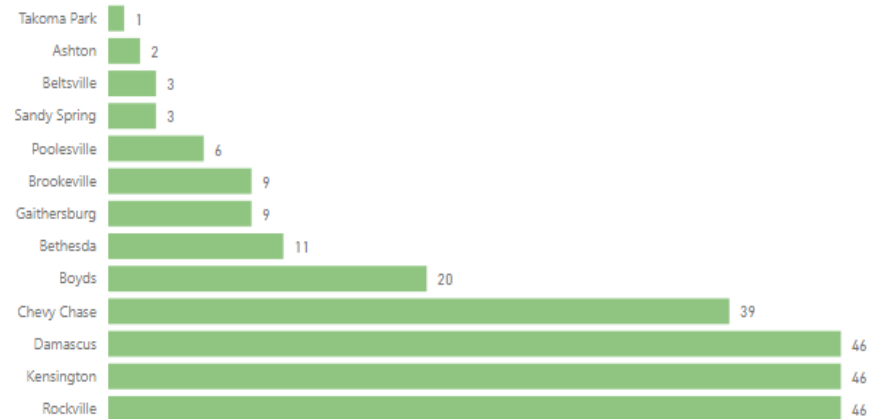
## BOTTOM 15 ZIP CODES WITH THE FEWEST FAMILIES



## TOP CITIES WITH THE MOST FAMILIES



## BOTTOM CITIES WITH THE FEWEST FAMILIES



- Approximately 90% of our customers reside in the top 15 Zip codes or corresponding seven (7) submarkets.
- Conversely the bottom 15 Zip codes only house 3% of our customers.

# Rent Burden Customers

6266

1325

21%

Total Nbr of Families

Nbr of Families Burdened

% of Families Burdened

## TOP 15 BURDENED FAMILIES BY ZIP CODES AND CITIES (BASED ON CURRENT ACTUAL RENT)



- Approximately 90% of rent burden families reside in 34 of our Zip codes (Paying over 30% of income).
- Rent Burden Families on average pay 25% in excess of their 30% adjusted income.



# Recommendation

## PROPOSED VPS % (ASSUMING 1.4% MOCO VOLUNTARY RENT GUIDELINES INCREASE)

Suggested VPS as % of CY22 FMR	Projected Nbr of Families Burdened	Projected Increase in PUC (%)	Projected Reserves	At Risk of Recapture
90%	4,135	-12.0%	17,790,224	12,464,729
95%	3,102	-7.1%	14,960,703	9,635,209
100%	2,077	-2.2%	12,131,183	6,805,689
105%	1,229	2.7%	9,301,663	3,976,168
110%	650	7.6%	6,472,142	1,146,648

## RENT SENSITIVITY ANALYSIS (ASSUMING VPS AT 110% OF SAFMRS)

Landlord Rent Increase	Projected Nbr of Families Burdened	Projected Increase in PUC (%)	Projected Estimated Reserves
1.4%	650	7.6%	\$6,472,142
2.0%	708	7.6%	\$6,472,142
2.5%	761	7.6%	\$6,472,142
3.0%	818	7.6%	\$6,472,142
3.5%	879	7.6%	\$6,472,142
4.0%	934	7.6%	\$6,472,142
4.5%	1,011	7.6%	\$6,472,142
5.0%	1,084	7.6%	\$6,472,142

\*PUC = Per Unit Cost

- The proposal for the 2022 VPS is to apply 110% of 2022 SAFMR across all Zip codes and bedroom sizes.
- The benefits of this recommendation is threefold:
  - a) We would be able to alleviate rent burden for a greater number of families,
    - i. Preventing risk of rent burden for 90% of our families.
  - b) We would be able to bear the cost of this option,
    - i. Allows us to reduce our reserves and thus avoiding the risk of recapture by HUD.
  - c) We would be eligible for a re-benchmark of our funding based on our CY 2022 expenses.

