

**RESOLUTION NO. 2027**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM HOUSING PAYMENT STANDARDS IN RESPONSE TO THE REVISED CONTRA COSTA COUNTY FAIR MARKET RENT RATES EFFECTIVE 2017**

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WHEREAS, Federal Regulations provide that the Housing Authority may establish Housing Payment Standard (HPS) amounts for a unit size at any level between 90 percent and 110 percent of the HUD published Fair Market Rent (FMR) rates, which is considered the “basic range”; and

WHEREAS, HUD approval is not required to establish Housing Payment Standard amounts within the basic range, but HUD approval is required to establish Housing Payment Standard amounts that are higher or lower than the basic range; and

WHEREAS, the Federal FY2017 Fair Market Rent rates that were published for Contra Costa County (attached to this resolution as Exhibit A) increased in all bedroom sizes requiring the Housing Authority to revise the current Housing Payment Standard Schedule (revised schedule attached to this resolution as Exhibit B) to 95% of the 2017 FMRs, to ensure that they remain within the basic range of 90 percent and 110 percent of the new FMRs; and

WHEREAS, The Housing Authority Section 8 Administrative Plan provides that if the Housing Payment Standard is increased during the term of the Housing Assistance Payment contract, the increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning on the effective date of the family’s first regular reexamination on or after the effective date of the increase in the payment standard,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, THAT:

The Executive Director is authorized to revise the Section 8 Housing Choice Voucher Program Housing Payment Standards to 95% of the 2017 FMRs to ensure that they remain within the basic range of 90 percent and 110 percent of the newly HUD published FMRs for Federal FY2017.

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The foregoing resolution was passed and adopted by the Commissioners of the Housing Authority of the City of Richmond at a meeting thereof held on February 21, 2017, by the following vote:

AYES: Commissioners Choi, Martinez, McLaughlin, Myrick, Willis, Vice Chairperson Beckles, Chairperson Butt, Housing Authority Tenant Commissioners Scott and Smith.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

TOM BUTT  
Chairperson

[SEAL]

ATTEST:

PAMELA CHRISTIAN  
Secretary

Approved as to form:

BRUCE GOODMILLER  
Attorney

State of California            }  
County of Contra Costa       : ss.  
City of Richmond             }

I certify that the foregoing is a true copy of **Resolution No. 2027**, finally passed and adopted at a Special Housing Authority Meeting held on February 21, 2017.

  
CLERK OF THE HOUSING AUTHORITY



# FY 2017 FAIR MARKET RENT DOCUMENTATION SYSTEM

## EXHIBIT A

Final FY 2017 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,435	\$1,723	\$2,173	\$3,017	\$3,477

The FY 2017 Fair Market Rents for Oakland-Fremont, CA HUD Metro FMR Area are based on the results of a local rent survey.

[HUD Home Page](#) | [HUD User Home](#) | [Data Sets](#) | [Fair Market Rents](#) | [Section 8 Income Limits](#) | [FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#) |

EXHIBIT B



**HOUSING CHOICE VOUCHER  
PAYMENT STANDARDS\***

EFFECTIVE JULY 1, 2017

STUDIO	\$1,363.00
ONE BEDROOM	\$1,637.00
TWO BEDROOM	\$2,065.00
THREE BEDROOM	\$2,866.00
FOUR BEDROOM	\$3,303.00
FIVE BEDROOM	\$3,798.00
SIX BEDROOM	\$4,294.00

**\*ESTABLISHING PAYMENT STANDARDS**

A PHA may establish the payment standard amount for a unit size at any level between 90 percent and 110 percent of the published FMR for that unit size. HUD approval is not required to establish a payment standard amount in the range (basic range).

\*The above listed payment standards includes all utilities and represents the maximum amount the contract rent may be for each bedroom size indicated. Once a Request for Tenancy Approval (RTA) has been received the Assisted Housing Manager will negotiate the contract rent with the owner. The rents offered will be based on comparable rents for the area and the condition of the unit submitted on the RTA.

Rev 02/21/2017

