

**RESOLUTION #2017-46**

**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, affordable units within the HPHA jurisdiction, especially in the 1 and 2 bedroom size units, 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 1 and 2 bedroom unit size utilized during the past twelve months shall remain in effect during the next twelve months. The 0 bedroom payment standard is set to 92% of the FMR, the 1 bedroom payment standard is set to 98% of the FMR, the 2 and 3 bedroom payment standard is set to 94% of the FMR and the 4 bedroom payment standard is set to 93% of the FMR and they are as follows:

<b>Bedroom Size</b>	<b>FMR</b>	<b>Payment Standards</b>	<b>Previous Standards</b>
<b>0 BR</b>	<b>\$1,040</b>	<b>\$ 952</b>	<b>\$ 952</b>
<b>1 BR</b>	<b>\$1,268</b>	<b>\$1,244</b>	<b>\$1,214</b>
<b>2 BR</b>	<b>\$1,627</b>	<b>\$1,525</b>	<b>\$1,495</b>
<b>3 BR</b>	<b>\$2,068</b>	<b>\$1,940</b>	<b>\$1,940</b>
<b>4 BR</b>	<b>\$2,474</b>	<b>\$2,300</b>	<b>\$2,291</b>

**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 October 1, 2017.

A Motion to adopt Resolution# 2017-46 moved by Commissioner Reh and seconded by Commissioner Sedehi and upon roll call, the vote was as follows:

ROLL CALL:	Chudnick	Martinez	Methven	Monk	Rainwater	Reh	Sedehi
AYES:	Chudnick	Martinez	Methven	Monk	Reh	Sedehi	
NAYS:	None						
Abstain:	None						
Absent:	Rainwater						

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 Borough of Highland Park at their Regular Meeting of September 13, 2017.

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Donna F. Brightman, Secretary

Approved as to legal form by  
Terrence Corriston, Esq.