

**RESOLUTION #2878**  
**ESTABLISHING THE PAYMENT STANDARDS FOR THE HOUSING CHOICE**  
**VOUCHER PROGRAM**

**WHEREAS**, on September 1, 2017, the United States Department of Housing and Urban Development published the final 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 101% of the FMR for the 0 bedroom, 102% for the 1 and 2 bedroom size units, 97% for the 3 bedroom units and 98% for the 4 and 5 bedroom units, the payment standard per bedroom size will be as follows:

<b>Bedroom Size</b>	<b>FMR-2018</b>	<b>Payment Standards</b>	<b>Previous Standards</b>
<b>0 BR</b>	<b>\$1,040</b>	<b>\$1,054</b>	<b>\$1,054</b>
<b>1 BR</b>	<b>\$1,268</b>	<b>\$1,296</b>	<b>\$1,296</b>
<b>2 BR</b>	<b>\$1,627</b>	<b>\$1,654</b>	<b>\$1,654</b>
<b>3 BR</b>	<b>\$2,068</b>	<b>\$2,004</b>	<b>\$2,004</b>
<b>4 BR</b>	<b>\$2,474</b>	<b>\$2,423</b>	<b>\$2,423</b>
<b>5 BR</b>	<b>\$2,845</b>	<b>\$2,787</b>	<b>\$2,787</b>

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

**WHEREAS**, his review has confirmed that sustaining 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 October 1, 2017 through September 31, 2018.

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #2877.

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

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the Township of Woodbridge at their Regular Meeting of September 7, 2017.

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Donna F. Brightman, Secretary

Approved as to legal form by  
Terrence Corrison, Esq.