CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

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CRHA RESOLUTION #1496

A RESOLUTION APPROVING THE CHARLOTTESVILLE REDEVELOPMENT HOUSING AUTHORITY'S 2025-2026 VOUCHER PAYMENT STANDARD SCHEDULE

Residents *FIRST*!

WHEREAS, pursuant to 42 U.S.C. Section 1437(c)(1), the Department of Housing and Urban Development("HUD") annually publishes, in the Federal Register, fair market rents (FMR) for each market are in the United States; and

WHEREAS, under 24 CFR 982.503(a)(1), the Housing Authority("Authority") "must adopt a payment standard schedule that establishes voucher payment standard amounts for each FMR area in the [Authority's] jurisdiction" for each "unit size"; and

WHEREAS, unit size is based on the number of bedrooms; and

WHEREAS, the Authority "may establish the payment standard amount for a unit size at any level between 90 percent and 110 percent of the published FMR for that unit size" (24 CFR 982.503(b)(1)(i)); and

WHEREAS, the Authority "must revise the payments standard amount no later than 3 months following the effective date of the published FMR if a change is necessary to stay within the basic range" (24 CFR 982.503(b)(1)(1)); and

WHEREAS, HUD has published the 2026 FMRs for Charlottesville City, which should take effect on December 1, 2025

WHEREAS, it has been determined that an additional increase in payment standards is necessary to keep pace with regional rental market trends and limit shelter burden; and

WHEREAS, increased payment standard amounts will Affirmatively Further Fair Housing objectives in the Charlottesville City region and surrounding counties;

WHEREAS, the Authority has reviewed the current average contract rents for the unit under a Housing Assistance Payments Contract and has determined that the payment standards should be established at 110% percent of the published 2026 FMRs for the Charlottesville City Region and surrounding counties.