

RESOLUTION 2023 – 27

**RESOLUTION APPROVING THE USE OF HUD ESTABLISHED SMALL AREA FAIR
MARKET RENTS (SAFMR) FOR THE FLAT RENT SCHEDULE**

WHEREAS, PIH Notice 2022-33 requires PHAs to establish flat rents at no less than 80 percent of the applicable Fair Market Rent (FMR) or Small Area Fair Market Rent (SAFMR); and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) establishes Small Area Fair Market Rents (SAFMR) for each market area in the United States; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) permits PHAs to utilize a HUD-established SAFMR that is based on an area geographically smaller than the effective FMR published in the Federal Register; and

WHEREAS, to satisfy this option, the Board of Commissioners wishes to use the applicable Small Area Fair Market Rents (SAFMR) for the Public Housing Flat Rent Schedule; and

Zip Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom
07960	\$2,000	\$2,310	\$2,780	\$3,520
07801	\$1,610	\$1,850	\$2,230	\$2,820
07834	\$1,610	\$1,850	\$2,230	\$2,820
07866	\$1,560	\$1,790	\$2,160	\$2,730
07869	\$1,540	\$1,780	\$2,140	\$2,710

WHEREAS, the U.S. Department of Housing and Urban Development granted the Authority the ability to increase rents to an amount up to ten (10) percent above published figures for the Newark, NJ HUD Metro Area for its Housing Choice Voucher Program; and

WHEREAS, the Small Area FMRs are effective January 1, 2024; and

WHEREAS, at recertification, the PHA must offer tenants the option of paying either Flat Rent or the income-based rent; and

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority County of Morris authorize the use of HUD established Small Area Fair Market Rents (SAFMR) for its Flat Rent Schedule.

10/19/23
Date Adopted

Kelly A. Stephens, Director/Secretary