

Motion to Approve – 2023 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

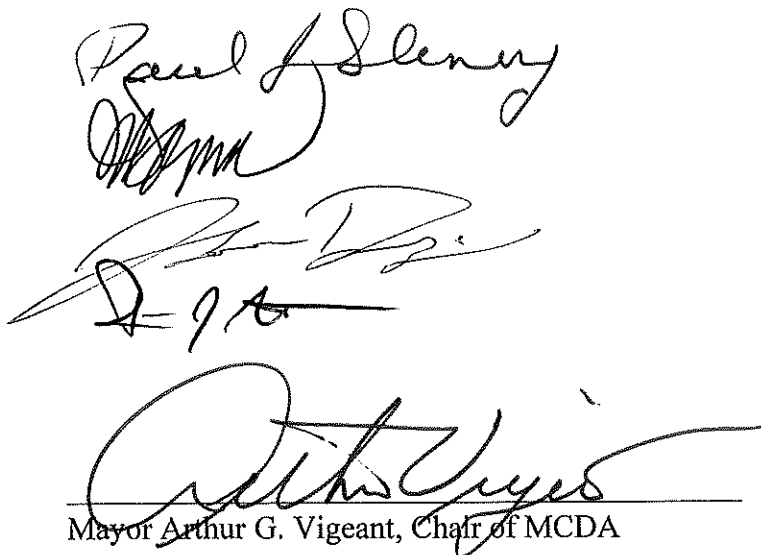
WHEREAS, HUD gives each public housing agency authority to determine the payment standard between 90% to 110% of the FMR of their area, and

WHEREAS, based on the current rental market for the City of Marlborough and the established FMR the Payment Standards for calendar year 2023 are proposed at 105% of HUD's FMR'S except for studio as noted below:

# of Cases for MCDA	0	62	42	22	3
Bedroom Size	0	1	2	3	4
23 Fair Market Rent (FMR)	\$ 2,025	\$ 2,198	\$ 2,635	\$ 3,207	\$ 3,540
% FMR Adopted	90%	105%	105%	105%	105%
Proposed 23 Payment Standard	\$ 1,823	\$ 2,308	\$ 2,767	\$ 3,367	\$ 3,717
Above (Below) FMR	\$ (203)	\$ 110	\$ 132	\$ 160	\$ 177
Current 22 Payment Standard	\$ 1,748	\$ 1,926	\$ 2,399	\$ 2,966	\$ 3,253
Proposed 23 Payment Standard	\$ 1,823	\$ 2,308	\$ 2,767	\$ 3,367	\$ 3,717
Prior Year PS Increase (Decrease)	\$ 75	\$ 382	\$ 368	\$ 401	\$ 464

THEREFORE, at a regular board meeting of the MCDA Board held on Thursday, December 15th, 2022, a vote was taken to approve the Proposed Payment Standards for the Housing Choice Voucher Program to be effective January 1st, 2022.

MCDA Board Members Present: _____ MCD


 Mayor Arthur G. Vigeant, Chair of MCDA

David Mordicelli

DATE: 12/15/22