

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2312

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE, upon the recommendation and approval of the Executive Director, that the following claims on current bills, list attached, amounting to \$ 7,122.11 is hereby approved.

INTRODUCED BY: /s/ Judith Silver

SECONDED BY: /s/ Sherry Bauer

DATED: October 6,2021

PROJECT BILLS FOR OCTOBER, 2021

\$ 1,049.43 P.S.E. & G. – Invoice for September 2021/HJHH
1,226.08 Suez Water NJ - Inv. for 8/1/21 to 8/31/21
138.11 P.S.E. & G. – Street Lighting for September 2021
487.94 P.S.E. & G. – Office Invoice for September 2021
204.57 Home Depot – Maintenance Supplies

\$ 3,106.13 TOTAL

SECTION 8 BILLS FOR OCTOBER, 2021

\$ 198.68 Staples – Paper Products Inv. 7339964223
769.00 A S Consulting Inc. – Managed Services for September 2021
535.66 Verizon – FIOS Services 9/10 to 10/9/2021
34.99 Ready Refresh – Services
482.33 Verizon Wireless – Services 9/4/21 to 10/3/2021
53.80 Fusion LLC – Services for September 2021
1,649.00 Nelrod Company – Renewal of Rent Reasonableness Program
for one-year period September 2021 to October 2022
21.45 NTN - Criminal and Credit Reports for September 2021
216.90 Verizon – Services for 9/10/21 to 10/9/2021
54.17 Direct Supplies – In. #519554 – 1 Lavy Faucet S/L 50/50 Popup LF

\$ 4,015.98 TOTAL

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2313

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE FORT LEE HOUSING AUTHORITY AUTHORIZING A 2.68% RENT INCREASE FOR APARTMENTS AT THE HARRY J. HOLTJE HOUSE LOCATED AT 1403, 1405 AND 1407 TERESA DRIVE, FORT LEE, NEW JERSEY.

WHEREAS, as a result of the conversion from public housing to project based vouchers, the **FORT LEE ASSISTANCE AND SUPPORT HOUSING CORP. ("FLASH")** has been contracted to manage the Harry J. Holtje House Apartments (the "PBV Units") in accordance with applicable HUD Rules and Regulations; and

WHEREAS, the United States Department of Housing and Urban Development ("HUD") has authorized contract rent increases of up to 2.68% for project based Vouchers; and

WHEREAS, in accordance with applicable regulations, by letter FLASH submitted a request to a third party requesting an increase in the contract rents for the PBV units by 2.68%; and

WHEREAS, that the request submitted by FLASH is reasonable in light of comparable rents.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Fort Lee hereby approves the FLASH request to increase contract rents for the PBV Units by 2.68%.

/s/ Charles Blue

CHARLES BLUE Chairperson

INTRODUCED BY: /s/ Judith Silver

SECONDED BY: /s/ Sherry Bauer

DATED: October 6, 2021

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2314

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE AUTHORIZING AN INCREASE IN THE ONE AND TWO BEDROOM PAYMENT STANDARDS FOR SECTION 8 RENT SUBSIDIZED APARTMENTS.

WHEREAS, a Section 8 voucher participant is permitted to rent an apartment above the payment standard if they are able to pay the difference between the Fair Market Rent (FMR) (payment standard) and the portion above this standard if payment by the Section 8 participant does not exceed 40% of their income; and

WHEREAS, in Fort Lee and areas in close proximity to Fort Lee, the rents are higher than the HUD published Fair Market Rents and a review of the Housing Authority's rental payment reports indicate that the one and two bedroom apartment units in Fort Lee and surrounding areas are higher than HUD's FMR; and

WHEREAS, HUD regulations indicate that Public Housing Authorities are permitted to have payment standards ranging from 90% to 110% of Fair Market Rent and the Executive Director, Terrence J. Corrison, and Thomas Furlong, Consulting CPA, have determined that it would be in the best interest of the Section 8 Rent Subsidy Program to increase the rental payment standard for the one and two bedroom apartment units to offer Section 8 participants a greater selection of housing in the Fort Lee area; and

WHEREAS, the Fair Market Rents (Housing Authority Payment Standards) as established by HUD and effective October 1, 2022, for the Fiscal Year 2022 are:

Efficiency -	\$ 1,670.00
1 Bedroom -	\$ 2,000.00
2 Bedrooms -	\$ 2,350.00
3 Bedrooms -	\$ 2,920.00
4 Bedrooms -	\$ 3,640.00

; and

WHEREAS, the Fort Lee Housing Authority has determined that the Fair Market Rent (Housing Authority Payment Standard) to be used by the Housing Authority shall only be increased for the one and two bedroom apartment units. All other payment standards shall remain in full force and effect as follows:

Efficiency	-	\$ 1,670.00
1 Bedroom	-	\$ 2,200.00
2 Bedrooms	-	\$ 2,585.00
3 Bedrooms	-	\$ 2,920.00
4 Bedrooms	-	\$ 3,640.00

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE hereby:

- 1. Authorize the increase of the payment standard for the one (1) and two (2); bedroom apartment units in accordance with the HUD Regulations for Section 8 rent subsidies payment, subject to amendment when new FMRs are issued by HUD.**
- 2. Authorize the notification to HUD of the increased payment standard if required to do so by HUD.**
- 3. That this Resolution shall take effect immediately.**

OFFERED BY: /s/ Judith Silver

SECONDED BY: /s/ Sherry Bauer

DATED: October 6, 2021