

RESOLUTION NO. 1480

**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 unless HUD approves an exception payment standard amount up to 120 percent of the published FMR; and

WHEREAS, the Housing Authority reviews its payment standards at least annually when HUD publishes updated FMRs 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 2023 FMRs for the Bloomington, IL metro area on September 1, 2022, which prompted the Housing Authority staff to analyze the Housing Authority’s payment standards in relation to FMRs and led the Board of Commissioners to adopt Resolution No. 1470 setting payment standards at 105% of the FY 2023 Fair Market Rent; and

WHEREAS, despite this increase taking effective January 1, 2023, voucher-holders continue to experiencing great difficulty finding rental units at or below the payment standards, and this difficulty is expected to continue for the foreseeable future, especially considering the increase in utility allowances that will take effect April 1, 2023; and

WHEREAS, in response to continued 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 120% of the FY 2023 Fair Market rents, subject to HUD approval of a request for regulatory waiver of 982.503(b), as shown below:

Payment Standards (PS) in Relation to Fair Market Rent (FMR)

	FY 2023 Fair Market Rent (FMR)	Current PS as % of FMR	Current Payment Standard	Proposed PS as % of FMR	Proposed PS, Effective 6/1/2023	Proposed Change in Payment Standard
Efficiency	\$ 698	105%	\$ 733	120%	\$ 838	\$ 105 14.3%
1-Bedroom	\$ 793	105%	\$ 833	120%	\$ 952	\$ 119 14.2%
2-Bedroom	\$ 987	105%	\$ 1,036	120%	\$ 1,184	\$ 148 14.3%
3-Bedroom	\$ 1,394	105%	\$ 1,464	120%	\$ 1,673	\$ 209 14.3%
4-Bedroom	\$ 1,583	105%	\$ 1,662	120%	\$ 1,900	\$ 238 14.3%

NOW, THEREFORE BE IT RESOLVED that the following be established as payment standards for the HCV Program, subject to HUD approval of a streamlined regulatory waiver request to grant to establish payment standards at 120 percent of the FMR:

Payment Standards

Section 8 Housing Choice Voucher Program
Housing Authority of the City of Bloomington
Effective 6/1/2023 (amounts include utilities)

Efficiency	\$	838
1-Bedroom	\$	952
2-Bedroom	\$	1,184
3-Bedroom	\$	1,673
4-Bedroom	\$	1,900

The above payment standards will apply to all new housing assistance payments (HAP) contracts with an effective date of June 1, 2023 or later and re-examinations with the effective date of June 1, 2023 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 June 1, 2023. 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 28th day of March, 2023.

THE HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON, ILLINOIS

Ina Perkins, Chair

Attest:

JEREMY HAYES, Secretary