

RESOLUTION #2016-40
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, the final FMRs should be issued on or about October 1, 2016 and become effective October 1, 2016; 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, based upon the proposed FMRs, the payment standards effective November 1, 2015 through October 31, 2016, with the exception of the 4 bedroom, all fall within the allowable 90 to 110 percent range of the current FMRs, and

WHEREAS, the HPHA's HCV contract obligations leave little if any room for additional expenditure, and

WHEREAS, the Highland Park Housing Authority has determined the Payment Standards, with the exception of the 4 bedroom unit size utilized during the past twelve months shall remain in effect during the next twelve months and the payment standards will be as follows:

Bedroom Size	FMR	Payment Standards	Previous Standards
0 BR	\$1,054	\$ 952	\$ 952
1 BR	\$1,296	\$1,214	\$1,214
2 BR	\$1,654	\$1,495	\$1,495
3 BR	\$2,109	\$1,940	\$1,940
4 BR	\$2,551	\$2,300	\$2,291

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

WHEREAS, his review has confirmed that maintaining the payment standard for all bedroom sizes is within the best interest of the HPHA and the clients they serve.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Highland Park that the payments standards as set forth above are approved and adopted for the period commencing November 1, 2016.

A Motion to adopt Resolution# 2016-40 moved by Commissioner Monk and seconded by Commissioner Hersh and upon roll call, the vote was as follows:

ROLL CALL:	Chen Chudnick Hersh Martinez Monk Reh Sedehi
AYES:	Chudnick Hersh Monk Reh
NAYS:	None
Abstain:	None
Absent:	Chen Martinez Sedehi

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 Borough of Highland Park at their regularly scheduled meeting of October 5, 2016.

Donna F. Brightman, Secretary

Approver as to legal form:

Terrance Corrison, Esq.