## CHANGES IN THE NUMBER OF FAMILIES BURDENED BY ZIP CODES

Zip Code	Nbr of Families	Rent Burdened (2021)	% Rent Burdened (2021)	Projected Rent Burdened (2022)	Projected % Rent Burdened (2022)	Projected Drop in Families Burdened
20904	885	144	16%	66	7%	-78
20877	349	110	32%	50	14%	-60
20902	310	88	28%	34	11%	-54
20876	306	85	28%	39	13%	-46
20871	227	70	31%	30	13%	-40
20874	873	170	19%	131	15%	-39
20910	548	39	7%	4	1%	-35
20879	207	58	28%	25	12%	-33
20906	548	98	18%	66	12%	-32
20901	133	67	50%	36	27%	-31
20878	315	48	15%	19	6%	-29
20886	265	86	32%	62	23%	-24
20866	151	35	23%	13	9%	-22
20852	192	20	10%	0	0%	-20
20832	86	21	24%	2	2%	-19
20850	152	18	12%	2	1%	-16
20903	76	22	29%	7	9%	-15
20855	51	15	29%	1	2%	-14
20912	101	43	43%	30	30%	-13
20817	56	10	18%	2	4%	-8
20854	57	8	14%	0	0%	-8
20895	46	12	26%	4	9%	-8
20905	56	12	21%	5	9%	-7
20814	81	5	6%	0	0%	-5
20841	20	5	25%	0	0%	-5
20853	22	8	36%	3	14%	-5
20851	24	3	13%	0	0%	-3
20816	11	2	18%	0	0%	-2
20882	8	2	25%	0	0%	-2
20815	39	2	5%	1	3%	-1
20861	2	1	50%	0	0%	-1
20872	46	16	35%	16	35%	0
20885	1	1	100%	1	100%	0
20913	1	1	100%	1	100%	0
<b>Total</b>	<b>6245</b>	<b>1325</b>	<b>21%</b>	<b>650</b>	<b>10%</b>	<b>-675</b>

The current proposal would allow us to decrease the rent burden for our customers from 21% to 10%.

