
Marlborough Community Development Authority
Housing Division
250 Main Street
Marlborough, MA 01752
FAX (508) 460-3749 (508) 624-6908 TTY (508) 460-3610

Motion to Approve HUD FMR as Section 8 Payment Standard

This motion approves the proposed 2017 Payment Standards per HUD Fair Market Rent effective January 1, 2017.

CDA is proposing to accept and adopt the HUD Fair Market Rent (FMR) to be used as the Payment Standard for all Section 8 unit sizes except 0 bedrooms, (105% of HUD Fair Market Rent) effective January 1, 2017.

Annually HUD establishes FMR's for that year. The FMR's are used to calculate the PMS for that same year. Housing authorities are allowed to adopt up to 110% of FMR's as PMS without approval from HUD. The Payment Standard (PMS) along with the utility allowance is used to determine if the contract rent being charged is reasonable and consistent with the private rental market. PMS is also used to calculate the total tenant payment.

Payment Standards Effective January 1, 2016

Bedroom Size	0	1	2	3	4
Fair Market Rent	1044	1247	1549	1922	2123
Payment Standard	1044	1372	1626	2018	2335

At a regular meeting held on November 3, 2016, the Marlborough CDA Board of Directors voted to adopt 105% of HUD Fair Market Rent to be used as the Payment Standard for all unit sizes except 0 bedrooms, (100% of HUD Fair Market Rent), effective January 1, 2017.

PROPOSED Payment Standards 2017

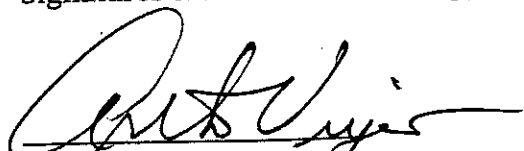
Bedroom Size	0	1	2	3	4
Fair Market	1194	1372	1691	2116	2331
Payment Standard	1194	1440	1776	2222	2448

Proposed Payment Standards presented at regular board meeting held on November 3, 2016. This motion is to adopt 105% of HUD Fair Market Rent to be used as the Payment Standard for all unit sizes except 0 bedrooms, (100% of HUD Fair Market Rent) effective January 1, 2017.

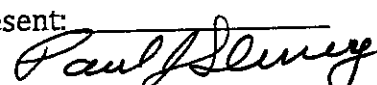
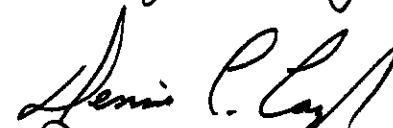
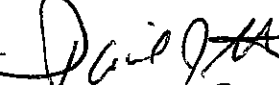
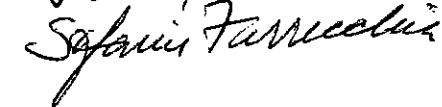
MCDA Members Absent: _____

MCDA Members Present:

Signatures of MCDA Members Approving this Motion:


 Mayor Arthur G. Vigeant
 Chair of MCDA

11/2/16
 DATE

**Marlborough Community Development Authority
Housing Division
250 Main Street, Marlborough, Massachusetts 01752
Fax (508) 460-3749 Phone (508) 624-6908**

**SEC 8 HOUSING CHOICE VOUCHER PROGRAM
Effective January 2017**

PROPOSED

Bedroom Size	0	1	2	3	4
Fair Market Rent	1194	1372	1691	2116	2331
Payment Standard	1194 (100%)	1440 (105%)	1776 (105%)	2222 (105%)	2448 (105%)

Proposed Payment Standards presented at regular board meeting held on November 3, 2016. To adopt 105% of HUD Fair Market Rent except 0 bedroom-(100%) to be used as the Payment Standard for different bedroom size(s) and current market conditions effective January 1, 2017.



FY 2017 FAIR MARKET RENT DOCUMENTATION SYSTEM

The Final FY 2017 FMRs for All Bedroom Sizes

Final FY 2017 & Final FY 2016 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
Final FY 2017 FMR	\$1,194	\$1,372	\$1,691	\$2,116	\$2,331
Final FY 2016 FMR	\$1,056	\$1,261	\$1,567	\$1,945	\$2,148
Percentage Change	13.1%	8.8%	7.9%	8.8%	8.5%

Marlborough city, Massachusetts is part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, which consists of the following towns: Amesbury Town city (Essex County), MA; Beverly city (Essex County), MA; Danvers town (Essex County), MA; Essex town (Essex County), MA; Gloucester city (Essex County), MA; Hamilton town (Essex County), MA; Ipswich town (Essex County), MA; Lynn city (Essex County), MA; Lynnfield town (Essex County), MA; Manchester-by-the-Sea town (Essex County), MA; Marblehead town (Essex County), MA; Middleton town (Essex County), MA; Nahant town (Essex County), MA; Newbury town (Essex County), MA; Newburyport city (Essex County), MA; Peabody city (Essex County), MA; Rockport town (Essex County), MA; Rowley town (Essex County), MA; Salem city (Essex County), MA; Salisbury town (Essex County), MA; Saugus town (Essex County), MA; Swampscott town (Essex County), MA; Topsfield town (Essex County), MA; Wenham town (Essex County), MA; Acton town (Middlesex County), MA; Arlington town (Middlesex County), MA; Ashby town (Middlesex County), MA; Ashland town (Middlesex County), MA; Ayer town (Middlesex County), MA; Bedford town (Middlesex County), MA; Belmont town (Middlesex County), MA; Boxborough town (Middlesex County), MA; Burlington town (Middlesex County), MA; Cambridge city (Middlesex County), MA; Carlisle town (Middlesex County), MA; Concord town (Middlesex County), MA; Everett city (Middlesex County), MA; Framingham town (Middlesex County), MA; Holliston town (Middlesex County), MA; Hopkinton town (Middlesex County), MA; Hudson town (Middlesex County), MA; Lexington town (Middlesex County), MA; Lincoln town (Middlesex County), MA; Littleton town (Middlesex County), MA; Malden city (Middlesex County), MA; Marlborough city (Middlesex County), MA; Maynard town