Motion to Approve – 2019 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 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 2019 are proposed:

Bedroom Size	**0**	**1**	**2**	**3**	**4**
Fair Market Rent	**1608**	**1801**	**2194**	**2749**	**2966**
Payment Standard* ***Includes Utilities**	**1608** **(100%)**	**1801** **(100%)**	**2194** **(100%)**	**2749** **(100%)**	**2966** **(100%)**

WHEREAS, based on the current Section 8 utilization rate for the MCDA and the market conditions calculated the proposed PMS at 100% of HUD FMR to be adopted effective May 1, 2019.

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:

DATE ADOPTED: 4/25, 2019

MCDA Chair Mayor Vigeant