

**RESOLUTION #2954**  
**ESTABLISHING THE PAYMENT STANDARDS FOR THE HOUSING CHOICE**  
**VOUCHER PROGRAM**

**WHEREAS**, on September 4, 2018, 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 not experienced cost related obstacles to leasing safe, decent and affordable units within the WHA jurisdiction; and

**WHEREAS**, the Woodbridge Housing Authority has increased the payment standards for the studio, one, two and three bedroom sizes. The four and five bedroom size shall remain the same as the prior year. All now fall between 90-110% of the 2019 Fair Market Rents. The payment standard per bedroom size shall be as follows:

<b>Bedroom Size</b>	<b>FMR-2018</b>	<b>Payment Standards</b>	<b>Previous Standards</b>
<b>0 BR</b>	<b>\$1,148</b>	<b>\$1,091</b>	<b>\$1,054</b>
<b>1 BR</b>	<b>\$1,360</b>	<b>\$1,360</b>	<b>\$1,296</b>
<b>2 BR</b>	<b>\$1,746</b>	<b>\$1,746</b>	<b>\$1,654</b>
<b>3 BR</b>	<b>\$2,213</b>	<b>\$2,102</b>	<b>\$2,004</b>
<b>4 BR</b>	<b>\$2,600</b>	<b>\$2,423</b>	<b>\$2,423</b>
<b>5 BR</b>	<b>\$2,990</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, 2018 through September 31, 2019.

Motion moved by Commissioner Walker and seconded by Commissioner Perez-Rosado to adopt Resolution #2954.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra  
AYES: Agarwal Kenny Perez-Rosado Walker  
NAYS: None  
Abstain: None  
Absent: Michelson Rupasinghe Ficarra

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 13, 2018.

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Donna F. Brightman, Secretary

Approved as to legal form by  
Terrence Corrison, Esq.