

RESOLUTION #2767

REVISION OF FLAT RENTS

WHEREAS, QWARA 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 2676 adopted at the September 8, 2014 BOC meeting accepted the changes to the ACOP 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 Township of Woodbridge, New Jersey that the revised flat rent schedule as stated above is hereby effective January 1, 2016.

Motion to adopt Resolution #2767 moved by Commissioner Rosario and seconded by Commissioner Shah.

ROLL CALL: Barbee Briante Kenny Rosario Shah Ficarra
 AYES: Kenny Rosario Shah Ficarra
 NAYS: None
 Abstain: None
 Absent: Barbee Briante

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 Township of Woodbridge at their regularly scheduled Meeting of January 4, 2016.

Donna F. Brightman, Secretary

Approved as to legal form:

Terrence Corrison, Esq.