



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

**Motion to Approve HUD FMR as Section 8 Payment Standard**

This motion approves proposed 2020 Payment Standards using HUD Fair Market Rent per Program Regulations.

MCDA is proposing to accept and adopt the HUD Fair Market Rent (FMR) to be used as the Payment Standard (PMS) for all Housing Choice Voucher Program (Section 8) unit sizes effective January 1, 2020.

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 between 95% & 110% of FMR's as PMS without approval from HUD. The Payment Standard 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.

Proposed Payment Standards (attached) presented at regular board meeting held on November 21, 2019. This motion is to adopt 100% of HUD Fair Market Rent to be used as the Payment Standard for all unit sizes effective January 1, 2020.

MCDA Members Absent: \_\_\_\_\_

MCDA Members Present:

\_\_\_\_\_

Signatures of MCDA Members Approving this Motion:

\_\_\_\_\_  
 Mayor Arthur G. Vigeant  
 Chair of MCDA

\_\_\_\_\_  
 DATE

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**SEC 8 HOUSING CHOICE VOUCHER PROGRAM  
Effective January 2020**

**PROPOSED**

<b>Bedroom Size</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Fair Market Rent</b>	<b>1715</b>	<b>1900</b>	<b>2311</b>	<b>2880</b>	<b>3131</b>
<b>Payment Standard</b>	<b>1715 (100%)</b>	<b>1900 (100%)</b>	<b>2311 (100%)</b>	<b>2880 (100%)</b>	<b>3131 (100%)</b>

Proposed Payment Standards presented at regular board meeting held on November 21, 2019. To adopt 100% of HUD Fair Market Rent to be used as the Payment Standard for all bedroom size(s) and current market conditions effective January 1, 2020.