



## Boulder County Housing Authority Resolution 2023-05:

### A RESOLUTION FOR THE PURPOSE OF REVISING THE 2023 PAYMENT STANDARDS FOR THE BOULDER COUNTY HOUSING AUTHORITY HOUSING CHOICE VOUCHER PROGRAM

**WHEREAS**, the Department of Housing and Urban Development (HUD) published the 2023 Fair Market Rents on September 1, 2022; and

**WHEREAS**, the Boulder County Housing Authority (BCHA) must adopt a Payment Standard within 90% and 110% of the established Fair Market Rents (FMR); and in November of 2022 the Board approved adopting the payment standards at 105% of the 2023 FMR effective January 1, 2023; and

**WHEREAS**, BCHA voucher holders are experiencing difficulty in utilizing their vouchers at the current rates particularly in the one, two and three bedroom rental units. Market data demonstrates that since December of 2022 the average gross rent price for a one bedroom is \$1,779, a two bedroom is \$2,073 and a three bedroom is \$2,722. This exceeds the HUD published 2023 FMRs by 7-12% and also exceeds the BCHA 2023 payment standards by 2-7%;

**WHEREAS**, BCHA wishes to revise the 2023 Payment Standards to increase the standards for the one, two and three bedroom amounts to 110% of the FMRs in order to match the trends in the current rental market, allowing Housing Choice Voucher participants the opportunity to competitively access decent, safe and affordable housing, BCHA would be adopting a payment standard within the allowable range by HUD and continues to serve the voucher participants appropriately; and

**NOW THEREFORE**, be it resolved that the Board of Commissioners of the Boulder County Housing Authority approves adopting the revised 2023 Boulder County Payment Standards that would be effective May 1, 2023 for all voucher recertifications, new admissions and moves set at an average of 107.5% of the 2023 HUD Fair Market Rents.

#### BCHA Payment Standards

Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
\$1467	\$1736	\$2102	\$2795	\$3155	\$3629

#### HUD Fair Market Rents for Boulder County 2023

Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
\$1397	\$1578	\$1911	\$2541	\$3005	\$3456

Approved and adopted this \_\_\_\_\_ day of April 2023.

BOARD OF HOUSING AUTHORITY OF THE  
COUNTY OF BOULDER, COLORADO,  
a public body, corporate and politic

\_\_\_\_\_  
Claire Levy, Chair

ATTEST:

\_\_\_\_\_  
Assistant Secretary