

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

**Resolution No. 2015-41**

**RESOLUTION APPROVING UTILITY ALLOWANCES  
EFFECTIVE JANUARY 1, 2016**

**Board Meeting Date: October 21, 2015**

**Date Adopted: October 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 setting the utility allowances available to Section 8 voucher participants;

**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;

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

**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;

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

**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;

**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);

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

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

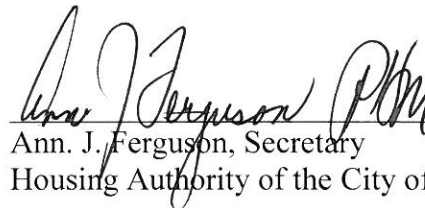
- \* Space heating
- \* Air conditioning
- \* Cooking
- \* Water heating
- \* Water
- \* Sewer
- \* Trash collection
- \* Other electric
- \* (Tenant-provided) refrigerator
- \* (Tenant-provided) range
- \* Other specified housing services; and

**WHEREAS**, the Board of Commissioners has determined that it is in the best interest of the Housing Authority to set its utility allowances based upon the rates provided by the New Jersey Department of Community Affairs and in accordance with HUD regulations, effective January 1, 2016;

**NOW THEREFORE,**

**BE IT RESOLVED,** that the Board of Commissioner hereby approves and authorizes the Housing Authority to set its utility allowances for Section 8 voucher participants in accordance with the rate given by the New Jersey Division of Community Affairs, effective January 1, 2016; and

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

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