

**RESOLUTION
of the
HOUSING AUTHORITY OF THE
CITY OF LINDEN**

Resolution No. 2015-02

**RESOLUTION APPROVING AND AUTHORIZING THE HOUSING AUTHORITY'S
USE OF THE SECTION 8 UTILITY ALLOWANCES PROVIDED BY THE NJ
DEPARTMENT OF COMMUNITY AFFAIRS**

Board Meeting Date: January 21, 2015

Date Adopted: January 21, 2015

WHEREAS, the Housing Authority of the City of Linden ("Housing Authority"), a public entity organized and existing pursuant to both Title 24 of the Code of Federal Regulations, the Department of Housing and Urban Development (HUD), and the laws of the state of New Jersey has determined that it is in need of increasing the utility allowances available to Section 8 voucher participants; and

WHEREAS, a request for tenancy approval submitted by the owner and the prospective tenant indicates to the Housing Authority the utilities to be paid for directly by the tenant as well as those that are included in the rent; and

WHEREAS, these provisions are incorporated into the lease and the Housing Authority Payment contract; and

WHEREAS, any time a change is made in the responsibility for payment of utility expenses, the owner and the tenant must report the change to the Housing Authority so that the contract rent and the utility allowance can be adjusted accordingly; and

WHEREAS, the Department of Community Affairs is responsible for establishing and maintaining a utility allowance schedule that provides reasonable allowances for tenant-paid utilities; and

WHEREAS, the utility allowance is intended to enable participating families to pay typical costs for utilities and services paid by energy-conserving households occupying units of similar size and type in the same locality; and

WHEREAS, the Housing Authority is required to maintain a utility allowance schedule for tenant-paid utilities, tenant-supplied refrigerators and ranges, and other tenant-paid housing services (such as trash collection); and

WHEREAS, the utility allowance schedule must include the utilities and services necessary to provide housing; and

WHEREAS, the Housing Authority must classify utilities and other housing services according to the following general categories:

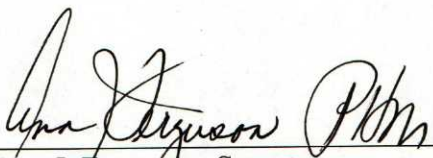
- * Space heating
- * Air conditioning
- * Cooking
- * Water heating
- * Water
- * Sewer
- * Trash collection
- * Other electric
- * (Tenant-provided) refrigerator
- * (Tenant-provided) range
- * Other specified housing services

WHEREAS, the Board of Commissioners has determined that it is in the best interest of the Housing Authority to increase its utility allowances based upon the updated rate provided by the NJ Division of Community Affairs and in accordance with HUD regulations;

NOW THEREFORE,

BE IT RESOLVED, that the Board of Commissioners hereby approves and authorizes the Housing Authority to increase its utility allowances for Section 8 voucher participants based upon the most recent rate issued by the Division of Community Affairs; and

BE IT FURTHER RESOLVED, that the Board hereby directs the Executive Director of the Housing Authority of the City of Linden to take any and all necessary administrative actions to implement this resolution.



Ann J. Ferguson, Secretary
Housing Authority of the City of Linden