

RESOLUTION #3023
ESTABLISHING THE PAYMENT STANDARDS FOR THE HOUSING CHOICE
VOUCHER PROGRAM

WHEREAS, on September 3, 2019, 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 effective 10/1/19; 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 not increased the payment standards for the studio, one, two and three bedroom sizes. They remain at the 2019 rents as follows:

Bedroom Size	FMR-2019	Payment Standards	Previous Standards
0 BR	\$1,193	\$1,091	\$1,091
1 BR	\$1,382	\$1,360	\$1,360
2 BR	\$1,770	\$1,746	\$1,764
3 BR	\$2,228	\$2,102	\$2,102
4 BR	\$2,572	\$2,423	\$2,423
5 BR	\$2,958	\$2,787	\$2,787

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, 2019 through September 31, 2020.

Motion moved by Commissioner Kenny and seconded by Commissioner Michelson to adopt Resolution #3023.

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

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 5, 2019.

Donna F. Brightman, Secretary

Approved as to legal form by
Terrence Corrison, Esq.