

RESOLUTION #2766
**ESTABLISHING THE PAYMENT STANDARDS FOR THE HOUSING CHOICE
VOUCHER PROGRAM**

WHEREAS, on September 3, 2015, the United States Department of Housing and Urban Development published the proposed annual Fair *Market* Rents (FMR's) for the Hunterdon, Middlesex, and Somerset area; and

WHEREAS, the final FMRs, which are different from the proposed FMRs, were not issued until December 10, 2015 and become effective January 1, 2016; and

WHEREAS, a Public Housing Authority (PHA) uses the published FMR's as a guide to establish Payment Standards per bedroom size for the Housing Choice Voucher Program; and

WHEREAS, a PHA may establish Payment Standards anywhere between 90 to 110 percent of the published FMR without obtaining HUD approval; and

WHEREAS, the Payment Standards are used to calculate the housing assistance payment (HAP) that the PHA pays to the owner on behalf of the family leasing the unit; and

WHEREAS, the Payment Standard set by the PHA directly effects the amount of subsidy a family will receive and the amount of rent that will be paid by the tenant; and

WHEREAS, a PHA must also determine that its annual budget authority for the Housing Choice Voucher Program will support the established Payment Standards; and

WHEREAS, a PHA must also ensure that the program participants will be able to find safe, decent and affordable units within the PHA's jurisdiction within the standards established; and

WHEREAS, based upon the final FMRs, the payment standards effective October 1, 2014 through September 31, 2015 all fall within the allowable 90 to 110 percent range of the current FMRs, requiring no change from what was previously established, and

WHEREAS, applicants/participants have not experienced any cost related obstacles to leasing safe, decent and affordable units within the WHA jurisdiction, and

WHEREAS, the Woodbridge Housing Authority has determined the Payment Standard shall remain consistent with the previously established payment standard per bedroom size as follows:

Bedroom Size	FMR	Payment Standards	Previous Standards
0 BR	\$992	\$952	\$952
1 BR	\$1,254	\$1,214	\$1,214
2 BR	\$1,578	\$1,495	\$1,495
3 BR	\$2,025	\$1,940	\$1,940
4 BR	\$2,512	\$2,291	\$2,291

WHEREAS, the Payment Standards have been reviewed and approved by William Katchen, our accountant; and

WHEREAS, his review has confirmed that maintaining the payment standard for all bedroom sizes at the same rate as previously established is within the best interest of the WHA and the clients they serve.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Township of Woodbridge that the payments standards as set forth above are continued for the period commencing October 1, 2015 through September 30, 2016.

A Motion to adopt Resolution #2766 moved by Commissioner Kenny and seconded by Commissioner Shah and upon roll call, the vote was as follows:

ROLL CALL:	Barbee Briante Kenny Rosario Shah Ficarra
AYES:	Kenny Rosario Shah Ficarra
NAYS:	None
Abstain:	None
Absent:	Barbee Briante

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Board of Commissioner of the Housing Authority of the Township of Woodbridge at their regularly scheduled meeting of January 4, 2016.

Donna F. Brightman, Secretary

Approver as to legal form:

Terrence Corrison, Esq.

