

RESOLUTION #2019-34

**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 proposed annual Fair *Market Rents* (FMR's) for the Hunterdon, Middlesex, and Somerset area effective October 1, 2019; 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 HPHA's HCV contract obligations leave little, if any room, for additional expenditure; therefore, rents will stay at 90% with the exception of the one bedroom rents. They are as follow:

Bedroom Size	FMR	Payment Standards	Previous Standards
0 BR	\$1,193	\$1,074	\$1,033
1 BR	\$1,382	\$1,360	\$1,360
2 BR	\$1,770	\$1,593	\$1,571
3 BR	\$2,228	\$2,005	\$1,992
4 BR	\$2,572	\$2,315	\$2,300
5 BR	\$2,958	\$2,662	

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, 2019.

Motion moved by Commissioner Chudnick and seconded by Commissioner Sedehi to adopt Resolution #2019-34.

ROLL CALL:	Chudnick	Hope	Martinez	Methven	Rainwater	Reh	Sedehi
AYES:	Chudnick	Hope	Martinez	Methven	Rainwater	Reh	Sedehi
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 Borough of Highland Park at their Regular Meeting of September 12, 2019.

Donna F. Brightman, Secretary

Approved as to legal form by
Terrence Corriston, Esq.