



JEFFERSONVILLE HOUSING AUTHORITY

RESOLUTION NO. 2022-21

RESOLUTION OF THE HOUSING AUTHORITY COMMISSION OF THE CITY OF JEFFERSONVILLE ESTABLISHING THE PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, September 1, 2022, the United States Department of Housing and Urban Development published the final annual Fair Market Rents (FMR's) for the Louisville-, KY-IN HUD Metro FMR Area including Clark County, IN.

WHEREAS, a Public Housing Authority (PHA) uses the published FMR's as a guide to establish Payment Standards per bedroom size for the Housing Choice Voucher Program; and

WHEREAS, a Public Housing Authority (PHA) may establish Payment Standards anywhere between 90 to 110 percent of the published FMR without obtaining HUD approval; and

WHEREAS, the Payment Standards are used to calculate the housing assistance payment (HAP) that the PHA pays to the owner on behalf of the family leasing the units; and

WHEREAS, the Payment Standard by the PHA directly affects that amount of subsidy a family will receive and the amount of rent that will be paid by the tenant; and

WHEREAS, a PHA must also determine that its annual budget authority for the Housing Choice Voucher Program will support the established Payment Standards; and

WHEREAS, applicants/participants have experienced cost related obstacles to lease safe, decent and affordable units within the PHA's jurisdiction,

WHEREAS, the Jeffersonville Housing Authority has determined the Payment Standards shall be set at the following rate of 110% FMR for all bedroom sizes: Below are the Payment Standards:

Bedroom Size	FMR-2023	2023 Payment Standards	2022 Payment Standards
0 BR	776	853	689
1 BR	876	963	798
2 BR	1,052	1,157	1,010
3 BR	1,395	1,534	1,276
4 BR	1,602	1,762	1,465
5 BR	1,842	2,026	1,685

WHEREAS, the Payment Standards have been reviewed by the Chief Financial Officer.

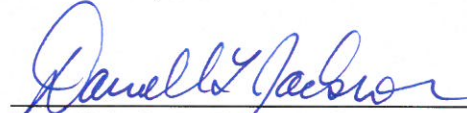
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jeffersonville Housing Authority, Clark County, Indiana hereby approves and adopts the Payment standards to be effective October 1, 2022 as set forth above; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to take all actions necessary to implement this resolution and shall be in full force and effect from and upon its adoption.

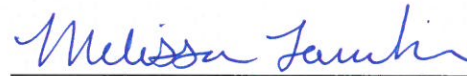
PASSED, by the Housing Authority Board of Commissioner this **14th day of September 2022**.



Carl Kramer, Chair



Darnell Jackson, Executive Director



Board Attorney



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Louisville, KY-IN HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2023 FMR	\$776	\$876	\$1,052	\$1,395	\$1,602
FY 2022 FMR	\$690	\$800	\$960	\$1,279	\$1,468

Clark County, IN is part of the Louisville, KY-IN HUD Metro FMR Area, which consists of the following counties: Clark County, IN; Floyd County, IN; Harrison County, IN; Bullitt County, KY; Henry County, KY; Jefferson County, KY; Oldham County, KY; and Spencer County, KY. All information here applies to the entirety of the Louisville, KY-IN HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2016-2020 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2023, provided the estimate is statistically reliable. For FY2023, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2016-2020 5-year estimate, HUD checks whether the area has had at least 1 minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2023 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2023.

2. **Calculate the Basis for Recent Mover Adjustment Factor:** HUD has changed the calculation of the FY2023 Recent Mover Factor from previous years due to the unavailability of ACS₂₀₂₀ 1-year estimates. The Census Bureau did not release standard 1-year estimates from the 2020 American Community Survey (ACS) due to the impacts of the COVID-19 pandemic on data collection. For FY2023, HUD uses a multi-pronged approach that includes private sources of rental data.

In order to calculate rents that are "as of" 2020, HUD takes the average of the recent mover factor from 1-year ACS₂₀₁₉ recent mover rent inflated by 2019-2020 gross rent change; and the factor from 5-year ACS₂₀₂₀ recent mover rent. For areas where private data is available, the 2019-2020 gross rent change uses a weighted average of private sources and the Consumer Price Index (CPI) to calculate the annual percentage change in rents plus utilities from annual 2019 to annual 2020. For areas where private data is not available, the 2019-2020 gross rent change is based only on the CPI.

3. **Adjust for Inflation:** In order to calculate rents that are "as of" 2021, for areas where private data is available, HUD calculates the relevant (regional or local) change in gross rent inflation using a weighted average of private data sources and the Consumer Price Index (CPI) from annual 2020 to annual 2021. For areas where private data is not available, HUD uses only the CPI, which is the same process used in previous years.