

McKinney Housing Authority

Payment Standard Schedule

Effective January 1, 2018

Explanation: This Payment Standard Schedule is comprised of five individual Payment Standard Levels. Level I includes the highest payment standards. Level V includes the lowest payment standards. Each level includes the corresponding zip codes and the Payment Standard Table itself. Each Payment Standard Table provides the Payment Standards for each bedroom size within each level. The basic reasons for structuring the payment standards and important implementation notes are provided at the end of this schedule. The documentation for the percent of FMR for each Payment Standard is provided on a supporting Excel spreadsheet. All payment standards are set at between 90% - 110% of the FFY 2018 FMRs effective 10-1-17.

Payment Standard Decrease: Alert: Three payment standards decreased. The zip codes for the lower payment standards are listed on the second page. No FMRs decreased more than 10%.

Payment Standard Level I (based on 2 BR FMR of \$1,470 or higher)

Zip Codes: 75013, 75035, 75048, 75068, 75070, 75078, 75089, 75094, 75126, 75205, 76227

Payment Standard Table

Bedroom Size	Payment Standard
0	990
1	1188
2	1458
3	1953
4	2502
5	3106

Payment Standard Level II (based on 2 BR FMRs between \$1,280 - \$1,460)

Zip Codes: 75002, 75010, 75023, 75025, 75034, 75056, 75071, 75081, 75093, 75098, 75409, 76210

Payment Standard Table

Bedroom Size	Payment Standard
0	891
1	1071
2	1314
3	1773
4	2268
5	2701

Payment Standard Level III (based on 2 BR FMR between \$1120 - \$1230)

Zip Codes: 75007, 75040, 75043, 75044, 75067, 75069, 75074, 75075, 75080, 75092, 75115, 75149, 75150, 75235, 75254, 75287, 76205, 76207

Payment Standard Table

Bedroom Size	Payment Standard
0	747
1	900
2	1107
3	1485
4	1899
5	2392

Payment Standard Level IV (based on 2 BR FMR between \$1000-\$1110)

Zip Codes: 75009, 75057, 75180, 75237, 75240, 75241, 75243, 75407, 75442, 76201, 76202, 76204, 76206, 76208

Payment Standard Table

Bedroom Size	Payment Standard
0	675
1	810
2	999
3	1341
4	1719
5	2040

Payment Standard Level V (based on 2 BR FMR at \$990 and lower)

Zip Codes: 75042, 75211, 75215, 75217, 75224, 75227, 75228, 75238, 76209

Payment Standard Table

Bedroom Size	Payment Standard
0	603
1	729
2	891
3	1206
4	1539
5	1773

Primary Payment Standard Logic

- The Payment Standards were established to maximize participant mobility while enabling compliance, payment standard accuracy, high HAP utilization, and high Unit Months Leased utilization.