# Financial Impact

**150**  
Call Ups/Mo

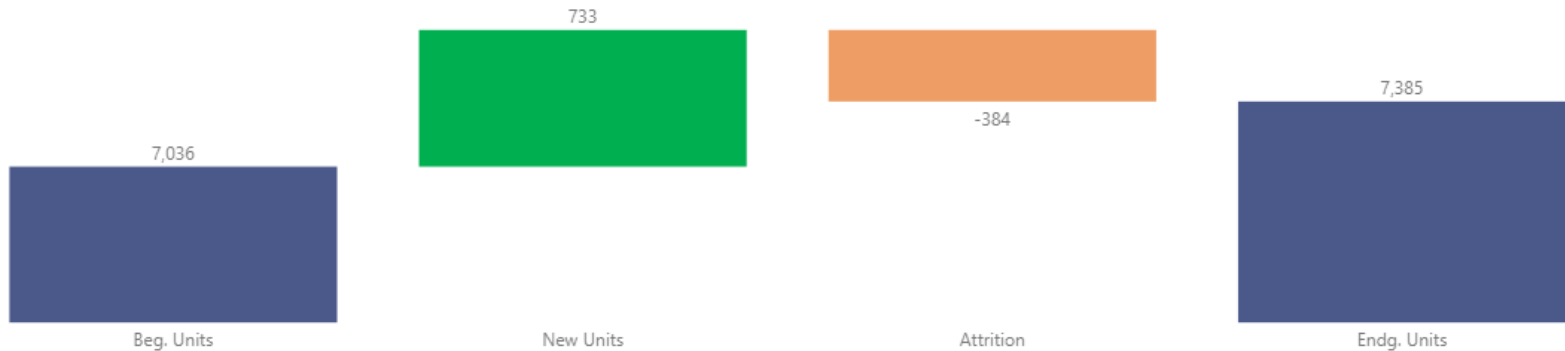
**69.0%**  
Eligibility to Lease

**7.6%**  
Per Unit Cost Incr.

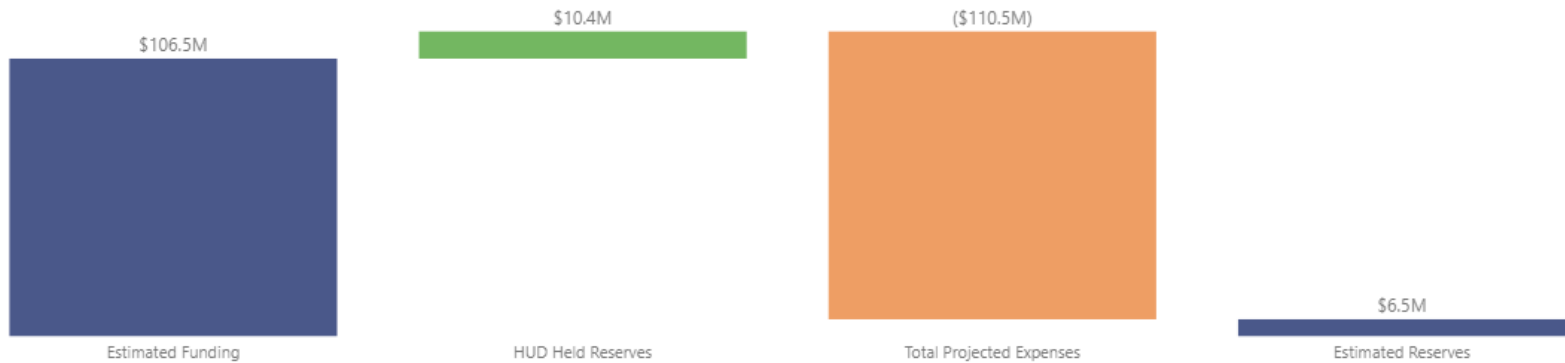
**(\$110.5M)**  
Projected Expenses

**\$6.5M**  
Projected Reserves

## CY2022 PROJECTED UNIT WALK



## FINANCIAL IMPACT



- Staff projects that the program size will increase by 5% in CY2022.
- At 7,385 units, it is projected that the utilization rate will equate to 96% end of CY2022.
- New rates will be applied for existing families at their anniversary date. On average 600 recertification's are completed monthly.
- Reserves are projected to equal \$6.5M, representing 3/4 of a months program costs and consistent with HUD guidelines.

## ISSUES FOR CONSIDERATION

- Does the Administrative and Regulatory Committee wish to join staff in its recommendation to the Commission for the establishment of the proposed Voucher Payment Standards, and authorization for the Acting Executive Director, or her designee, to implement the proposed Voucher Payment Standards for HOC's administration of the Housing Choice Voucher Program?
- The following supplemental materials are attached for review"
  - Suggested Voucher Payment Standard Dollars FY 2022;
  - A table which details the Current 2021 VPS and percentages, Suggested 2022 VPS and percentages and the Dollar Difference in VPS.

## BUDGET/FISCAL IMPACT

If adopted, the FY2022 VPSs will be applied subsequent to Commission approval for all newly admitted applicants, and at the annual recertification for all existing households. The anticipated Housing Assistance Payment ("HAP") expenditure will increase by 9.4% or \$10.3M, reducing the reserve balance to \$6.5M. It is anticipated that CY 2023 ABA will increase to \$113M.

## TIMEFRAME

For review by the Administrative and Regulatory Committee during the November 15, 2021 committee meeting, and for formal action at the December 8, 2021, meeting of the Commission.

## STAFF RECOMMENDATION AND COMMISSION ACTION NEEDED

Staff recommends that the Administrative and Regulatory Committee join staff in its recommendation to the Commission for the establishment of the described Voucher Payment Standards, and authorization for the Acting Executive Director, or her designee, to implement the described Voucher Payment Standards for HOC's administration of the Housing Choice Voucher Program.





