

RESOLUTION NO. 1465

**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 published FY 2022 FMR’s for the Bloomington, IL metro area in August, 2021, which prompted the 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, the Housing Authority Board of Commissioners Resolution 1452 on October 26, 2021, which adopted revised standards set at 100% of the FY 2022 Fair Market rent, effective January 1, 2022 and;

WHEREAS, since these Payment Standards took effect on January 1, 2022, Housing Authority staff has observed that voucher-holders are being faced with steeply increasing rents and new participants being issued vouchers are experiencing great difficulty finding rental units at or below the payment standards; and

WHEREAS, in response to these challenging conditions in the rental market, staff has reviewed the factors cited in section 16-II.B of the Administrative Plan and proposes to increase payment standards to 110% of the FY 2022 Fair Market rents, as shown below:

Unit Size	Current Payment Standard	Proposed 7/1/2022 Payment Standard	2022 Fair Market Rent (FMR)	Proposed Payment Standard as % of FMR	Proposed Change in Payment Standard
Efficiency	\$ 609	\$ 669	\$ 609	110%	\$ 60 9.9%
1-Bedroom	\$ 703	\$ 773	\$ 703	110%	\$ 70 10%
2-Bedroom	\$ 870	\$ 957	\$ 870	110%	\$ 87 10%
3-Bedroom	\$ 1,225	\$ 1,347	\$ 1,225	110%	\$ 122 10%
4-Bedroom	\$ 1,474	\$ 1,621	\$ 1,474	110%	\$ 147 10%

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 7/1/2022 (amounts include utilities)

Efficiency	\$	669
1-Bedroom	\$	773
2-Bedroom	\$	957
3-Bedroom	\$	1,347
4-Bedroom	\$	1,621

The above payment standards will apply to all new housing assistance payments (HAP) contracts with an effective date of July 1, 2021 or later and re-examinations with the effective date of July 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 July 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 24th day of May, 2022.

THE HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON, ILLINOIS

TERRY KOCH, Chairman

Attest:

JEREMY HAYES, Secretary