



Office of

Consent 02/04/2020

**INDIAN RIVER COUNTY
ATTORNEY**

Dylan Reingold, County Attorney
William K. DeBaal, Deputy County Attorney
Susan J. Prado, Assistant County Attorney

MEMORANDUM

TO: Board of County Commissioners

FROM: William K. DeBaal, Deputy County Attorney

DATE: January 29, 2020

SUBJECT: Approval of Amended Resolutions Establishing Fair Market Rental Rates for Housing Choice Voucher Program

Among the County's housing programs is the Housing Choice Voucher Program, formerly known as Section 8 Housing. Federal regulations require the Board to approve by resolution a report of Fair Market Rental Rates on an annual basis. The Housing Choice Voucher Program (HCV) is a federally funded program administered by the County's Rental Assistance Program.

The annual rental rates for our area are 90% to 110% of the current fair market rents that were approved by Department of Housing and Urban Development (HUD). Staff has learned that those are very strict guidelines. In calculating the Three Bedroom rent approved in Resolution 2018-085 dated September 18, 2018 for Fiscal Year 2019, staff rounded the calculation causing the Payment Standard to be slightly below 90% of Fair Market Rent by 80¢ for the three bedroom. Staff has received a request from HUD to correct the calculation of the Payment Standard. In correcting the rounding error, the Fair Market Rent increased the three bedroom rent from \$1,216 to \$1,217. The attached Resolution amends Resolution 2018-085 to reflect the correct rental amounts, as requested by HUD.

On its own initiative, staff reviewed the Payment Standard Amounts for the Fair Market Rents calculated for Fiscal Year 2020 and approved by the Board via Resolution 2019-071 dated September 19, 2019. Staff found the same type of rounding error had occurred in the Three Bedroom and Four Bedroom categories resulting in changes from \$1,258 to \$1,259 for a Three Bedroom and from \$1,462 to \$1,463 for a Four Bedroom. The Resolution attached amends Resolution 2019-071 and will also be sent to HUD to correct their records. Staff enjoys a good relationship with HUD and continues to be rated a "High Performer" by the Department.

Funding: There is no funding associated with this resolution.

Recommendation. Staff recommends the Board approve the resolutions amending the Fair Market Rental Rates for Fiscal Years 2019 and 2020 and authorize the Chairman to execute the resolutions on behalf of the Board.

Copies to: Phil Matson, Community Development Director
Robin Miller, Rental Housing Program Manager