

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

Resolution No. 2024-07

**RESOLUTION TO APPROVE AND AUTHORIZE AN INCREASE TO THE SECTION 8
PAYMENT STANDARDS**

Date Introduced: January 31, 2024

Date Adopted: January 31, 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 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 its Section 8 payment standards; and

WHEREAS, pursuant to 24 C.F.R. 982.503, the Housing Authority is required to adopt payment standards for its Section 8 Housing Choice Voucher program; and

WHEREAS, the Housing Authority is authorized to adopt payment standards that are between 90% and 110% of the applicable HUD Fair Market Rents (“FMRs”) without HUD approval; and

WHEREAS, the Housing Authority is authorized to adopt payment standards that are between 111% and 120% of the applicable HUD FMRs with HUD Field Office approval; and

WHEREAS, the Housing Authority wishes to adopt payment standards that are a minimum of 110% of the applicable HUD FMRs; and

WHEREAS, the Housing Authority wishes to request HUD Field Office approval to increase the payment standards to 120% of the applicable HUD FMRs; and

WHEREAS, the applicable FMRs and desired payment standards are listed below; and

Bedroom Size	Fair Market Rents	110% Payment Standard	120% Payment Standard
Efficiency	\$1,379.00	\$1,516.00	\$1,654.00
One-Bedroom	\$1,590.00	\$1,749.00	\$1,908.00
Two-Bedroom	\$1,916.00	\$2,107.00	\$2,299.00
Three-Bedroom	\$2,424.00	\$2,666.00	\$2,908.00
Four-Bedroom	\$2,800.00	\$3,080.00	\$3,360.00

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 an increase to the Section 8 payment standards;

NOW THEREFORE,

BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Linden hereby approves and authorizes an increase to the Section 8 payment standards; and

BE IT RESOLVED, that the Board hereby directs that the payment standards shall be 110% of the applicable HUD FMRs; and

BE IT RESOLVED, that the Board hereby directs that the Interim Executive Director shall immediately submit a request for HUD Field Office approval to increase the payment standards to 120% of the applicable HUD FMRs; and

BE IT RESOLVED, that the Board hereby directs that the payment standards shall automatically increase to 120% of the applicable FMRs if approved by the HUD Field Office; and

BE IT FURTHER RESOLVED, that the Board hereby directs 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) was adopted by the Board of Commissioners at an open public meeting held on **January 31, 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.

Gerald Volpe, Interim Executive Director

Recorded Vote of the Board of Commissioners

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ	1	X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			