Walpole Housing Authority
8 Diamond Pond Terr
Walpole, Massachusetts 02081
(508) 668-7878 FAX (508) 660-9973

Board Resolution 2026-27 FY 2027 Fair Market Rent – Payment Standards

Section 8 Housing Choice Voucher Program (HCVP) FY 2027 Fair Market Rents (FMRs)

A FMR is "the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities."

Housing assistance payments are limited by FMRs established by HUD for different geographic areas.

The Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area is the basis for determining the "payment standard amount" used to calculate the maximum monthly subsidy for an assisted family for Walpole's Housing Choice Voucher Program. The new FMRs are effective October 1, 2026, unless HUD receives a valid request for reevaluation of specific area FMRs.

Final FY 2027 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$2,440	$2,518	$3,008	$3,584	$3,953

Approval of the Walpole Housing Authority Payment Standard

Payment Standards at 97% of FMR

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2027	$2,367	$2,442	$2,918	$3,476	$3,834

A RESOLUTION of the Board of Commissioners of the Walpole Housing Authority;

Whereas,HUD has published new Fair Market Rents for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, effective October 1, 2026; and

Whereas,24 CFR 982.503 requires the Authority to establish payment standards within the "basic range" of 90 to 110 percent of the published FMR for each unit size, and to revise its payment standard schedule no later than three months following the effective date of the published FMR if the current schedule falls outside that basic range (HUD Notice PIH 2024-34); and

Whereas,the Authority's Housing Choice Voucher program is currently experiencing a funding shortfall, as reflected in HUD's Two-Year Tool projections showing FY 2026 HAP expenses at approximately 101 percent of available funds, a negative Unrestricted Net Position, and HUD renewal funding proration below 100 percent for FY 2026 and FY 2027; and

Whereas,the Authority has reviewed its current FY 2026 payment standards (adopted at 100 percent of FMR under Resolution 2025-18) against actual landlord payment history and finds that assisted families have not experienced difficulty locating eligible units at those levels; and

Whereas,the Authority has determined that a payment standard set at 97 percent of the FY 2027 FMR balances continued access to eligible rental units for voucher holders with the need for fiscal restraint during the current funding shortfall, while remaining within HUD's basic range; and

Whereas,the proposed change is an update to current HCV policy;

Resolved by the Board of Commissioners of the Walpole Housing Authority as follows:

The meeting was held in accordance with state law and with the By-Laws of the above-named corporation.

The Board of Commissioners hereby adopts the FY 2027 Payment Standard Schedule set forth above, effective October 1, 2026.

Because the payment standard amounts adopted herein are lower than the Authority's current (FY 2026) payment standard amounts for each unit size, this action constitutes a decrease in the payment standard for purposes of 24 CFR 982.505(c)(3). Consistent with the Authority's existing Administrative Plan policy, the Authority will hold families currently under a Housing Assistance Payments (HAP) contract harmless: the payment standard used to calculate subsidy for any family under an existing HAP contract will not be reduced for as long as that HAP contract remains in effect. The adopted payment standard schedule will apply to all new admissions, portability moves-in, and existing families at the first determination of a new payment standard following the end of their current HAP contract term, consistent with the Administrative Plan.

This resolution has been approved by the Board of Commissioners of the Walpole Housing Authority on October 6, 2026. I, as authorized by the Authority, hereby certify and attest that all the information above is true and correct.

Monique A. Bergeron, Secretary

Judith A. Conroy, Chairperson

James Delaney, Vice Chairperson

Peter Betro, Assistant Treasurer

Thomas White, Member

Joann Kascavitch, member