

Contact: Jerone L. Anderson, Housing Programs Specialist, Housing Voucher Management and Operations Division, Office of Public and Indian Housing, Department of Housing and Urban Development, 451 Seventh Street SW, Room 6128, Washington DC; email Jerone.L.anderson@hud.gov or telephone (202) 402-6709.

Extended Streamlined Waivers

- *Regulation:* 24 CFR 982.505(c)(4) Increase in Payment Standard During Housing Assistance Payment (HAP) Contract Term.

Project/Activity: Notice PIH 2023-29 Extension of Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream) Program and Streamlined Review Process.

Nature of Requirement: If the payment standard amount is increased during the term of the HAP contract, the increased payment standard amount shall be used to calculate the monthly housing assistance payment for the family beginning at the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard amount.

Reason Waived: The PHAs were authorized to increase the payment standards for families at any time after the effective date of the payment standard increase, rather than waiting for the next regular reexamination. These waivers were approved consistent with the streamlined regulatory waiver process in Notice PIH 2023-29, which allowed PHAs to request regulatory waivers that would assist PHAs in responding to ongoing fluctuations and disruptions in the rental market by providing more flexibility with establishing and applying payment standards. These waivers were provided to the PHAs because allowing for earlier implementation of increased payment standards for families helped ensure that families living in rental markets with ongoing fluctuations and disruptions were not adversely impacted by rapidly increasing rents.

Granted by: Dominique Blom, General Deputy Assistant for Public and Indian Housing.

Contact: Tesia Anyanaso, Office of Field Operations/Coordination and Compliance Division, Office of Public and Indian Housing, 451 Seventh St. SW, Suite 3180, Washington, DC 20410-5000, or email to PIH_Expedited_Waivers@hud.gov.

Code	PHAs	Waiver signed
MO030	Lee's Summit Housing Authority.	7/11/2024

- *Regulation:* 24 CFR 982.503(b)(1)(iii) Exception Payment Standards up to 120% for PHAs that are currently approved for exception payment standard SAFMRs.

Project/Activity: Notice PIH 2023-29 Extension of Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream) Program and Streamlined Review Process.

Nature of Requirement: At the request of a PHA administering the HCV program under Small Area FMRs, HUD may approve an

exception payment standard for a Small Area FMR area above the 110 percent of the published FMR in accordance with conditions set forth by Notice in the **Federal Register**.

Reason Waived: The PHAs were authorized to adopt a payment standard above the basic range, up to 120 percent of the Small Area FMR. These waivers were approved consistent with the streamlined regulatory waiver process in Notice PIH 2023-29, which allowed PHAs to request regulatory waivers that would assist PHAs in responding to ongoing fluctuations and disruptions in the rental market by providing more flexibility with establishing and applying payment standards. These waivers were provided to the PHAs because allowing for an exception payment standard up to 120 percent of the Small Area FMR helped ensure that families living in rental markets with ongoing fluctuations and disruptions were not adversely impacted by rapidly increasing rents, and were able to find rental units with their voucher.

Granted by: Dominique Blom, General Deputy Assistant for Public and Indian Housing.

Contact: Tesia Anyanaso, Office of Field Operations/Coordination and Compliance Division, Office of Public and Indian Housing 451 Seventh St SW, Suite 3180, Washington, DC 20410, or email to PIH_Expedited_Waivers@hud.gov.

Code	PHAs	Waiver Signed
AZ028	Chandler Housing Authority.	2/9/2024

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-6507-N-01]

Notice of Final Determination on Expansion of Formula Area for the Bear River Band of the Rohnerville Rancheria

AGENCY: Office of the Assistant Secretary for Public and Indian Housing, HUD.

ACTION: Notice.

SUMMARY: This notice advises the public of HUD's final determination on the Bear River Band of the Rohnerville Rancheria's request to expand its formula area under the Indian Housing Block Grant (IHBG) program. Consistent with IHBG program regulations, HUD is announcing its final determination to expand the Bear River Band of the Rohnerville Rancheria's formula area to include the balance of Humboldt County, in the State of California, for fiscal year 2025.

DATES: HUD's final determination is effective March 28, 2025.

FOR FURTHER INFORMATION CONTACT: Rebecca Halloran, Acting Director, Office of Grants Management, Office of Native American Programs, Department of Housing and Urban Development, 451 Seventh Street SW, Room 4108, Washington, DC 20410, telephone 202-401-7914 (this is not a toll-free number). HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. To learn more about how to make an accessible telephone call, please visit: <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION: The IHBG program allocation formula is authorized by section 302 of the Native American Housing Assistance and Self Determination Act of 1996 (25 U.S.C. 4101 *et seq.*) (NAHASDA). In accordance with 24 CFR part 1000, funds appropriated by Congress for the IHBG program are made available to eligible grant recipients by formula to ensure the equitable and fair distribution of funds. The formula has four components including Need. Need is calculated using the seven factors listed at 24 CFR 1000.324, each based on a tribe's formula area. Should a tribe's formula area overlap with one or more other Indian Tribes, 24 CFR 1000.326 provides the procedure HUD will use to resolve potential or actual issues arising from the overlap.

On August 1, 2024, the Bear River Band of the Rohnerville Rancheria requested that its formula area be expanded to cover the balance of Humboldt County in the State of California based on the Department of the Interior's Near Reservation Service Area Designation as listed in the **Federal Register** (FR Vol. 65, No. 95, May 16, 2000) for fiscal year 2025. On September 3, 2024, HUD informed the Bear River Band of the Rohnerville Rancheria of its preliminary decision to increase the formula area to include the balance of Humboldt County based on the Near Reservation Service Area Designation. Overlapping formula areas were created between the Bear River Band of the Rohnerville Rancheria, Fort Bidwell Indian Community, Karuk Tribe, Quartz Valley Indian Community, Tolowa Dee-ni' Nation (Smith River Rancheria), Yurok Tribe, Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians, Coquille Indian Tribe, Cow Creek Band of Umpqua Tribe, Confederated Tribes of the Grand Ronde Community, Klamath Tribes, and the Confederated Tribes of Siletz Indians as a result of this decision.

