

Penns Grove Housing Authority
40 South Broad Street
Penns Grove, NJ 08069

Minutes of the Meeting June 7, 2023

The meeting was opened with a reading of the Sunshine Law. A motion was made by Karen Wright and seconded by Laverne Hill. The motion was unanimously approved by all present.

ROLL CALL

Present: Karen Wright, Margie Pollard, Laverne Hill, Jesus Lopez, Ignacia Washington, Dorraine Robinson, James K. Grace, Catherina Rutland and Carolina Valdez

Absent: Hersell Smith

APPROVAL OF MINUTES:

A motion to approve the regular minutes of the May 3, 2023 meeting was made by Ignacia Washington and seconded by Jesus Lopez. The motion was unanimously approved by all present.

OLD BUSINESS

STATUS REPORT

Catherina went over the status report. She stated we currently have two vacant units (907 PT one bedroom and 709 PT one bedroom) and no vacant units at Silver Run Park.

Catherina reported that we are processing three cases for eviction for multiple lease violations and no court date has been set.

Catherina presented the featured agency for the month which was Rutgers Southern Regional Child Care Resource and Referral Agency in Salem County.

Catherina reported that they would be opening our Section 8 waiting list on the following days June 12th, 2023 to June 14th, 2023. She stated enclosed for the Board was a copy of the Section 8 application as well as the public notice. She stated that we have placed the public notice in the newspaper and our Section 8 application on our website.

Catherina stated that she was notified about a State of NJ Travel Card Program by our fee accountant that can be used by the PGHA to purchase any travel expenses for conferences and classes. She enclosed the State of NJ Circular in the Board packets for their review. There was some discussion on how the travel card works.

Jesus Lopez recommended a resolution for the travel card to outline the allowable uses and purpose for the card. Catherina stated she would prepare a resolution for the following meeting. She requested a motion to receive approval to apply for the travel card this month and would present a resolution at the next meeting outlining allowable uses and purpose of the card. A motion to approve applying for the State of NJ Travel Card Program was made by Jesus Lopez and seconded by Margie Pollard. The motion was unanimously approved by all present.

Catherina reminded the Board of the following Board work session:

- Work Session Wednesday, September 20, 2023 at 5PM

Catherina presented information on Clementon Park for a tenant related activity for this summer. A motion to approve the Clementon Park meeting was made by Ignacia Washington and seconded by Jesus Lopez. The motion was unanimously approved by all present.

Catherina reminded the Board about the following events planned:

1. Tuesday, July 11th, 2023 Atlantic City Bus Trip leaving Penn Towers at 8:30AM.

Catherina reported that she conducted performance reviews for all employees this month. She stated that our Maintenance Supervisor requested a golf cart to help assist with their job duties at Silver Run. She relayed that he felt with the limited staff it would help them to get their workload done more efficiently. Catherina stated they purchased the golf cart this month which would be stored in the maintenance shop.

Catherina reminded the Board that she would be on vacation from July 3rd, 2023 to July 17th, 2023. She stated that if anyone needed assistance Carolina Valdez would be available. She explained that she would process July Board packets the week prior for their review and Carolina would be conducting the July Board meeting.

Catherina stated that enclosed in their folders was information for the 2023 NAHRO National Conference & Exhibition being held in New Orleans, LA on October 6, 2023 through October 8, 2023 and the Leo P. Dauwer Memorial Commissioner's Conference being held in Edgartown, MA in the month of September and to let her know as soon as possible if anyone was interested in attending the conference.

Margie Pollard, Laverne Hill, Ignacia Washington, and Karen Wright expressed interest in attending the NAHRO conference. A motion was made by Jesus Lopez to approve Margie Pollard, Laverne Hill, Ignacia Washington, and Karen Wright for the 2023 NAHRO National Conference & Exhibition. The motion was seconded by Dorraine Robinson and unanimously approved by all present.

After the motion, Karen Wright expressed interest in attending the Leo P. Dauwer Memorial Commissioner's Conference. A motion was made by Jesus Lopez to approve Karen Wright for the Leo P. Dauwer Memorial Commissioner's Conference. The motion was seconded by Laverne Hill and unanimously approved by all present.