ZIP Code	City	Current 2021 VPS					Current 2021 VPS %					Suggested 2022 VPS					Suggested 2022 %					Dollar Difference in VPS				
		0	1	2	3	4	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4
20886	Montgomery Village	\$ 1,297	\$ 1,595	\$ 1,815	\$ 2,332	\$ 2,816	92%	110%	110%	110%	110%	\$1,595	\$1,617	\$1,848	\$2,343	\$2,805	110%	110%	110%	110%	110%	\$ 298	\$ 22	\$ 33	\$ 11	\$ (11)
20891	Kensington	\$ 1,519	\$ 1,513	\$ 1,766	\$ 2,266	\$ 2,717	96%	94%	96%	96%	95%	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	110%	110%	110%	110%	110%	\$ 241	\$ 269	\$ 269	\$ 308	\$ 374
20895	Kensington	\$ 1,512	\$ 1,617	\$ 1,862	\$ 2,385	\$ 2,888	90%	94%	95%	95%	95%	\$1,837	\$1,870	\$2,134	\$2,706	\$3,245	110%	110%	110%	110%	110%	\$ 325	\$ 253	\$ 272	\$ 321	\$ 357
20896	Garrett Park	\$ 1,647	\$ 1,692	\$ 1,926	\$ 2,466	\$ 2,988	90%	90%	90%	90%	90%	\$2,013	\$2,046	\$2,332	\$2,959	\$3,553	110%	110%	110%	110%	110%	\$ 366	\$ 354	\$ 406	\$ 493	\$ 565
20898	Gaithersburg	\$ 1,454	\$ 1,497	\$ 1,712	\$ 2,219	\$ 2,689	92%	93%	93%	94%	94%	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	110%	110%	110%	110%	110%	\$ 306	\$ 285	\$ 323	\$ 355	\$ 402
20899	Gaithersburg	\$ 989	\$ 1,020	\$ 1,194	\$ 1,561	\$ 1,947	103%	102%	103%	102%	103%	\$957	\$990	\$1,155	\$1,518	\$1,881	110%	110%	110%	110%	110%	\$ (32)	\$ (30)	\$ (39)	\$ (43)	\$ (66)
20901	Silver Spring	\$ 1,384	\$ 1,512	\$ 1,728	\$ 2,235	\$ 2,615	101%	108%	108%	109%	105%	\$1,551	\$1,573	\$1,793	\$2,266	\$2,728	110%	110%	110%	110%	110%	\$ 167	\$ 61	\$ 65	\$ 31	\$ 113
20902	Silver Spring	\$ 1,561	\$ 1,716	\$ 1,958	\$ 2,508	\$ 2,909	102%	110%	110%	110%	105%	\$1,749	\$1,771	\$2,024	\$2,563	\$3,080	110%	110%	110%	110%	110%	\$ 188	\$ 55	\$ 66	\$ 55	\$ 171
20903	Silver Spring	\$ 1,479	\$ 1,546	\$ 1,766	\$ 2,258	\$ 2,610	103%	105%	105%	105%	100%	\$1,628	\$1,661	\$1,892	\$2,398	\$2,871	110%	110%	110%	110%	110%	\$ 149	\$ 115	\$ 126	\$ 140	\$ 261
20904	Silver Spring	\$ 1,479	\$ 1,786	\$ 2,017	\$ 2,394	\$ 3,128	93%	110%	109%	101%	109%	\$1,771	\$1,804	\$2,057	\$2,607	\$3,124	110%	110%	110%	110%	110%	\$ 292	\$ 18	\$ 40	\$ 213	\$ (4)
20905	Silver Spring	\$ 1,565	\$ 1,766	\$ 2,090	\$ 2,657	\$ 3,089	91%	100%	104%	103%	99%	\$1,859	\$1,892	\$2,156	\$2,728	\$3,278	110%	110%	110%	110%	110%	\$ 294	\$ 126	\$ 66	\$ 71	\$ 189
