

COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 3050

Resolution establishing the Payment Standards for the Section 8 Housing Choice Voucher Program.

Presented      October 13, 2011  
 Referred to \_\_\_\_\_  
 Reported Back  
 Adopted \_\_\_\_\_  
 Placed on File \_\_\_\_\_  
 Moved By \_\_\_\_\_  
 Seconded by \_\_\_\_\_  
 Yeas\_\_\_\_ Nays\_\_\_\_ Absent\_\_\_\_  
 Rules Suspended

**RESOLUTION**

**Background:** Every Public Housing Authority must determine each year whether to adjust the Payment Standards for the Section 8 Housing Choice Voucher Program. Payment Standards must be set within the “basic range”, between 90% and 110% of HUD’s Fair Market Rents (FMR). Housing Authorities must also take into account the supply of rental housing that is available within the Payment Standards and the success rate of participating families in finding suitable housing.

CDA has generally set payment standards at or near the highest amounts allowed by HUD; (110% of FMR). The CDA’s strategy has been to maximize the opportunity for current participants to choose housing throughout the City of Madison and to make sure that all voucher holders succeed in finding housing. However, setting the payment standards high results in higher cost per unit; and so restricts the number of families CDA can assist. HUD does not provide sufficient funding to subsidize all the vouchers that CDA is authorized to issue. Setting Payment Standards at 100% of the 2012 FMRs would reduce per unit costs and so allow CDA to give out new vouchers to assist additional families.

**Now, be it resolved** that payment standards for the CDA Section 8 Housing Choice Voucher Program will be set as listed below and these payment standards will remain in effect until changed by a subsequent resolution:

**THE COMMUNITY DEVELOPMENT AUTHORITY  
HOUSING CHOICE VOUCHER PROGRAM  
2012 PAYMENT STANDARDS**

100% of HUD 2012 Fair Market Rents

Bedroom Size	Single Room(SRO)	0	1	2	3	4	5	6
HUD 2012 Fair Market Rent	\$441	\$588	\$733	\$867	\$1,164	\$1,441	\$1,657	\$1,873
<b>2012 Payment Standards</b>	<b>\$441</b>	<b>\$588</b>	<b>\$733</b>	<b>\$867</b>	<b>\$1,164</b>	<b>\$1,441</b>	<b>\$1,657</b>	<b>\$1,873</b>