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| LOCAL COMMISSIONERS MEMORANDUM |  
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DSS-4037EL (Rev. 9/89)

Transmittal No: 96 LCM-71

Date: August 15, 1996

Division: Services and  
Community  
Development

TO: Local District Commissioners

SUBJECT: PREVENTIVE SERVICES:  
Preventive Housing Services--Fair Market Rent Values

ATTACHMENTS: Fair Market Rent Values (available on-line)

The purpose of this memorandum is to provide an update to the Fair Market Rent (FMR) schedules upon which Preventive Housing Services rent subsidy payments are based. FMRs are established by the United States Department of Housing and Urban Development (HUD).

The current FMR schedule in Section 423.2(b)(16)(iv)(4)(c) was published in 1991 and has not been updated. As a result, some localities are now finding that rents are exceeding the regulatory limit of 150% of the published rates. This has raised some concerns about the utility of the Preventive Housing Services subsidy. For others, the concern has been that there might be disallowances for reimbursement for subsidies given for rents that exceed the published rates.

The Department has previously promulgated FMR values via regulation [18 NYCRR 423.2(b)(16)(iv)(c)]. This same regulation also provides that these fair market rent values may be increased upon written notice to social services districts of the changes. Therefore, in the interest of conveying the current FMR data to local districts without any further delay, this memorandum conveys the new Fair Market Rent Schedule to be used in determining allowable amounts for Preventive Housing Services rent subsidies to return children from foster care when a lack of adequate housing is the primary factor preventing the discharge of a child from foster care or to prevent foster care placement when a lack of adequate housing is a factor that may cause the entry of a child into foster care and the family has at least one service need other than the lack of adequate housing.

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The amount of subsidy that may be paid under the Preventive Housing provisions to allow a child to return home [18 NYCRR 423.2(b)(16)] or to prevent placement of a child (see 95 LCM-110) has been keyed to the actual cost of rent. With the passage of Chapter 83 of the Laws of 1995, Preventive Housing Services to prevent placement was changed from a demonstration program to permanent authority for social services districts to provide such services. Both the Department's Regulations and the Preventive Services Program Manual will be amended to reflect this change.

Attached is the schedule for Fair Market Rents for each social services district, based on the FMRs published by HUD in the Federal Register of February 21, 1996 (pages 6690 and following.) These Fair Market Rents values are gross market rent values and include the cost of utilities, except for telephone. These values are applicable to rents for both types of Preventive Housing Services subsidy.

All of the provisions for determining eligibility for and for providing Preventive Housing subsidy remain applicable, including the calculation of a family's ability to contribute to the cost of rent and the limitations on the amount of subsidies and the period of time that subsidies may be paid. Any questions regarding the FMRs or Preventive Housing Services subsidy should be addressed to the Regional Office of the Division of Services and Community Development serving your county.

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Rose M. Pandozy  
Deputy Commissioner  
Division of Services and Community Development

FAIR MARKET RENT VALUES

<u>COUNTY</u>	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u> *
Albany	386	473	584	731	818
Allegany	338	381	456	491	676
Broome	343	387	483	615	687
Cattaraugus	338	381	456	591	676
Cayuga	370	446	552	705	783
Chautauqua	343	387	463	600	687
Chemung	343	387	475	600	718
Chenango	360	381	456	591	676
Clinton	338	381	492	615	689
Columbia	423	444	570	747	799
Cortland	338	404	507	634	749
Delaware	338	381	456	591	726
Dutchess	513	651	804	1045	1222
Erie	340	415	499	624	698
Essex	338	386	483	605	676
Franklin	338	381	456	591	676
Fulton	338	381	456	591	676
Genesee	372	483	589	754	824
Greene	338	438	526	680	828
Hamilton	338	407	468	591	676
Herkimer	343	387	474	600	687
Jefferson	364	430	506	634	708

\* FMRs for units larger than 4BR are calculated by adding 15% to the 4BR FMR for each extra bedroom. Thus, the FMR for a 5 BR unit will be 1.15 times the 4BR FMR, and the FMR for a 6BR unit will be 1.30 times the 4BR FMR, etc.

<u>COUNTY</u>	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u> *
Lewis	338	381	456	591	676
Livingston	372	483	589	754	824
Madison	370	446	552	705	783
Monroe	372	483	589	754	824
Montgomery	386	473	584	731	818
Nassau	690	831	1014	1410	1511
Niagara	340	415	499	624	698
Oneida	343	387	474	600	687
Onondaga	370	446	552	705	783
Ontario	372	483	589	754	824
Orange	505	657	803	1019	1163
Orleans	372	483	589	754	824
Oswego	370	446	552	705	783
Otsego	338	400	460	595	756
Putnam	645	719	817	1022	1144
Rensselaer	386	473	584	731	818
Rockland	645	719	817	1022	1144
St. Lawrence	338	381	456	591	676
Saratoga	386	473	584	731	818
Schenectady	386	473	584	731	818
Schoharie	386	473	584	731	818
Schuyler	366	391	463	645	760
Seneca	361	389	469	606	676

\* FMRs for units larger than 4BR are calculated by adding 15% to the 4BR FMR for each extra bedroom. Thus, the FMR for a 5 BR unit will be 1.15 times the 4BR FMR, and the FMR for a 6BR unit will be 1.30 times the 4BR FMR, etc.

<u>COUNTY</u>	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u> *
Steuben	350	398	456	598	676
Suffolk	690	831	1014	1410	1511
Sullivan	438	492	600	828	840
Tioga	343	387	483	615	687
Tompkins	441	476	611	852	1005
Ulster	416	577	695	904	1140
Warren	343	450	548	686	768
Washington	343	450	548	686	768
Wayne	372	483	589	754	824
Westchester	620	807	983	1280	1526
Wyoming	338	381	456	591	676
Yates	338	381	456	591	676
New York City (Kings, Queens, Bronx, New York, Richmond)	645	719	817	1022	1144

\* FMRs for units larger than 4BR are calculated by adding 15% to the 4BR FMR for each extra bedroom. Thus, the FMR for a 5 BR unit will be 1.15 times the 4BR FMR, and the FMR for a 6BR unit will be 1.30 times the 4BR FMR, etc.