

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC

RESOLUTION 2020-036: Adoption of Payment Standards at 110% of the Fair Market Rents

BACKGROUND

HUD publishes revised Fair Market Rents for the Housing Choice Voucher Program on an annual basis and the revised FMR's are effective October 1st of each year. HUD regulations require that Columbia Housing set the Payment Standards for the Housing Choice Voucher Program between 90% and 110% of the HUD published Fair Market Rents and the Board previously approved use of 110% of the FMR as the Payment Standard. The FMR's published by HUD effective October 1, 2020 through September 30, 2021 have increased for Columbia and Richland County.

Staff recommends increasing Payment Standards to 110% of the new FMR's effective October 1st to assure that voucher holders can access good quality housing in the Columbia rental market. Staff further recommends an exception rent up to 120% of the FMR for the VASH program and disabled individuals requiring higher rents as a reasonable accommodation as permitted under HUD regulations.

RESOLUTION

WHEREAS, pursuant to HUD regulations, the Authority's HCV Administrative Plan sets forth a policy to maintain the Payment Standards between 90% and 110% of the HUD published Fair Market Rents;

WHEREAS, HUD published the 2021 FMR's which become effective October 1, 2020 and the FMR's for Columbia and Richland County have increased and the Authority previously adopted Payment Standards at 110% of the HUD published FMR; and

NOW THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the City of Columbia, SC hereby approves the Payment Standards for the Housing Choice Voucher Program effective October 1, 2020 as reflected in the chart below.

HUD FMR AND CH PAYMENT STANDARDS EFFECTIVE 10-1-2020						
Bedroom Size	0	1	2	3	4	5
HUD 2021 FMR (10/1/20)	\$782	\$845	\$963	\$1,236	\$1,527	\$1,756
CH PAYMENT STANDARDS (110%)	\$860	\$930	\$1,059	\$1,360	\$1,680	\$1,932
Percent of HUD FMR	110%	110%	110%	110%	110%	110%
EXCEPTION RENT (120%)	\$938	\$1,014	\$1,156	\$1,483	\$1,832	\$2,107

This 17th day of September 2020

**BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF
COLUMBIA, SC**

BY: _____
ERNEST W. CROMARTIE, III, CHAIRMAN