Mr. Grace updated the Board that he spoke with the Solicitor of Penns Grove about the Borough Grant. He stated that he was informed that we should have the funds by the end of June. There was some discussion on the matter.

STREAMLINE RAD APPLICATION

a. ENVIRONMENTAL ASSESSMENT RAD

Catherina stated that we are still waiting on the Environmental Assessment that was completed on May 1, 2023. She explained that it is a 30 to 45 day turnaround before we receive a report. She stated that once we obtain the Environmental Assessment report, we would be able to submit our RAD application. There was some discussion on the matter.

RFP BOILERS AND ROOF

Catherina informed the Board that William Lammey is working on preparing the bids for both Penn Towers roof and boilers. She stated she will update the Board at the next meeting.

NEW BUSINESS

SECTION 8 PAYMENT STANDARD RESOLUTION FOR 2023-2024

Catherina presented Resolution 12-2023 with an attached spreadsheet to update our PGHA Payment Standards for the Section 8 Program beginning July 1, 2023. She stated that the U.S. Department of Housing and Urban Development requires Housing Authorities to adopt an annual payment standard schedule.

She explained that the Penns Grove Housing Authority as of July 1, 2023 would establish their payment standards at 110% FMR for families participating in the Housing Choice Voucher Program calculated by using 110% of HUD's Small Area Fair Market Rents which was represented on the spreadsheet attached to the resolution. She explained this would allow families to have additional access to the rental housing stock.

A motion was made by Margie Pollard to approve Resolution 12-2023 the PGHA Payment Standards for the Section 8 Program beginning July 1, 2023 for the Penns Grove Housing Authority and seconded by Laverne Hill. The motion was unanimously approved by all present.

SECTION 8 UTILITY ALLOWANCE RESOLUTION FOR 2023-2024

Catherina presented Resolution 13-2023 with attached HUD forms 52667 to update our PGHA Utility Allowances for the Section 8 Program beginning July 1, 2023. She stated that the U.S. Department of Housing and Urban Development requires Housing Authorities to adopt an annual utility allowance schedule. There was some discussion on the matter.

A motion was made by Laverne Hill to approve Resolution 13-2023 updating utility allowances for FYE 6/30/24 for the Penns Grove Housing Authority and seconded by Margie Pollard. The motion was unanimously approved by all present.

APPROVAL OF BILLS

A motion to approve the bills listed below was made by Ignacia Washington and seconded by Laverne Hill. The motion was unanimously approved by all present. General Fund checks 16856 thru 16917. Also Supplemental Bill Lists were approved for General Fund, Security Deposit, Rental Checks, Payroll Checks, Mod, and Section 8, representing checks issued after the May Board meeting.

PUBLIC PORTION

There was no public present.

ADJOURNMENT

A motion to adjourn the meeting was made by Jesus Lopez and seconded by Laverne Hill. The motion was unanimously approved by all present.

Penns Grove Housing Authority



10 SOUTH BROAD ST. PENNS GROVE, N.J. 08069

(856) 299-0101 FAX (856) 299-6736

RESOLUTION: Utility Allowance Schedule FYE 6/30/23

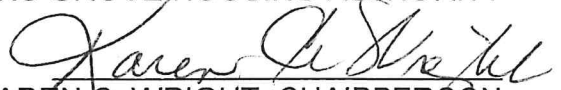
WHEREAS, the purpose of this Resolution is to approve the Housing Choice Voucher Program Utility Allowance Schedule for the Penns Grove Housing Authority (PGHA) beginning July 1, 2023. The U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to adopt an annual utility allowance schedule.

BE IT RESOLVED, the Penns Grove Housing Authority has analyzed the utility schedules of other housing authorities in the area to compile utility schedules for the PGHA.

