

RESOLUTION NO. \_\_\_\_\_

**APPROVAL OF REVISIONS TO THE HOUSING CHOICE VOUCHER PROGRAM  
ADMINISTRATIVE PLAN**

**Item No. 5e**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Housing Choice Voucher (HCV) providers adopt an Administrative Plan to set local policies for the administration of the program in accordance with HUD requirements and local priorities; and

WHEREAS, the HCV Program Administrative Plan and any revisions to said document must be formally adopted by the Louisville Metro Housing Authority (LMHA) Board of Commissioners; and

WHEREAS, the LMHA finds it necessary to revise the existing HCV Program Administrative Plan to administer the program in a more effective and efficient manner and to remain in compliance with HUD rules and regulations; and

WHEREAS, the LMHA is proposing revisions to the following sections of the HCV Program Administrative Plan: "Payment Standards" (Appendix 1); and

WHEREAS, the full text of the proposed revisions is given as an attachment to this resolution; and

WHEREAS, LMHA will utilize HUD issued Notice PIH 2020-13 (HA), REV-1; Waiver – HCV-1: Administrative Plan – in implementing revised fair market rates (FMR); and

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Housing Choice Voucher Program Administrative Plan revisions are adopted.

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**I. STATEMENT OF FACTS:**

LMHA reviews its HCV Program Administrative Plan to ensure that the admissions and occupancy policies described therein are compliant with the latest rules and regulations issued by HUD and that the HCV Program is operated in a manner that is effective, efficient, and beneficial to residents. To that end, LMHA is now proposing the following changes to its Administrative Plan:

- “Appendix 1”
  - Revise fair market rent (FMR) as calculated by HUD. Fair Market Rents (FMRs) are used to determine payment standard amounts for the Housing Choice Voucher program.

**II. ALTERNATIVES:**

- A. Approve all the revisions to the HCV Program Administrative Plan.
- B. Approve a portion of the revisions to the HC Program Administrative Plan.
- C. Do not approve the revisions to the HCV Program Administrative Plan.

**III. RECOMMENDATION:**

Staff recommends Alternative “A”.

**IV. JUSTIFICATION:**

HUD requires that Housing Choice Voucher (HCV) providers adopt a written Administrative Plan that establishes local policies for administration of the program. This document guides staff in administering the HCV Program and informs residents and the general public of the Housing Authority’s admissions and occupancy policies.

Submitted by: Heath Rico-Storey  
Compliance Manager  
September 15, 2020

# APPENDIX 1: PAYMENT STANDARDS (INCLUDING MAPS)

Louisville Metro Housing Authority

Housing Choice Voucher Program

Payment Standards for Fiscal Year 2021 (Effective October 1, 2020)

Bedroom Size	Fair Market Rent (FMR) FY2021	Rental		Homeownership	
		Payment Standard Regular 100% FMR	Payment Standard Exception 110% FMR	Payment Standard Regular 110% FMR	Payment Standard Exception 120% FMR
0	\$649	\$649	\$714	\$714	\$779
1	\$760	\$760	\$836	\$836	\$912
2	\$918	\$918	\$1,010	\$1,010	\$1,102
3	\$1,229	\$1,229	\$1,352	\$1,352	\$1,475
4	\$1,408	\$1,408	\$1,549	\$1,549	\$1,690
5	\$1,619	\$1,619	\$1,781	\$1,781	\$1,943
6	\$1,830	\$1,830	\$2,013	\$2,013	\$2,196
7	\$2,042	\$2,042	\$2,246	\$2,246	\$2,450
8	\$2,253	\$2,253	\$2,478	\$2,478	\$2,703