

RESOLUTION #2016- 4
REVISION OF FLAT RENTS

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 has required PHAs to adopt and offer tenants annually, the option to elect to pay a flat (fair market) rent rather than electing to pay income based rent; and

WHEREAS, Section 210 of the 2014 Appropriations ACT amends the US Housing ACT of 1937 to require that flat rents for public housing residents not be established any lower than 80% of the published FMRs, and

WHEREAS, Resolution 2014-28 adopted at the July 9, 2014 BOC meeting accepted the changes to the Admission and Continued Occupancy Plan and PHA plan whereby it was determined that the flat rent for all unit sizes would be established to reflect 90 percent of the published fair market rent (FMR); and

WHEREAS, on December 10, 2015 the final FMRs for 2016 were published and they differ from the proposed FMRs issued on September 3, 2015, the flat rents adopted at the September 10, 2015 BOC meeting must be adjusted to reflect 90 percent of the final FMRs and therefore the newly established flat rents are as follow:

<u>Bedrooms</u>	<u>New Rent</u>
0	\$ 893
1	\$1,129
2	\$1,420
3	\$1,823
4	\$2,261

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Highland Park, New Jersey that the revised flat rent schedule as stated above is hereby effective January 1, 2016.

Motion to adopt Resolution #2016-4 moved by Commissioner Monk and seconded by Commissioner Sedehi.

ROLL CALL:	Chen	Chudnick	Martinez	Monk	Reh	Sedehi
AYES:	Chen	Chudnick	Martinez	Monk	Reh	Sedehi
NAYS:	None					
Abstain:	None					
Absent:	None					

I hereby certify that the above Resolution is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the Borough of Highland Park at their regularly scheduled Meeting of January 13, 2016.

Donna F. Brightman, Secretary

Approved as to legal form:

Terrence Corrison, Esq.