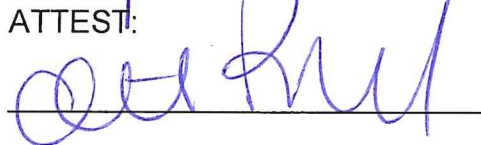
NOW THEREFORE, that the Board of Commissioners hereby adopts the attached utility schedule for fiscal year 7/1/23 to 6/30/24.

BE IT FURTHER RESOLVED, that this resolution was approved at a regular Board meeting held on June 7, 2023.

PENNS GROVE HOUSING AUTHORITY


KAREN C. WRIGHT, CHAIRPERSON

ATTEST:



Resolution Number: 13-2023
Adopted: June 7, 2023

UNIT TYPE DESCRIPTION

- **Single family detached** includes building structures that house only one family under one roof.
- **Semi-detached** includes units in duplexes and two-family homes.
- **Rowhouse/townhouse** includes structures with three or more units side-by-side and under one roof.
- **Low-rise** includes multifamily apartment buildings of five or more units and up to four stories. Also include five or six story buildings without an elevator as low-rise structures.
- **High-rise with elevator** includes buildings of five stories or more with elevators.
- **Manufactured home** includes mobile homes.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Penns Grove HA		Unit Type Single Family Detached				Date (mm/dd/yyyy) 07/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$44	\$52	\$59	\$66	\$73	\$80
	Bottled Gas	\$105	\$123	\$141	\$158	\$175	\$193
	Electric	\$43	\$50	\$65	\$79	\$93	\$107
	Electric – Heat Pump	\$32	\$37	\$44	\$49	\$55	\$60
	Fuel Oil	\$81	\$95	\$108	\$121	\$134	\$148
	Other						
Cooking	Natural Gas	\$5	\$6	\$9	\$11	\$13	\$15
	Bottled Gas	\$12	\$14	\$19	\$25	\$30	\$36
	Electric	\$9	\$11	\$15	\$19	\$24	\$28
	Other						
Other Electric		\$40	\$47	\$65	\$83	\$101	\$119
Air Conditioning		\$9	\$10	\$17	\$26	\$33	\$40
Water Heating	Natural Gas	\$14	\$16	\$23	\$30	\$37	\$43
	Bottled Gas	\$32	\$38	\$54	\$71	\$87	\$103
	Electric	\$27	\$31	\$40	\$48	\$57	\$67
	Fuel Oil	\$25	\$29	\$42	\$54	\$67	\$79
Water		\$29	\$31	\$46	\$68	\$90	\$113
Sewer		\$47	\$47	\$47	\$47	\$47	\$47
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23
Other – specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$26	\$26	\$26	\$26	\$26	\$26
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Other		
					Range/Microwave		
					Refrigerator		
					Total		

