



Metropolitan Development and Housing Agency

Rental Assistance Department

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MDHA Adopting Small Area Fair Market Rent Payment Standards December 2024

In October 2023, MDHA was one of the 41 additional PHAs identified as required to use Small Area Fair Market Rents (SAFMR) in the Housing Choice Voucher Program. SAFMRs are calculated at the zip code level rather than the larger metropolitan area level which allows PHAs to establish payment standards that better reflect the local market and help voucher holders access neighborhoods of their choice.

Previously, our payment standards have been based on the HUD-published Fair Market Rent (FMR) for the Metropolitan Statistical Area (MSA) which includes multiple counties, and the same amounts for each bedroom size were applicable for all areas of Nashville Davidson County. We have generally established payment standards at 100% of the MSA FMRs.

Effective Jan. 1, 2025, the HCV program payments standards will be based on the SAFMR for each individual zip code as shown on attached schedule. The maximum amount of assistance available will be based on the applicable bedroom size for the zip code for the unit and will vary by zip code. Note the amounts shown include amounts for tenant-paid utility costs that must be considered. Utility Allowance Schedules for Tenant-Paid Utilities May be Found under Downloads at: <http://www.nashville-mdha.org/rental-assistance-voucher-program/>.

If you have questions, please reach out to your assigned specialist or our office at 615-252-6500 or section8@nashville-mdha.org.

MDHA

| ZIP Code | OBR 2025 Payment Standard | 1BR 2025 Payment Standard | 2BR 2025 Payment Standard | 3BR 2025 Payment Standard | 4BR 2025 Payment Standard | 5BR 2025 Payment Standard |
|-----------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| 37011 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37013 | \$1,512 | \$1,566 | \$1,737 | \$2,196 | \$2,700 | \$3,105 |
| 37015 | \$1,330 | \$1,390 | \$1,540 | \$1,940 | \$2,390 | \$2,748 |
| 37024 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37027 | \$1,998 | \$2,070 | \$2,295 | \$2,898 | \$3,564 | \$4,099 |
| 37064 | \$1,782 | \$1,854 | \$2,052 | \$2,592 | \$3,186 | \$3,664 |
| 37070 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37072 | \$1,520 | \$1,580 | \$1,750 | \$2,210 | \$2,720 | \$3,128 |
| 37076 | \$1,492 | \$1,549 | \$1,720 | \$2,176 | \$2,670 | \$3,069 |
| 37080 | \$1,270 | \$1,300 | \$1,460 | \$1,840 | \$2,240 | \$2,576 |
| 37115 | \$1,440 | \$1,500 | \$1,660 | \$2,100 | \$2,580 | \$2,967 |
| 37116 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37122 | \$1,827 | \$1,890 | \$2,097 | \$2,646 | \$3,258 | \$3,747 |
| 37135 | \$2,142 | \$2,223 | \$2,466 | \$3,114 | \$3,834 | \$4,409 |
| 37138 | \$1,473 | \$1,530 | \$1,691 | \$2,138 | \$2,632 | \$3,026 |
| 37143 | \$1,400 | \$1,450 | \$1,610 | \$2,030 | \$2,500 | \$2,875 |
| 37189 | \$1,370 | \$1,420 | \$1,570 | \$1,980 | \$2,440 | \$2,806 |
| 37201 | \$2,034 | \$2,115 | \$2,340 | \$2,952 | \$3,636 | \$4,182 |
| 37202 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37203 | \$1,566 | \$1,629 | \$1,800 | \$2,277 | \$2,799 | \$3,219 |
| 37204 | \$1,836 | \$1,908 | \$2,115 | \$2,673 | \$3,285 | \$3,778 |
| 37205 | \$1,863 | \$1,935 | \$2,142 | \$2,709 | \$3,330 | \$3,830 |
| 37206 | \$1,476 | \$1,539 | \$1,701 | \$2,151 | \$2,646 | \$3,043 |
| 37207 | \$1,270 | \$1,320 | \$1,460 | \$1,840 | \$2,270 | \$2,610 |
| 37208 | \$1,503 | \$1,557 | \$1,728 | \$2,187 | \$2,682 | \$3,084 |
| 37209 | \$1,530 | \$1,593 | \$1,764 | \$2,232 | \$2,745 | \$3,157 |
| 37210 | \$1,430 | \$1,490 | \$1,650 | \$2,080 | \$2,560 | \$2,944 |
| 37211 | \$1,473 | \$1,530 | \$1,691 | \$2,138 | \$2,632 | \$3,026 |
| 37212 | \$1,512 | \$1,566 | \$1,737 | \$2,196 | \$2,700 | \$3,105 |
| 37213 | \$1,503 | \$1,566 | \$1,728 | \$2,178 | \$2,682 | \$3,084 |

HCV 2025 SAFMR Payment Standards

MDHA

| ZIP Code | OBR 2025 Payment Standard | 1BR 2025 Payment Standard | 2BR 2025 Payment Standard | 3BR 2025 Payment Standard | 4BR 2025 Payment Standard | 5BR 2025 Payment Standard |
|-----------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| 37214 | \$1,602 | \$1,665 | \$1,845 | \$2,331 | \$2,871 | \$3,302 |
| 37215 | \$1,872 | \$1,944 | \$2,151 | \$2,718 | \$3,348 | \$3,850 |
| 37216 | \$1,476 | \$1,539 | \$1,701 | \$2,151 | \$2,646 | \$3,043 |
| 37217 | \$1,473 | \$1,530 | \$1,691 | \$2,138 | \$2,632 | \$3,026 |
| 37218 | \$1,410 | \$1,460 | \$1,620 | \$2,050 | \$2,520 | \$2,898 |
| 37219 | \$1,953 | \$2,034 | \$2,250 | \$2,844 | \$3,501 | \$4,026 |
| 37220 | \$2,142 | \$2,223 | \$2,466 | \$3,114 | \$3,834 | \$4,409 |
| 37221 | \$1,755 | \$1,818 | \$2,016 | \$2,547 | \$3,132 | \$3,602 |
| 37222 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37224 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37228 | \$1,476 | \$1,539 | \$1,701 | \$2,151 | \$2,646 | \$3,043 |
| 37229 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37232 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37236 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37238 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37240 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37243 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
| 37246 | \$1,467 | \$1,521 | \$1,683 | \$2,124 | \$2,619 | \$3,012 |
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