

RESOLUTION NO. 2021-06

**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 2022 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	Proposed 2022 Payment Standard	2022 Fair Market Rent (FMR)	Payment Standard as % of FMR	Proposed Change in Payment Standard
Efficiency	\$ 555	\$ 609	\$ 609	100%	\$ 54 9.7%
1-Bedroom	\$ 665	\$ 703	\$ 703	100%	\$ 38 5.7%
2-Bedroom	\$ 810	\$ 870	\$ 870	100%	\$ 60 7.4%
3-Bedroom	\$ 1,110	\$ 1,225	\$ 1,225	100%	\$ 115 10.4%
4-Bedroom	\$ 1,390	\$ 1,474	\$ 1,474	100%	\$ 84 6.0%

and;

WHEREAS, the Board of Commissioners has reviewed the latest Fair Market Rents and duly considered the proposed change in HCV payment standards.

NOW, THEREFORE BE IT RESOLVED that the following be established as payment standards for the HCV Program:

Payment Standards

Section 8 Housing Choice Voucher Program
Housing Authority of the City of Bloomington
*Effective 1/1/2022 (new contracts effective
11/2/2021) Amounts include utilities*

Efficiency	\$	609
1-Bedroom	\$	703
2-Bedroom	\$	870
3-Bedroom	\$	1,225
4-Bedroom	\$	1,474

The above payment standards will apply to all new housing assistance payments (HAP) contracts with an effective date of November 1, 2021 or later and re-examinations with the effective date of January 1, 2022 or later. The increased payment standard will be used to calculate either (a) family eligibility for a new unit or (b) the monthly HAP for families beginning on the effective date of the annual re-examination on or after January 1, 2022. Families requiring or requesting interim re-examinations will not have their HAP payments calculated using the higher payment standard until their next annual re-examination.

APPROVED by the Board of Commissioners of the Housing Authority of the City of Bloomington this 26th day of October, 2021.

THE HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON, ILLINOIS

TERRY KOCH, Chairman

Attest:

JEREMY HAYES, Secretary