RESOLUTION
of the
HOUSING AUTHORITY OF THE
CITY OF LINDEN

Resolution No. 2024-07-17-4

RESOLUTION TO APPROVE AND AUTHORIZE THE ADOPTION OF THE UPDATED ADMISSIONS AND CONTINUED OCCUPANCY POLICY, EMERGENCY TRANSFER PLAN AND RELATED VIOLENCE AGAINST WOMEN ACT COMPLIANCE DOCUMENTS, FLAT RENT POLICY DOCUMENTS, PET POLICY, SMOKE-FREE POLICY, AND TENANCY LEASES

Date Introduced: July 17, 2024   **Date Adopted: July 17, 2024**

WHEREAS, the Housing Authority of the City of Linden ("Housing Authority"), a public entity organized and existing pursuant to the Code of Federal Regulations, the U.S. Department of Housing and Urban Development ("HUD"), and the laws of the State of New Jersey, has determined that it is in need of updating its Admissions and Continued Occupancy Policy, Emergency Transfer Plan (and related Violence Against Women Act ("VAWA") compliance documents), Flat Rent Policy Documents, Pet Policy, Smoke-Free Policy, and Tenancy Leases; and

WHEREAS, the Interim Executive Director and the Board of Commissioners ("Board") are committed to ensuring continuing compliance with all Federal and State of New Jersey statutes, regulations, and rules; and

WHEREAS, consistent with this commitment, and with the assistance of the Housing Authority's Legal Counsel, the Interim Executive Director has prepared the updated Admissions and Continued Occupancy Policy, Emergency Transfer Plan (and related VAWA compliance documents), Flat Rent Policy Documents, Pet Policy, Smoke-Free Policy, and Tenancy Leases (the "updated documents"); and

WHEREAS, on May 2, 2024, the Board adopted a resolution to approve and authorize the posting of the updated documents for public comment; and

WHEREAS, in accordance with 24 C.F.R. 966.3 and 24 C.F.R. 966.5, the Authority distributed a written notice to all residents regarding the updated documents; and

WHEREAS, specifically, the notice provided residents with a summary of the proposed changes to the documents, the procedure for reviewing the updated documents, and the deadline for submitting written comments on the updated documents; and

WHEREAS, no public comments were received by the Housing Authority; and

WHEREAS, the Admissions and Continued Occupancy Policy has been revised primarily to address a new preference mandated by HUD and the delayed implementation of HOTMA (mandated due to HUD's failure to meet its own deadline for making necessary changes to its computer system in converting from PIC to HIP); and

WHEREAS, the Board now wishes to adopt the updated documents; and

WHEREAS, the Board of Commissioners has determined that it is in the best interest of the Housing Authority and its overall goal of providing quality, affordable housing to low-income seniors to approve and authorize the adoption of the updated documents;

NOW THEREFORE,

BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Linden hereby approves and authorizes the adoption of the updated Admissions and Continued Occupancy Policy, Emergency Transfer Plan (and related VAWA compliance documents), Flat Rent Policy Documents, Pet Policy, Smoke-Free Policy, and Tenancy Leases; and

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

CERTIFICATION

I, Gerald Volpe, the duly appointed and qualified Interim Executive Director of the Housing Authority of the City of Linden, do hereby certify that the attached Resolution (**2024-07-17-4**) was adopted by the Board of Commissioners at an open public meeting held on **July 17, 2024** pursuant to the vote recorded below and is a true and correct copy of the original resolution of said meeting on file and of record.

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Gerald Volpe, Interim Executive Director

Recorded Vote of the Board of Commissioners

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	M	✓			
SHERI HUMPHREY, VICE CHAIR					✓
SHARON BACOT		✓			
GARY MANNUZZA	2nd	✓			
PETER MATLOSZ		✓			
DANI ORELIEN					✓