

**RESOLUTION NO. 1419**

**A RESOLUTION ADOPTING REVISED PAYMENT STANDARDS  
FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, public housing authorities administering the Section 8 housing choice voucher (HCV) program are required by federal regulation to establish payment standards indicating the maximum subsidy payment a family can receive from the housing authority each month for each unit size; and

WHEREAS, HCV payment standards must be based on fair market rents (FMRs) published annually by the US Department of Housing and Urban Development (HUD), such that payment standards are within a “basic range” between 90 and 110 percent of the published FMR for each unit size; and

WHEREAS, the Housing Authority reviews its payment standards annually when HUD publishes updated FMR’s to determine the appropriateness of the payment standards in relation to FMR and in consideration of other factors, such as unit availability, lease-up time and success rate, rent burden of participating families, funding availability, and other factors cited in section 16-II.B of the Administrative Plan; and

WHEREAS, HUD recently published FY 2020 FMR’s for the Bloomington, IL metro area which has prompted Housing Authority staff to analyze the Housing Authority’s current payment standards in relation to FMR’s and in relation to the other factors cited in section 16-II.B of the Administrative Plan; and

WHEREAS, in light of this analysis, Housing Authority staff has proposed the following change in the payment standards:

Unit Size	Current Payment Standard	<i>Proposed 2020</i> Payment Standard	2020 Fair Market Rent (FMR)	Payment Standard as % of FMR	Proposed Change in PS 2019-2020
Efficiency	\$ 555	\$ 555	\$ 579	95.9%	\$ - 0.0%
1-Bedroom	\$ 615	\$ 665	\$ 648	102.6%	\$ 50 8.1%
2-Bedroom	\$ 810	\$ 810	\$ 827	97.9%	\$ - 0.0%
3-Bedroom	\$ 1,110	\$ 1,110	\$ 1,160	95.7%	\$ - 0.0%
4-Bedroom	\$ 1,390	\$ 1,390	\$ 1,423	97.7%	\$ - 0.0%

and;

WHEREAS, the Board of Commissioners has reviewed the latest Fair Market Rents and other analysis conducted by Housing Authority staff and duly considered the proposed change in HCV payment standards.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Bloomington that the following be established as payment standards for the HCV Program, effective January 1, 2020:

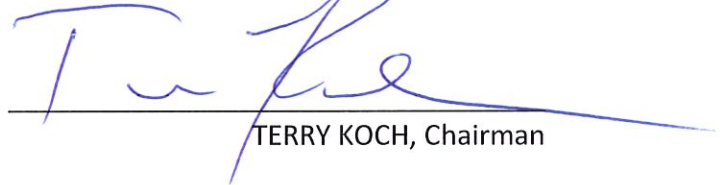
## Payment Standards

**Section 8 Housing Choice Voucher Program**  
**Housing Authority of the City of Bloomington**  
*Effective 1/1/2020 (amounts include utilities)*

Efficiency	\$	555
1-Bedroom	\$	665
2-Bedroom	\$	810
3-Bedroom	\$	1,110
4-Bedroom	\$	1,390

APPROVED by the Board of Commissioners of the Housing Authority of the City of Bloomington this 22<sup>nd</sup> day of October, 2019.

THE HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON, ILLINOIS

  
TERRY KOCH, Chairman

Attest:

  
JEREMY HAYES, Secretary