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Penns Grove HA			Unit Type Semi Detached				Date (mm/dd/yyyy) 07/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$48	\$57	\$66	\$74	\$83	\$91	
	Bottled Gas	\$116	\$136	\$157	\$178	\$199	\$220	
	Electric	\$67	\$79	\$92	\$105	\$118	\$131	
	Electric – Heat Pump	\$37	\$44	\$52	\$58	\$65	\$71	
	Fuel Oil	\$81	\$95	\$108	\$121	\$134	\$148	
	Other							
Cooking	Natural Gas	\$5	\$6	\$9	\$11	\$13	\$15	
	Bottled Gas	\$12	\$14	\$19	\$25	\$30	\$36	
	Electric	\$9	\$11	\$15	\$19	\$24	\$28	
	Other							
Other Electric		\$47	\$55	\$76	\$97	\$118	\$139	
Air Conditioning		\$7	\$8	\$18	\$29	\$39	\$49	
Water Heating	Natural Gas	\$14	\$16	\$23	\$30	\$37	\$43	
	Bottled Gas	\$32	\$38	\$54	\$71	\$87	\$103	
	Electric	\$27	\$31	\$40	\$48	\$58	\$67	
	Fuel Oil	\$25	\$29	\$42	\$54	\$67	\$79	
Water		\$29	\$31	\$46	\$68	\$90	\$113	
Sewer		\$47	\$47	\$47	\$47	\$47	\$47	
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23	
Other – specify								
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19	
Refrigerator		\$26	\$26	\$26	\$26	\$26	\$26	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and
Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Penns Grove HA - NJ 074			Unit Type Rowhouse/Townhouse				Date (mm/dd/yyyy) 07/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$56	\$66	\$70	\$75	\$80	\$85	
	Bottled Gas	\$135	\$159	\$170	\$182	\$194	\$205	
	Electric	\$41	\$54	\$69	\$85	\$99	\$114	
	Electric – Heat Pump	\$33	\$39	\$46	\$51	\$57	\$63	
	Fuel Oil	\$103	\$121	\$130	\$139	\$148	\$157	
	Other							
Cooking	Natural Gas	\$4	\$5	\$8	\$10	\$12	\$14	
	Bottled Gas	\$11	\$13	\$18	\$24	\$29	\$35	
	Electric	\$8	\$10	\$14	\$18	\$23	\$27	
	Other							
Other Electric		\$38	\$51	\$69	\$85	\$104	\$115	
Air Conditioning		\$9	\$10	\$15	\$20	\$25	\$30	
Water Heating	Natural Gas	\$13	\$15	\$22	\$29	\$36	\$42	
	Bottled Gas	\$31	\$37	\$53	\$70	\$86	\$102	
	Electric	\$26	\$30	\$39	\$47	\$57	\$66	
	Fuel Oil	\$24	\$28	\$41	\$53	\$66	\$78	
Water		\$28	\$30	\$45	\$67	\$89	\$112	
Sewer		\$46	\$46	\$46	\$46	\$46	\$46	
Trash Collection		\$22	\$22	\$22	\$22	\$22	\$22	
Other – specify								
Range/Microwave		\$18	\$18	\$18	\$18	\$18	\$18	
Refrigerator		\$25	\$25	\$25	\$25	\$25	\$25	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Penns Grove HA - NJ 074		Unit Type Lowrise Apt.				Date (mm/dd/yyyy) 07/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$57	\$67	\$71	\$76	\$81	\$86
	Bottled Gas	\$136	\$160	\$171	\$183	\$195	\$206
	Electric	\$43	\$50	\$65	\$79	\$93	\$107
	Electric – Heat Pump	\$34	\$40	\$47	\$52	\$58	\$64
	Fuel Oil	\$104	\$122	\$131	\$140	\$149	\$158
	Other						
Cooking	Natural Gas	\$5	\$6	\$9	\$11	\$13	\$15
	Bottled Gas	\$12	\$14	\$19	\$25	\$30	\$36
	Electric	\$9	\$11	\$15	\$19	\$24	\$27
	Other						
Other Electric		\$39	\$45	\$63	\$79	\$98	\$115
Air Conditioning		\$10	\$11	\$16	\$21	\$26	\$31
Water Heating	Natural Gas	\$13	\$16	\$23	\$30	\$37	\$43
	Bottled Gas	\$32	\$38	\$54	\$71	\$87	\$103
	Electric	\$27	\$31	\$40	\$48	\$58	\$67
	Fuel Oil	\$28	\$29	\$42	\$54	\$67	\$79
Water		\$29	\$31	\$46	\$68	\$90	\$113
Sewer		\$47	\$47	\$47	\$47	\$47	\$47
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23
Other – specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$26	\$26	\$26	\$26	\$26	\$26
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Unit Address					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
Number of Bedrooms					Total		