20906	Silver Spring	\$ 1,519	\$ 1,766	\$ 2,017	\$ 2,536	\$ 3,014	96%	109%	109%	107%	105%	\$1,749	\$1,771	\$2,024	\$2,563	\$3,080	110%	110%	110%	110%	110%	\$ 230	\$ 5	\$ 7	\$ 27	\$ 66
20907	Silver Spring	\$ 1,485	\$ 1,513	\$ 1,712	\$ 2,219	\$ 2,689	94%	94%	93%	94%	94%	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	110%	110%	110%	110%	110%	\$ 275	\$ 269	\$ 323	\$ 355	\$ 402
20910	Silver Spring	\$ 1,683	\$ 1,885	\$ 2,174	\$ 2,546	\$ 3,023	94%	103%	104%	95%	93%	\$1,991	\$2,024	\$2,310	\$2,926	\$3,509	110%	110%	110%	110%	110%	\$ 308	\$ 139	\$ 136	\$ 380	\$ 486
20911	Silver Spring	\$ 1,485	\$ 1,513	\$ 1,712	\$ 2,219	\$ 2,689	94%	94%	93%	94%	94%	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	110%	110%	110%	110%	110%	\$ 275	\$ 269	\$ 323	\$ 355	\$ 402
20912	Takoma Park	\$ 1,150	\$ 1,395	\$ 1,577	\$ 1,777	\$ 2,202	92%	109%	108%	95%	97%	\$1,386	\$1,408	\$1,606	\$2,035	\$2,442	110%	110%	110%	110%	110%	\$ 236	\$ 13	\$ 29	\$ 258	\$ 240
20913	Takoma Park	\$ 1,485	\$ 1,513	\$ 1,712	\$ 2,219	\$ 2,689	94%	94%	93%	94%	94%	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	110%	110%	110%	110%	110%	\$ 275	\$ 269	\$ 323	\$ 355	\$ 402
20914	Silver Spring	\$ 1,479	\$ 1,546	\$ 1,766	\$ 2,258	\$ 2,803	94%	96%	96%	96%	98%	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	110%	110%	110%	110%	110%	\$ 281	\$ 236	\$ 269	\$ 316	\$ 288
20915	Silver Spring	\$ 1,519	\$ 1,513	\$ 1,766	\$ 2,266	\$ 2,717	96%	94%	96%	96%	95%	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	110%	110%	110%	110%	110%	\$ 241	\$ 269	\$ 269	\$ 308	\$ 374
20916	Silver Spring	\$ 1,519	\$ 1,513	\$ 1,766	\$ 2,266	\$ 2,717	96%	94%	96%	96%	95%	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	110%	110%	110%	110%	110%	\$ 241	\$ 269	\$ 269	\$ 308	\$ 374
20918	Silver spring	\$ 1,485	\$ 1,513	\$ 1,712	\$ 2,219	\$ 2,689	94%	94%	93%	94%	94%	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	110%	110%	110%	110%	110%	\$ 275	\$ 269	\$ 323	\$ 355	\$ 402
21771	Mount Airy	\$ 1,291	\$ 1,332	\$ 1,593	\$ 2,052	\$ 2,519	97%	90%	90%	90%	94%	\$1,452	\$1,584	\$1,892	\$2,431	\$2,849	110%	110%	110%	110%	110%	\$ 161	\$ 252	\$ 299	\$ 379	\$ 330
21797	Woodbine	\$ 1,113	\$ 1,143	\$ 1,431	\$ 1,854	\$ 2,162	106%	90%	90%	90%	92%	\$1,122	\$1,320	\$1,639	\$2,123	\$2,442	110%	110%	110%	110%	110%	\$ 9	\$ 177	\$ 208	\$ 269	\$ 280

