



## Exception Payment Standard

HUD regulations require housing authorities to set payments standards between 90% and 110% of the applicable area’s Fair Market Rents (FMR). However, because of Chicago’s unique rental market, additional subsidy is needed to provide greater mobility to some parts of the city and for required accessibility features. To meet the needs of low income renters who are interested and choose to live in Mobility Areas, CHA implemented an Exception Payment Standard policy (with approval from HUD) that increases the amount of subsidy up to 150% of FMR. In addition, CHA subsidy can go up to 250% FMR for a Reasonable Accommodation to provide required accessibility features.

The CHA balances the need to offer affordable housing choices with its fiscal responsibility to further its goal of helping low income individuals and families find housing that meets their needs.

The voucher program emphasizes *choice* so that renters can make the choice that is best for them *and* adheres to the program guidelines and regulations. Exception payments are a valuable tool to ensure that CHA voucher holders have access to communities across Chicago.

There are two ways in which a participant becomes eligible for an Exception Payment Standard:

- To allow a voucher holder to move into a Mobility Area
- As a Reasonable Accommodation to provide required accessibility features (e.g. buildings with a ramp or wheelchair accessible bathroom) or an accessible location.

A Mobility Area is defined as a Community Area where less than 20% of resident families have income below the poverty level and there is a below median reported violent crime count (normalized by the area’s total population), or an area with improving poverty and violent crime rates along with job opportunity clusters.

The chart below highlights the maximum subsidy with the corresponding voucher size. However, even with an Exception Payment Standard, CHA does not guarantee this amount will be approved. In order for CHA to authorize this amount, the following criteria must be met.

- Comparable unsubsidized units in the area support this amount;
- Income of the family doesn’t result in them paying over 40% of their adjusted monthly income;
- Gross rent (rent plus estimated amount of utilities paid by participant) doesn’t exceed exception payment standard

Voucher Size	0	1	2	3	4	5	6	7	8
<b>2021-150% FMR</b>	\$1,656	\$1,836	\$2,125	\$2,698	\$3,220	\$3,703	\$4,258	\$4,897	\$5,632
<b>2021-250% FMR</b>	\$2,760	\$3,060	\$3,542	\$4,497	\$5,367	\$6,172	\$7,097	\$8,162	\$9,387

Payments Standards are updated annually and the numbers above vary from year to year.

CHA through its MTW Agreement has the authority to use the 50<sup>th</sup> percentile Fair Market Rent.