

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

**RESOLUTION NO. 1548**

**DATE OF ADOPTION: SEPTEMBER 14, 2017**

**SUBJECT:** REVISION FROM THE 2017 FAIR MARKET RENT (FMR) TO THE 2018 FMR AT THE 40<sup>TH</sup> 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 September 14, 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 40<sup>th</sup> 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:

	<b>HUD 2017 FMR</b>	<b>Small Area 07065 FMR</b>	<b>HUD 2018 FMR</b>		<b>RHA 2017 Payment Standard</b>	<b>RHA Proposed 2018 Payment Standard</b>	<b>Percent Above 2017 HUD FMR</b>
Studio	1007	1080	988		970	988	-
1 Bedroom	1063	1190	1082		1180	1190	10%
2 Bedroom	1288	1440	1314		1410	1430	8.8%
3 Bedroom	1655	1850	1685		1810	1830	8.6%
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** Pekarofski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski, and on a roll call vote the Ayes and Nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Lesinski			Simon
Parson			Thomas
Pekarofski			
Ragan			
Snowden			

**THE CHAIRPERSON** thereupon declared Resolution No. 1548 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 14, 2017.



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Kenneth Pushko  
Secretary/Executive Director

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