Suggested Voucher Payment Standard Dollars FY 2022										
Groups	Zip Code	Cities	0	1	2	3	4	5	6	7
Individual VPS	20899	Gaithersburg	\$957	\$990	\$1,155	\$1,518	\$1,881	\$2,163	\$2,445	\$2,727
	21797	Woodbine	\$1,122	\$1,320	\$1,639	\$2,123	\$2,442	\$2,808	\$3,175	\$3,541
	20842	Dickerson	\$1,133	\$1,144	\$1,309	\$1,661	\$1,991	\$2,290	\$2,588	\$2,887
	20839	Beallsville	\$1,386	\$1,408	\$1,606	\$2,046	\$2,442	\$2,808	\$3,175	\$3,541
	20912	Takoma Park	\$1,386	\$1,408	\$1,606	\$2,035	\$2,442	\$2,808	\$3,175	\$3,541
	20838	Barnesville	\$1,452	\$1,474	\$1,683	\$2,134	\$2,563	\$2,947	\$3,332	\$3,716
	21771	Mount Airy	\$1,452	\$1,584	\$1,892	\$2,431	\$2,849	\$3,276	\$3,704	\$4,131
	20872	Damascus	\$1,529	\$1,551	\$1,771	\$2,244	\$2,695	\$3,099	\$3,504	\$3,908
	20705	Beltsville	\$1,551	\$1,584	\$1,804	\$2,288	\$2,739	\$3,150	\$3,561	\$3,972
	20901	Silver Spring	\$1,551	\$1,573	\$1,793	\$2,266	\$2,728	\$3,137	\$3,546	\$3,956
1	20853	Rockville	\$1,595	\$1,617	\$1,848	\$2,343	\$2,805	\$3,226	\$3,647	\$4,067
	20886	Montgomery Village	\$1,595	\$1,617	\$1,848	\$2,343	\$2,805	\$3,226	\$3,647	\$4,067
2	20707	Laurel	\$1,628	\$1,661	\$1,892	\$2,398	\$2,871	\$3,302	\$3,732	\$4,163
	20903	Silver Spring	\$1,628	\$1,661	\$1,892	\$2,398	\$2,871	\$3,302	\$3,732	\$4,163
Individual VPS	20877	Gaithersburg	\$1,650	\$1,683	\$1,914	\$2,420	\$2,904	\$3,340	\$3,775	\$4,211
	20777	Highland	\$1,672	\$1,903	\$2,332	\$3,014	\$3,476	\$3,997	\$4,519	\$5,040
	20879	Gaithersburg	\$1,727	\$1,760	\$2,002	\$2,530	\$3,047	\$3,504	\$3,961	\$4,418
	20880	Washington Grove	\$1,727	\$1,760	\$2,002	\$2,541	\$3,047	\$3,504	\$3,961	\$4,418
3	20874	Germantown	\$1,738	\$1,771	\$2,013	\$2,552	\$3,058	\$3,517	\$3,975	\$4,434
	20902	Silver Spring	\$1,749	\$1,771	\$2,024	\$2,563	\$3,080	\$3,542	\$4,004	\$4,466
4	20906	Silver Spring	\$1,749	\$1,771	\$2,024	\$2,563	\$3,080	\$3,542	\$4,004	\$4,466
	20824	Bethesda	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20825	Chevy Chase	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20827	Bethesda	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20830	Olney	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20847	Rockville	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20848	Rockville	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20849	Rockville	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20851	Rockville	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20859	Potomac	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20875	Germantown	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20883	Gaithersburg	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20884	Gaithersburg	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20885	Gaithersburg	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20891	Kensington	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20898	Gaithersburg	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20907	Silver Spring	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20911	Silver Spring	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20913	Takoma Park	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
