



AGENDA

SPECIAL MEETING

DELTA HOUSING AUTHORITY BOARD OF COMMISSIONERS

September 5, 2023

3:00 P.M.

MEETING CALLED TO ORDER

Proposed Agenda Item:

1. Resolution #662-23 - Establishing Payment Standards for the Housing Choice Voucher Program

Adjourn



MEMO

AGENDA ITEM #1

MEETING DATE: September 5, 2023
STAFF CONTACT: Ute Jantz, Executive Director
TITLE: Board Resolution #662-23 Establishing Payment Standards for the HCV Program
ACTION: Discussion - Motion and Roll Call
ATTACHMENTS: Resolution #662-23

SUMMARY:

On August 25, 2023, HUD notified us that our waiver request to establish payment standards from 111 to 120 of the Fair Market Rent (FMR) was approved. A higher payment standard enables us to better utilize Federal rental assistance resources during this difficult rental housing climate. Rent increases in the private rental market have driven the rents well above HUD’s FMRs.

The Fair Market Rent is the amount needed to pay gross rent (rent and utilities). The payment standard is the maximum subsidy a housing authority can pay on behalf of a family. 24 CFR 982.503(b) requires that the payment standards must be within an established range of 90 to 110 percent of the FMR, however, with HUD approval FMRs can be established up to 120 percent of the FMRs. On August 30, 2023, HUD published the 2024 FMRs with an effective date of October 1, 2023, and the new FMRs went up. As discussed at the last board meeting, I am recommending increasing our payment standards for all unit types to 120 percent of FMR effective September 5, 2023. Currently, the waiver is only valid through December 31, 2023.

Year	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
FY 2024 FMR	\$883	\$889	\$1,146	\$1,556	\$1,827	\$2,101
FY 2023 FMR	\$804	\$809	\$1,065	\$1,388	\$1,531	\$1,761

Current Payment Standards

Bedroom Size	2023 FMRs	Payment Standard	% of FMR
0	\$804	\$884	110%
1	\$809	\$890	110%
2	\$1,065	\$1,172	110%
3	\$1,388	\$1,527	110%
4	\$1,531	\$1,684	110%
5	\$1,761	\$1,937	110%

Proposed Payment Standards – effective September 5, 2023

Bedroom Size	2024 FMRs	Payment Standard	% of FMR
0	\$883	\$1,059	120%
1	\$889	\$1,066	120%
2	\$1,146	\$1,375	120%
3	\$1,556	\$1,867	120%
4	\$1,827	\$2,192	120%
5	\$2,101	\$2,524	120%

RECOMMENDATION: Approval of the proposed payment standards as presented.



**BOARD RESOLUTION # 662-23
ESTABLISHING THE PAYMENT STANDARDS
FOR THE HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, on August 30, 2023, the United States Department of Housing and Urban Development (HUD) published the fiscal year 2024 Fair Market Rents (FMRs) for Delta County in the Federal Register; and

WHEREAS, a Public Housing Authority (PHA) uses the published FMRs as a guide to establish payment standards per bedroom size for the Housing Choice Voucher Program; and

WHEREAS, 24 CFR 982.503 (b) requires a PHA to establish payment standards between 90 to 110 percent of the published FMRs; and

WHEREAS, on August 3, 2023, HUD found good cause to waive this regulation and granted DHA's waiver request to establish payment standards up to 120 percent of FMR; and

WHEREAS, the payment standards are used to calculate the housing assistance payment the housing authority pays to the owner on behalf of the family leasing the unit; and

WHEREAS, the Delta Housing Authority has determined the payment standards for all bedroom sizes shall be set as follows:

Bdrm. Size	2024 FMRs	PAYMENT STANDARDS	% OF FMR
0	\$883	\$1,059	120%
1	\$889	\$1,066	120%
2	\$1,146	\$1,375	120%
3	\$1,556	\$1,867	120%
4	\$1,827	\$2,192	120%
5	\$2,101	\$2,524	120%

NOW, THEREFORE, BE IT RESOLVED by the Delta Housing Authority Board of Commissioners, that the Housing Choice Voucher payment standards, as outlined in the chart above, are adopted and are effective September 5, 2023.

ADOPTED this 5th day of September, 2023

Chair or Vice-Chair
Delta Housing Authority Board of Commissioners