

RESOLUTION 2025 – 22

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	\$2,370	\$2,680	\$3,240	\$4,060
07801	\$1,790	\$2,020	\$2,450	\$3,070
07834	\$1,840	\$2,070	\$2,510	\$3,140
07866	\$1,750	\$1,980	\$2,400	\$3,010
07869	\$1,790	\$2,020	\$2,450	\$3,070

WHEREAS, the Small Area FMRs are effective January 1, 2026; 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.

Kelly A. Stephens (Original on File)

Kelly A. Stephens, Director/Secretary

October 9, 2025

Date Adopted