	20914	Silver Spring	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482
20915	Silver Spring	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482	
20916	Silver Spring	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482	
20918	Silver spring	\$1,760	\$1,782	\$2,035	\$2,574	\$3,091	\$3,555	\$4,018	\$4,482	
Individual VPS	20904	Silver Spring	\$1,771	\$1,804	\$2,057	\$2,607	\$3,124	\$3,593	\$4,061	\$4,530
	20876	Germantown	\$1,804	\$1,837	\$2,090	\$2,651	\$3,179	\$3,656	\$4,133	\$4,610
	20878	Gaithersburg	\$1,826	\$1,859	\$2,112	\$2,673	\$3,212	\$3,694	\$4,176	\$4,657
	20895	Kensington	\$1,837	\$1,870	\$2,134	\$2,706	\$3,245	\$3,732	\$4,219	\$4,705
5	20837	Poolesville	\$1,848	\$1,881	\$2,145	\$2,717	\$3,256	\$3,744	\$4,233	\$4,721
	20866	Burtonsville	\$1,848	\$1,881	\$2,145	\$2,717	\$3,256	\$3,744	\$4,233	\$4,721
6	20868	Spencerville	\$1,859	\$1,892	\$2,156	\$2,728	\$3,278	\$3,770	\$4,261	\$4,753
	20905	Silver Spring	\$1,859	\$1,892	\$2,156	\$2,728	\$3,278	\$3,770	\$4,261	\$4,753
Individual VPS	20832	Olney	\$1,936	\$1,969	\$2,244	\$2,838	\$3,410	\$3,922	\$4,433	\$4,945
	20882	Gaithersburg	\$1,958	\$2,002	\$2,277	\$2,882	\$3,465	\$3,985	\$4,505	\$5,024
7	20855	Derwood	\$1,991	\$2,024	\$2,310	\$2,926	\$3,509	\$4,035	\$4,562	\$5,088
	20910	Silver Spring	\$1,991	\$2,024	\$2,310	\$2,926	\$3,509	\$4,035	\$4,562	\$5,088
Individual VPS	20861	Ashton	\$2,002	\$2,035	\$2,321	\$2,937	\$3,531	\$4,061	\$4,590	\$5,120
	20896	Garrett Park	\$2,013	\$2,046	\$2,332	\$2,959	\$3,553	\$4,086	\$4,619	\$5,152
	20860	Sandy Spring	\$2,035	\$2,068	\$2,354	\$2,981	\$3,575	\$4,111	\$4,648	\$5,184
	20814	Bethesda	\$2,068	\$2,101	\$2,398	\$3,036	\$3,641	\$4,187	\$4,733	\$5,279
	20852	Rockville	\$2,101	\$2,134	\$2,431	\$3,080	\$3,696	\$4,250	\$4,805	\$5,359
	20850	Rockville	\$2,123	\$2,167	\$2,464	\$3,124	\$3,740	\$4,301	\$4,862	\$5,423
	20871	Clarksburg	\$2,167	\$2,211	\$2,519	\$3,190	\$3,828	\$4,402	\$4,976	\$5,551
	20815	Chevy Chase	\$2,211	\$2,255	\$2,563	\$3,245	\$3,894	\$4,478	\$5,062	\$5,646
	20817	Bethesda	\$2,233	\$2,266	\$2,585	\$3,267	\$3,927	\$4,516	\$5,105	\$5,694
	20862	Brinklow	\$2,244	\$2,321	\$2,684	\$3,410	\$4,059	\$4,668	\$5,277	\$5,886
	20816	Bethesda	\$2,299	\$2,332	\$2,662	\$3,366	\$4,048	\$4,655	\$5,262	\$5,870
	20812	Glen Echo	\$2,354	\$2,398	\$2,728	\$3,454	\$4,147	\$4,769	\$5,391	\$6,013
	20818	Cabin John	\$2,354	\$2,387	\$2,728	\$3,454	\$4,147	\$4,769	\$5,391	\$6,013
	20833	Brookeville	\$2,376	\$2,420	\$2,761	\$3,498	\$4,191	\$4,820	\$5,448	\$6,077
8	20841	Boyds	\$2,541	\$2,585	\$2,948	\$3,729	\$4,477	\$5,149	\$5,820	\$6,492
	20854	Potomac	\$2,541	\$2,585	\$2,948	\$3,729	\$4,477	\$5,149	\$5,820	\$6,492

# Adjourn