

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1550

DATE OF ADOPTION: OCTOBER 12, 2017

SUBJECT: (REVISED RESOLUTION #1548) REVISION FROM THE 2017 FAIR MARKET RENT (FMR) TO THE 2018 FMR AT THE 40TH PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING SEPTEMBER 14, 2017

THE FOLLOWING RESOLUTION was presented by Kenneth Pushko, Executive Director/Secretary at a Regular Meeting held on October 12, 2017:

WHEREAS, the Rahway Housing Authority (hereinafter the "Authority") operates a Section 8 Housing Choice Voucher Program hereinafter (the "Voucher Program"), in accordance with regulations promulgated by the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, HUD requires that the Authority adopt payment standards for the Section 8 Program; and

WHEREAS, the Authority has determined to replace the current 2017 fair market rents with the 2018 fair market rents at the 40th percentile as this applies to the City of Rahway; and

WHEREAS, HUD has provided "Hypothetical" small area FMR's as opposed to the current FMR's for all of Essex and Union Counties. These "Hypothetical" small area FMR's isolate rents just in Rahway and confirm our long standing view that rents in Rahway statistically are higher than the average FMR's developed using all of Essex and Union County statistics; and

WHEREAS, these "Hypothetical" small area FMR's have been taken into consideration to develop RHA's proposed Payment Standards; and

WHEREAS, HUD has implemented Budget subsidies as opposed to Unit Based costs requiring Housing Authorities nationwide to absorb possible expenditure overages; and

WHEREAS, in light of this year's new FMR's and while keeping in mind budgeting restraints, the following payment standards (including utilities) are proposed:

	HUD 2017 FMR	Small Area 07065 FMR	HUD 2018 FMR	RHA 2017 Payment Standard	RHA Proposed 2018 Payment Standard	Percent Above 2017 HUD FMR
Studio	1007	1080	988	970	988	-
1 Bedroom	1063	1190	1082	1180	1220	10% +
2 Bedroom	1288	1440	1314	1410	1460	10% +
3 Bedroom	1655	1850	1685	1810	1870	10% +
4 Bedroom	1886	2140	1950	1900	1920	-

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Authority that the Authority hereby replaces its 2017 Payment Standards with new Payment Standards for 2018 for RHA's Section 8 Program effective September 14, 2017. Historically, HUD FMR's for Union/Essex County are lower than Rahway's actual rents for 1, 2 & 3 bedroom units, thus the percentage above HUD FMR's.

COMMISSIONER Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Pekarofski, and on a roll call vote the Ayes and Nays were as follows:

AYES

Pekarofski
Ragan
Simon
Thomas

NAYS

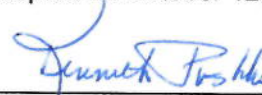
ABSTAIN

ABSENT

Lesinski
Parson
Snowden

THE CHAIRPERSON thereupon declared Resolution No. 1550 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on October 12, 2017.



Kenneth Pushko
Secretary/Executive Director

Kap