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Penns Grove HA- NJ074		High Rise with Elevator					07/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$34	\$40	\$46	\$52	\$58	\$64	
	Bottled Gas	\$81	\$96	\$110	\$125	\$140	\$154	
	Electric	\$30	\$35	\$47	\$58	\$69	\$81	
	Electric – Heat Pump	\$26	\$31	\$37	\$41	\$45	\$50	
	Fuel Oil	\$63	\$73	\$85	\$96	\$107	\$118	
	Other							
Cooking	Natural Gas	\$5	\$6	\$9	\$11	\$13	\$15	
	Bottled Gas	\$12	\$14	\$19	\$25	\$30	\$36	
	Electric	\$9	\$11	\$15	\$19	\$24	\$28	
	Other							
Other Electric		\$32	\$37	\$52	\$66	\$80	\$95	
Air Conditioning		\$9	\$10	\$14	\$18	\$23	\$27	
Water Heating	Natural Gas	\$11	\$13	\$19	\$24	\$29	\$35	
	Bottled Gas	\$26	\$31	\$44	\$57	\$70	\$83	
	Electric	\$22	\$25	\$32	\$39	\$45	\$53	
	Fuel Oil	\$20	\$24	\$34	\$44	\$54	\$64	
Water		\$29	\$31	\$46	\$68	\$90	\$113	
Sewer		\$47	\$47	\$47	\$47	\$47	\$47	
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23	
Other – specify								
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19	
Refrigerator		\$26	\$26	\$26	\$26	\$26	\$26	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

Utility Allowance Schedule

See Public Reporting and Instructions on back.

**U.S Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Penns Grove HA - NJ074		Manufactured					07/01/2023
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$41	\$48	\$56	\$63	\$70	\$78
	Bottled Gas	\$99	\$116	\$134	\$151	\$169	\$187
	Electric	\$71	\$83	\$86	\$89	\$91	\$94
	Electric – Heat Pump	\$32	\$37	\$44	\$50	\$55	\$60
	Fuel Oil	\$76	\$89	\$102	\$116	\$130	\$143
	Other						
Cooking	Natural Gas	\$5	\$6	\$9	\$11	\$13	\$15
	Bottled Gas	\$12	\$14	\$19	\$25	\$30	\$36
	Electric	\$9	\$11	\$15	\$19	\$24	\$28
	Other						
Other Electric		\$47	\$55	\$76	\$97	\$118	\$139
Air Conditioning		\$8	\$10	\$17	\$24	\$31	\$38
Water Heating	Natural Gas	\$14	\$16	\$23	\$30	\$37	\$43
	Bottled Gas	\$32	\$38	\$54	\$71	\$87	\$103
	Electric	\$27	\$31	\$40	\$48	\$58	\$67
	Fuel Oil	\$24	\$28	\$41	\$53	\$66	\$78
Water		\$29	\$31	\$46	\$68	\$90	\$113
Sewer		\$47	\$47	\$47	\$47	\$47	\$47
Trash Collection		\$23	\$23	\$23	\$23	\$23	\$23
Other – specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$26	\$26	\$26	\$26	\$26	\$26
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



RESOLUTION: PAYMENTS STANDARDS FOR PGHA SECTION 8 PROGRAM FOR FYE 6/30/24

WHEREAS, the purpose of this Resolution is to approve the Housing Choice Voucher Program Payment Standard Schedule for Fiscal Year July 1, 2023. The U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to adopt a payment standard schedule amount for each Fair Market Rent (FMR) set by HUD for the Housing Authority's jurisdiction.


WHEREAS, the Penns Grove Housing Authority (PGHA) must establish payment standard amounts for each bedroom size for each FMR. The payment standard amounts on PGHA's schedule are used to calculate the monthly housing assistance payment for families participating in the programs administered by the Housing Choice Voucher Program for certifications and recertifications;

BE IT RESOLVED, Penns Grove Housing Authority as of July 1, 2023 is establishing their payment standards at 110% FMR for families participating in the Housing Choice Voucher Program so families could have access to more of the rental housing stock; and.

NOW THEREFORE, that the Board of Commissioners hereby adopts the attached payment standard schedule for each bedroom size as of 7/1/23 calculated by using 110% of HUD's Small Area Fair Market Rents established for our area.

BE IT FURTHER RESOLVED, that this resolution was approved at a regular Board meeting held on June 7, 2023.

PENNS GROVE HOUSING AUTHORITY


KAREN C. WRIGHT, CHAIRPERSON

ATTEST:



Resolution Number: 12-23
Adopted: June 7, 2023

FY2023 SMALL AREA FAIR MARKET RENTS (FMRs) **Salem County, NJ**

Salem County is part of the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA.

