

RESOLUTION #2805
ESTABLISHING THE PAYMENT STANDARDS FOR THE HOUSING CHOICE
VOUCHER PROGRAM

WHEREAS, on September 6, 2016, 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, 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, applicants/participants have experienced cost related obstacles to leasing safe, decent and affordable units within the WHA jurisdiction, especially in the 1 and 2 bedroom size units; and

WHEREAS, the Woodbridge Housing Authority has determined the Payment Standard shall be set at 100%of the FMR for the 0, 1, and 2 bedroom size units and at 95% of the FMR for the 3 bedroom and larger size units, the payment standard per bedroom size will be as follows:

Bedroom Size	FMR	Payment Standards	Previous Standards
0 BR	\$1,054	\$1,054	\$952
1 BR	\$1,296	\$1,296	\$1,214
2 BR	\$1,654	\$1,654	\$1,495
3 BR	\$2,109	\$2,004	\$1,940
4 BR	\$2,551	\$2,423	\$2,291

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

WHEREAS, his review has confirmed that increasing the payment standard for all bedroom sizes 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 to continue for the period commencing November 1, 2016 through October 31, 2017.

A Motion to adopt Resolution #2805 moved by Commissioner Michelson and seconded by Commissioner Kenny and upon roll call, the vote was as follows:

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

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 October 3, 2016.

Donna F. Brightman, Secretary

Approver as to legal form:

Terrence Corrison, Esq.