

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1453**

**DATE OF ADOPTION: SEPTEMBER 12, 2013**

**SUBJECT:** REVISION FROM THE 2013 FAIR MARKET RENT (FMR) TO THE 2014 FMR AT THE 40<sup>TH</sup> PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2013

**THE FOLLOWING RESOLUTION** was presented by Kenneth Pushko, Executive Director/Secretary at a Regular Meeting held on September 12, 2013:

**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 2013 fair market rents with the 2014 fair market rents at the 40<sup>th</sup> percentile as this applies to the City of Rahway; 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:

	<b>HUD 2013 FMR</b>	<b>HUD 2014 Proposed FMR</b>		<b>RHA 2013 Payment Standard</b>	<b>RHA Proposed 2014 Payment Standard</b>	<b>Percent Above 2014 HUD FMR</b>
Studio	\$971	\$1,022		\$940	\$950	-7%
1 Bedroom	\$1,007	\$1,059		\$1,096	\$1,100	3.9%
2 Bedroom	\$1,202	\$1,265		\$1,310	\$1,310	3.6%
3 Bedroom	\$1,550	\$1,632		\$1,643	\$1,650	1.1%
4 Bedroom	\$1,772	\$1,865		\$1,750	\$1,760	-6%

**NOW, THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Authority hereby replaces its 2013 Fair Market Rents at various payment standards for RHA's Section 8 Program effective October 1, 2013. Historically, HUD FMR's for Union/Essex County are lower than Rahway's actual rents for 2 & 3 bedroom units.

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

**AYES**

Bailey  
Parson  
Pekarofski  
Ragan  
Thomas

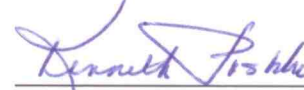
**NAYS**

**ABSTAIN**

**ABSENT**

**THE CHAIRPERSON** thereupon declared Resolution No. 1453 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on September 12, 2013.



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Kenneth Pushko  
Secretary/Executive Director

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