Salem County, NJ Advisory Small Area FMRs by Unit Bedrooms

ZIP Code	City	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
08069	Penns Grove	\$ 1,040.00	\$ 1,170.00	\$ 1,410.00	\$ 1,720.00	\$ 1,990.00
08070	Pennsville	\$ 960.00	\$ 1,080.00	\$ 1,300.00	\$ 1,580.00	\$ 1,840.00
08079	Salem	\$ 940.00	\$ 1,060.00	\$ 1,280.00	\$ 1,560.00	\$ 1,810.00
08098	Woodstown	\$ 1,000.00	\$ 1,130.00	\$ 1,360.00	\$ 1,660.00	\$ 1,920.00

NOTE: The highlighted area above ^ are the FMRs/Payment Standards that we currently use.

PAYMENT STANDARDS with the 110% increase of FMR as of 7/1/23

0

ZIP Code	City	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
08069	Penns Grove	\$ 1,144.00	\$ 1,287.00	\$ 1,551.00	\$ 1,892.00	\$ 2,189.00
08070	Pennsville	\$ 1,056.00	\$ 1,188.00	\$ 1,430.00	\$ 1,738.00	\$ 2,024.00
08079	Salem	\$ 1,034.00	\$ 1,166.00	\$ 1,408.00	\$ 1,716.00	\$ 1,991.00
08098	Woodstown	\$ 1,100.00	\$ 1,243.00	\$ 1,496.00	\$ 1,826.00	\$ 2,112.00

NOTE: Each Zip Code listed above is where we currently have tenants leased up.



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA Small Area FMRs

The following are the steps used to calculate the 2-bedroom rent of \$1,410 for ZIP Code 08069.

1. Evaluate the current 5-year ACS Adjusted Standard Quality (ASQ) 40th percentile 2-bedroom gross rent. If the estimate has a margin of error ratio of less than 50% and at least one hundred survey cases, use this as the ZCTA base rent for the SAFMR for the current year.
2. If the 2-Bedroom rent is not reliable, evaluate the 1-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
3. If the 2 and 1-Bedroom rents are not reliable, evaluate the 3-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
4. Repeat the above three steps for the previous two ACS years. If a ZIP code has reliable 2-Bedroom equivalent rents in at least two or the three ACS years, update the non-current year ACS estimates for inflation, and take the average of the reliable estimates as the base rent for FY2023.
5. Calculate a FY2023 Small Area Fair Market Rent by multiplying this base rent by the recent mover factor, the CPI gross rent update factor, and the forecasted trend factor.
6. If the ZIP code does not have a reliable base rent, evaluate the quality of its 5-year ACS Adjusted Standard Quality (ASQ) median all bedroom gross rent for the previous three ACS years. If at least two of these three estimates are reliable, calculate ratios of the ZIP code median gross rent estimate to that of the ZIP code's parent HUD metropolitan area. Take the average of these ratios. If the ZIP code does not have reliable ZIP code median gross rents, examine the reliability of the ZIP code's parent county. If at least two of these three estimates are reliable, calculate ratios of the county median gross rent estimate to that of the county's parent HUD metropolitan area. If county level estimates are not reliable, set the ratio to 1.
7. If necessary apply the ZIP code rent ratio to the FY2023 2-Bedroom Fair Market Rent for the ZIP code's parent HUD metropolitan area.
8. Ensure that the 2-Bedroom SAFMR does not exceed 150% of the parent HUD metropolitan FMR.
9. Ensure the 2-Bedroom SAFMR is not lower than the ZIP code's parent state minimum FMR.
10. Calculate SAFMRs for other bedroom sizes using the bedroom ratios for the ZIP code's parent metropolitan area.
11. Ensure that the SAFMRs do not fall below the appropriate 90% floor.

