

Motion to Approve – 2018 HUD Section 8 Payment Standards

WHEREAS, on an annual basis HUD calculates and publishes new FMR'S (Fair Market Rents) to be used as the basis for calculating new PMS (Payment Standards) for the Housing Choice Voucher Program (Section 8).

WHEREAS, Marlborough is located in the Boston-Cambridge-Quincy Metro FMR Area and

WHEREAS, HUD gives each public housing authority to determine the payment standard up to 110% of the FMR of their area, and

WHEREAS, based on the current rental market for the City of Marlborough and the established FMR the Payment Standards for calendar year 2018 are proposed:


Bedroom Size	0	1	2	3	4
Fair Market Rent	1253	1421	1740	2182	2370
Payment Standard*	1253	1492	1827	2291	2489
*Includes Utilities	(100%)	(105%)	(105%)	(105%)	(105%)

WHEREAS, based on the current Section 8 utilization rate for the MCDA and the new FMR staff believes that the new payment standards will ensure landlord participation at HUD requirements.

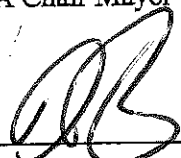
WHEREAS, the proposed Payment Standards will ensure that the tenant rent share remains affordable at 30% of their income.

NOW THEREFORE, the MCDA Board adopts the proposed Payment Standards for the HUD Section 8 Housing Choice Voucher Program.

MCDA Board Members:



MCDA Chair Mayor Vigeant



Douglas M. Bushman, Ex. Dir.

DATE ADOPTED: 11/2/17, 2017

