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May 10, 2024

Dear Tenant(s):

This letter is to inform you that the Housing Authority of the City of Linden ("Housing Authority") will be implementing a new Admissions and Continued Occupancy Policy, Emergency Transfer Plan, Flat Rent Policy, Pet Policy, Smoke-Free Policy, and Tenancy Leases. A summary of each item being implemented by the Housing Authority, as well as the procedure for implementation, are set forth below.

HUD regulations (24 C.F.R. 960.202) require that every Public Housing Authority ("PHA") adopt and implement a policy governing the admission of tenants. The Housing Authority has prepared an updated Admissions and Continued Occupancy Policy to ensure compliance with a myriad of Federal and State legal requirements and to incorporate new policy directions established by the Housing Authority's Board of Commissioners ("Board"). The Admissions and Continued Occupancy Policy addresses various matters, including fair housing and equal opportunity, deconcentration of poverty, program eligibility, application procedures, waiting list management, tenant selection, verification procedures, occupancy guidelines, rent determinations, leasing, re-examination / re-certification, inspections, transfers, and termination procedures.

HUD regulations (24 C.F.R. 5.2005) regarding the implementation of additional protections for victims of domestic violence, dating violence, sexual assault, and stalking pursuant to the Violence Against Women Act ("VAWA") require that every PHA distribute a Notice of Occupancy Rights to all applicants and tenants. This Notice advises of the specific protections available to applicants and tenants, in the event that they are the victim of domestic violence, dating violence, sexual assault, or stalking. Further, HUD **requires** that every PHA have an Emergency Transfer Plan, which provides a means for tenants to request a unit transfer in the event that they are the victim of domestic violence, dating violence, sexual assault, or stalking. Therefore, the Housing Authority has prepared a Notice of Occupancy Rights, an Emergency Transfer Plan, an Emergency Transfer Request form, and a Certification form for implementation.

HUD regulations (24 C.F.R. 960.253(b) require that every PHA adopt and implement a flat rent option. Further, HUD requires that every PHA maintain their flat rents in an amount no less than 80% of the HUD-determined Fair Market Rent. Therefore, the Housing Authority has prepared a Flat Rent Policy for implementation.

HUD regulations (24 C.F.R. 960.701 et seq.) authorize every PHA to adopt and implement a policy governing pets. The Housing Authority has prepared an updated Pet Policy to ensure compliance with a myriad of Federal and State legal requirements and to incorporate new policy directions established by the Board. The Pet Policy addresses various matters, including pet applications, pet registrations / licensing, pet inoculations, pet security deposits, amount and size restrictions, humane treatment, waste disposal, and assistance animals.

HUD regulations (24 C.F.R. 965.653) require that every PHA adopt and implement a policy prohibiting the use of certain tobacco products inside of and within twenty-five (25) feet of public housing and administrative office buildings. Further, HUD requires that every PHA implement this policy by amending its PHA Plan and tenant leases. Therefore, the Housing Authority has prepared a Smoke-Free Policy for implementation.

HUD regulations (24 C.F.R. 966.4 and 24 C.F.R. 960.509) require that every PHA adopt and implement tenancy leases for public housing families and non-public housing over-income families. The Housing Authority has prepared updated Tenancy Leases to ensure compliance with a myriad of Federal and State legal requirements and to incorporate new policy directions established by the Board. The Tenancy Leases address various matters, including



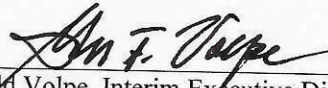
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household composition, lease terms, payment requirements, rent recalculations, occupancy restrictions, lease obligations, housing inspections, housekeeping standards, and termination requirements.

On May 2, 2024, the Housing Authority's Board of Commissioners ("Board") approved the Admissions and Continued Occupancy Policy, Emergency Transfer Plan, Flat Rent Policy, Pet Policy, Smoke-Free Policy, and Tenancy Leases to be posted for notice and comment. We are now commencing a notice and comment period for these documents. During this notice period, tenants have the opportunity to present written comments to the Housing Authority, which shall be taken into consideration by the Board, prior to final adoption and implementation of the documents.

These documents are available for review at the Housing Authority's main office during normal business hours. In addition, these documents are posted on the Housing Authority's website. Written comments concerning these materials, addressed to Interim Executive Director Gerald Volpe, will be accepted via electronic mail to jvolpe@lindenha.org or by mail to the Housing Authority's main office (1601 Dill Avenue, Linden, New Jersey 07036 until June 10, 2024.

Very truly yours,



Gerald Volpe, Interim Executive Director
Housing Authority of the City of Linden



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