Whenever Tribes have overlapping formula areas, the Needs data for all the individual areas for all Tribes are combined and then apportioned among the Tribes in the overlap as outlined in 24 CFR 1000.326. Consistent with 24 CFR 1000.302, HUD is required to notify the affected Indian Tribes by certified mail and provide the Tribes with opportunity to comment for a period of not less than 90 days. HUD met this requirement with its September 3, 2024 letter to the Fort Bidwell Indian Community, Karuk Tribe, Quartz Valley Indian Community, Tolowa Dee-ni' Nation (Smith River Rancheria), Yurok Tribe, Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians, Coquille Indian Tribe, Cow Creek Band of Umpqua Tribe, Confederated Tribes of the Grand Ronde Community, Klamath Tribes, and the Confederated Tribes of Siletz Indians.

Consistent with 24 CFR 1000.302, HUD must consider all comments received on its preliminary determination and publish the notice of final determination in the **Federal Register**. Because HUD provided notification to the affected Tribes on September 3, 2024, the 90-day period for affected Tribes to comment on the preliminary determination elapsed on December 2, 2024. HUD did not receive comments or feedback from the affected Indian Tribes on its preliminary determination within this 90-day period. Consequently, HUD is providing

notice of its final determination to increase the formula area of the Bear River Band of the Rohnerville Rancheria to include the balance of Humboldt County for fiscal year 2025.

Erna Reeves,
Acting Deputy Assistant Secretary for Office of Native American Programs.

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-6479-N-02]

Fair Market Rents for the Housing Choice Voucher Program, Moderate Rehabilitation Single Room Occupancy Program, and Other Programs, Fiscal Year 2025; Revised

AGENCY: Office of the Assistant Secretary for Policy Development and Research, Department of Housing and Urban Development, HUD.

ACTION: Notice of revised fiscal year (FY) 2025 Fair Market Rents (FMRs).

SUMMARY: This notice updates the FY 2025 FMRs for several areas based on new survey data.

DATES: The revised FY 2025 FMRs are effective on April 28, 2025.

FOR FURTHER INFORMATION CONTACT: Adam Bibler, telephone 202-402-6057. Questions related to the use of FMRs or voucher payment standards should be

directed to the respective local HUD program staff. For technical information on the methodology used to develop FMRs or a listing of all FMRs, please call the HUD USER information line at 800-245-2691 (toll-free), email the Program Parameters and Research Division at pprd@hud.gov, or access the information on the HUD USER website: <http://www.huduser.gov/portal/datasets/fmr.html>. HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. To learn more about how to make an accessible telephone call, please visit <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION: On August 14, 2024, HUD published in the **Federal Register** the FY 2025 FMRs, requested comments on the FY 2025 FMRs, and outlined procedures for requesting a reevaluation of an area's FY 2025 FMRs, available at 89 FR 66127. This notice revises FY 2025 FMRs for several areas based on data provided to HUD.

I. Revised FY 2025 FMRs

The updated FY 2025 FMRs appear in the following table. The FMRs are based on surveys conducted by the area public housing agencies (PHAs) and reflect the estimated 40th percentile rent levels trended to FY 2025.

The FMRs for the affected areas are revised as follows:

2025 Fair Market Rent area	0 BR	1 BR	2 BR	3 BR	4 BR
San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA ...	\$1,669	\$1,855	\$2,434	\$3,250	\$3,683
Santa Maria-Santa Barbara, CA MSA	2,381	2,688	3,028	4,011	4,468
Santa Rosa, CA MSA	1,879	2,089	2,740	3,743	3,960
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	2,263	2,394	2,837	3,418	3,761
Beaverhead County, MT	762	937	1,038	1,454	1,743
Big Horn County, MT	926	962	1,262	1,610	1,862
Billings, MT HUD Metro FMR Area	1,013	1,062	1,373	1,888	2,124
Blaine County, MT	841	874	1,147	1,382	1,830
Broadwater County, MT	1,243	1,426	1,694	2,041	2,703
Carter County, MT	884	991	1,205	1,452	1,922
Chouteau County, MT	929	965	1,266	1,536	1,899
Custer County, MT	1,068	1,188	1,558	2,140	2,148
Daniels County, MT	728	762	992	1,356	1,583
Dawson County, MT	891	934	1,215	1,464	1,827
Deer Lodge County, MT	768	946	1,047	1,467	1,729
Fallon County, MT	996	1,044	1,358	1,856	2,167
Fergus County, MT	1,029	1,069	1,402	1,840	2,237
Flathead County, MT	1,202	1,249	1,639	2,184	2,752
Gallatin County, MT	1,448	1,626	2,087	2,924	3,453
Garfield County, MT	781	818	1,065	1,286	1,699
Glacier County, MT	950	1,051	1,236	1,529	1,915
Golden Valley County, MT	952	989	1,298	1,786	2,071
Granite County, MT	748	827	1,020	1,429	1,627
Great Falls, MT MSA	903	948	1,244	1,743	1,977
Hill County, MT	929	1,003	1,266	1,672	1,678
Jefferson County, MT	933	1,037	1,361	1,907	2,171
Judith Basin County, MT	825	864	1,124	1,383	1,793
Lake County, MT	1,055	1,077	1,400	1,766	1,856
Lewis and Clark County, MT	1,094	1,259	1,596	2,106	2,397
Liberty County, MT	735	770	1,002	1,404	1,599