The FY 2023 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA Small Area FMRs for All Bedroom Sizes in ZIP Code 08069

FY2023 SAFMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,040	\$1,170	\$1,410	\$1,720	\$1,990

The remainder of this page provides complete documentation of the development of the Final FY 2023 2 Bedroom Small Area Fair Market Rent (FMR) for 08069 within the Philadelphia-Camden-Wilmington, PA-NJ-



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA Small Area FMRs

The following are the steps used to calculate the 2-bedroom rent of \$1,300 for ZIP Code 08070.

1. Evaluate the current 5-year ACS Adjusted Standard Quality (ASQ) 40th percentile 2-bedroom gross rent. If the estimate has a margin of error ratio of less than 50% and at least one hundred survey cases, use this as the ZCTA base rent for the SAFMR for the current year.
2. If the 2-Bedroom rent is not reliable, evaluate the 1-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
3. If the 2 and 1-Bedroom rents are not reliable, evaluate the 3-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
4. Repeat the above three steps for the previous two ACS years. If a ZIP code has reliable 2-Bedroom equivalent rents in at least two of the three ACS years, update the non-current year ACS estimates for inflation, and take the average of the reliable estimates as the base rent for FY2023.
5. Calculate a FY2023 Small Area Fair Market Rent by multiplying this base rent by the recent mover factor, the CPI gross rent update factor, and the forecasted trend factor.
6. If the ZIP code does not have a reliable base rent, evaluate the quality of its 5-year ACS Adjusted Standard Quality (ASQ) median all bedroom gross rent for the previous three ACS years. If at least two of these three estimates are reliable, calculate ratios of the ZIP code median gross rent estimate to that of the ZIP code's parent HUD metropolitan area. Take the average of these ratios. If the ZIP code does not have reliable ZIP code median gross rents, examine the reliability of the ZIP code's parent county. If at least two of these three estimates are reliable, calculate ratios of the county median gross rent estimate to that of the county's parent HUD metropolitan area. If county level estimates are not reliable, set the ratio to 1.
7. If necessary apply the ZIP code rent ratio to the FY2023 2-Bedroom Fair Market Rent for the ZIP code's parent HUD metropolitan area.
8. Ensure that the 2-Bedroom SAFMR does not exceed 150% of the parent HUD metropolitan FMR.
9. Ensure the 2-Bedroom SAFMR is not lower than the ZIP code's parent state minimum FMR.
10. Calculate SAFMRs for other bedroom sizes using the bedroom ratios for the ZIP code's parent metropolitan area.
11. Ensure that the SAFMRs do not fall below the appropriate 90% floor.

The FY 2023 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA Small Area FMRs for All Bedroom Sizes in ZIP Code 08070

FY2023 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$960	\$1,080	\$1,300	\$1,580	\$1,840

The remainder of this page provides complete documentation of the development of the Final FY 2023 2 Bedroom Small Area Fair Market Rent (FMR) for 08070 within the Philadelphia-Camden-Wilmington, PA-NJ-



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA Small Area FMRs

The following are the steps used to calculate the 2-bedroom rent of \$1,280 for ZIP Code 08079.

1. Evaluate the current 5-year ACS Adjusted Standard Quality (ASQ) 40th percentile 2-bedroom gross rent. If the estimate has a margin of error ratio of less than 50% and at least one hundred survey cases, use this as the ZCTA base rent for the SAFMR for the current year.
2. If the 2-Bedroom rent is not reliable, evaluate the 1-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
3. If the 2 and 1-Bedroom rents are not reliable, evaluate the 3-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
4. Repeat the above three steps for the previous two ACS years. If a ZIP code has reliable 2-Bedroom equivalent rents in at least two or the three ACS years, update the non-current year ACS estimates for inflation, and take the average of the reliable estimates as the base rent for FY2023.
5. Calculate a FY2023 Small Area Fair Market Rent by multiplying this base rent by the recent mover factor, the CPI gross rent update factor, and the forecasted trend factor.
6. If the ZIP code does not have a reliable base rent, evaluate the quality of its 5-year ACS Adjusted Standard Quality (ASQ) median all bedroom gross rent for the previous three ACS years. If at least two of these three estimates are reliable, calculate ratios of the ZIP code median gross rent estimate to that of the ZIP code's parent HUD metropolitan area. Take the average of these ratios. If the ZIP code does not have reliable ZIP code median gross rents, examine the reliability of the ZIP code's parent county. If at least two of these three estimates are reliable, calculate ratios of the county median gross rent estimate to that of the county's parent HUD metropolitan area. If county level estimates are not reliable, set the ratio to 1.
7. If necessary apply the ZIP code rent ratio to the FY2023 2-Bedroom Fair Market Rent for the ZIP code's parent HUD metropolitan area.
8. Ensure that the 2-Bedroom SAFMR does not exceed 150% of the parent HUD metropolitan FMR.
9. Ensure the 2-Bedroom SAFMR is not lower than the ZIP code's parent state minimum FMR.
10. Calculate SAFMRs for other bedroom sizes using the bedroom ratios for the ZIP code's parent metropolitan area.
11. Ensure that the SAFMRs do not fall below the appropriate 90% floor.

