

RESOLUTION #3358
ESTABLISHING THE PAYMENT STANDARDS FOR THE HOUSING CHOICE
VOUCHER PROGRAM

WHEREAS, 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 October 1, 2024; 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, the 2024 published FMR's were set lower than the previous year and would require the WHA to lower the payment standards for new and current participants; and

WHEREAS, this reduction in payment standards would have an adverse effect to applicants/participants leasing safe, decent and affordable units within the WHA jurisdiction; and

WHEREAS, the Woodbridge Housing Authority has requested of HUD, an exception to the payment standard for up to 120% of the FMR for all bedroom sizes.

WHEREAS, HUD has granted our request; allowing the WHA to maintain the payment standards at their current rate which falls at 116% of the current FMR's. The payment standard per bedroom size shall be as follows:

Bedroom Size	FMR-2025	New Payment Standards (116% of FMR)	Previous Standards
0 BR	\$1,540	\$1,769	\$1,769
1 BR	\$1,731	\$1,988	\$1,988
2 BR	\$2,176	\$2,504	\$2,504
3 BR	\$2,622	\$3,032	\$3,032
4 BR	\$2,885	\$3,334	\$3,334
5 BR	\$3,3317	\$3,835	\$3,835

WHEREAS, the Payment Standards have been reviewed and approved by Tony Giampolo, our accountant; and

WHEREAS, his review has confirmed that 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, 2024 through October 31, 2025.

Motion moved by Commissioner Michelson and seconded by Commissioner Agarwal to adopt Resolution #3358.

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Michelson Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Walker

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 scheduled meeting of November 13, 2024.

Elizabeth Noll, Secretary

Approved as to legal form by
Terrence Corrison, Esq.