

**The Housing Authority of the City of Lakeland  
Request for Board Action**

**1. Describe Board Action Requested and why it is necessary:**

**Re: Resolution #**  
The Board of Commissioners is requested to approve the above-referenced resolution to authorize the Executive Director to establish the Fiscal Year 2020-2021 Payment Standards for Housing Choice Voucher Program participants effective October 1, 2020.

**2. Who is making request:**

- A. Entity: The Housing Authority of the City of Lakeland
- B. re: 2020-2021 Fair Market Rent rates/Payment Standards
- C. Originator: Carlos Pizarro

**3. Cost Estimate:**

n/a

**Narrative:**

In order to provide its Section 8 residents with numerous housing choices for a larger number of families, the Housing Authority of the City of Lakeland must maintain an adequate pool of available housing units. This inventory of available housing units is maintained and enhanced by paying current and prospective landlords a fair and reasonable rent based on the local market.

The Department of Housing and Urban Development has published Final Fiscal Year 2020-2021 Fair Market Rent rates for the Lakeland-Winter Haven Metropolitan Statistical Area with the option to increase/decrease the rent rates by up to 10% depending on the need. After market analysis, the Housing Authority of the City of Lakeland staff determined that in order to maintain the current pool of housing to attract other housing opportunities; and to serve as many families as possible, should adopt the Department of Housing and Urban Development’s final rent rates at 105% of the published Fair Market Rent for the jurisdiction its serves.

Therefore, the Housing Authority of the City of Lakeland staff is recommending the following payment standards for its Section 8 program effective October 1, 2020 and/or implementing within 90 days of approval for annual certifications.

<b>PAYMENT STANDARDS BY UNIT BEDROOMS</b>					
	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<b>HUD Final Fiscal Year 2021 Fair Market Rent</b>	794	799	1023	1375	1764
<b>Proposed Payment Standard 2020-2021 Effective 10/1/2020 (105% of Fair Market Rent)</b>	833	838	1074	1443	1852
<b>Current Payment Standard Effective 12/1/2019 (110% of Fair Market Rent)</b>	767	772	1006	1343	1699

## RESOLUTION NO. 2020-

### APPROVING THE PAYMENT STANDARD FOR FISCAL YEAR 2020-2021

**WHEREAS**, the Housing Authority of the City of Lakeland desires to provide its Section 8 eligible residents a wide range of housing units; and

**WHEREAS**, to accomplish this availability, the Housing Authority of the City of Lakeland desires to establish a rent structure that is not only attractive to the current Housing Authority landlords but will also attract future landlords; and

**WHEREAS**, the Department of Housing and Urban Development yearly publishes a Fair Market Rent rate structure.

**WHEREAS**, the Department of Housing and Urban Development establishes in 24CFR982.503 that the PHA may adopt payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD).

**WHEREAS**, the Housing Authority of the City of Lakeland staff's evaluation of the published Department of Housing and Urban Development rate structure against local market analysis indicated that it would be in the best interest of the Housing Authority's Section 8 residents to increase the Housing Authority of the City of Lakeland's Payment Standards structure at 105% of the Department of Housing and Urban Development's published rate in order to maintain an adequate number of housing units and to increase the number of families participating in the program (see attached matrix);

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Lakeland hereby approves its Fiscal Year 2020-2021 Payment Standards to be 105% of the rate published by the Department of Housing and Urban Development--effective October 1, 2020 and/or implementing within 90 days of approval for annual certifications.

### CERTIFICATE OF COMPLIANCE

This is to certify that the Board of Commissioners of The Housing Authority of the City of Lakeland has approved and adopted this Resolution 20- dated September 21,2020.

Attested by:

\_\_\_\_\_  
Benjamin Stevenson, Secretary

\_\_\_\_\_  
Michael A. Pimentel, Chair