The FY 2023 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA Small Area FMRs for All Bedroom Sizes in ZIP Code 08079

FY2023 SAFMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$940	\$1,060	\$1,280	\$1,560	\$1,810

The remainder of this page provides complete documentation of the development of the Final FY 2023 2 Bedroom Small Area Fair Market Rent (FMR) for 08079 within the Philadelphia-Camden-Wilmington, PA-NJ-



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA Small Area FMRs

The following are the steps used to calculate the 2-bedroom rent of \$1,360 for ZIP Code 08098.

1. Evaluate the current 5-year ACS Adjusted Standard Quality (ASQ) 40th percentile 2-bedroom gross rent. If the estimate has a margin of error ratio of less than 50% and at least one hundred survey cases, use this as the ZCTA base rent for the SAFMR for the current year.
2. If the 2-Bedroom rent is not reliable, evaluate the 1-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
3. If the 2 and 1-Bedroom rents are not reliable, evaluate the 3-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
4. Repeat the above three steps for the previous two ACS years. If a ZIP code has reliable 2-Bedroom equivalent rents in at least two or the three ACS years, update the non-current year ACS estimates for inflation, and take the average of the reliable estimates as the base rent for FY2023.
5. Calculate a FY2023 Small Area Fair Market Rent by multiplying this base rent by the recent mover factor, the CPI gross rent update factor, and the forecasted trend factor.
6. If the ZIP code does not have a reliable base rent, evaluate the quality of its 5-year ACS Adjusted Standard Quality (ASQ) median all bedroom gross rent for the previous three ACS years. If at least two of these three estimates are reliable, calculate ratios of the ZIP code median gross rent estimate to that of the ZIP code's parent HUD metropolitan area. Take the average of these ratios. If the ZIP code does not have reliable ZIP code median gross rents, examine the reliability of the ZIP code's parent county. If at least two of these three estimates are reliable, calculate ratios of the county median gross rent estimate to that of the county's parent HUD metropolitan area. If county level estimates are not reliable, set the ratio to 1.
7. If necessary apply the ZIP code rent ratio to the FY2023 2-Bedroom Fair Market Rent for the ZIP code's parent HUD metropolitan area.
8. Ensure that the 2-Bedroom SAFMR does not exceed 150% of the parent HUD metropolitan FMR.
9. Ensure the 2-Bedroom SAFMR is not lower than the ZIP code's parent state minimum FMR.
10. Calculate SAFMRs for other bedroom sizes using the bedroom ratios for the ZIP code's parent metropolitan area.
11. Ensure that the SAFMRs do not fall below the appropriate 90% floor.

The FY 2023 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA Small Area FMRs for All Bedroom Sizes in ZIP Code 08098

FY2023 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,000	\$1,130	\$1,360	\$1,660	\$1,920

The remainder of this page provides complete documentation of the development of the Final FY 2023 2 Bedroom Small Area Fair Market Rent (FMR) for 08098 within the Philadelphia-Camden-Wilmington, PA-NJ-