

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE

RESOLUTION 2025-23

APPROVING FLAT RENT (FAIR MARKET RENT)

WHEREAS, the Housing Authority of the Township of Florence must establish minimum and flat rents in accordance with the 2014 Appropriations Act, Section 210, which became effective on June 1, 2014;

NOW THEREFORE, BE IT RESOLVED, by the Housing Authority of the Township of Florence to implement a minimum and fair market rent (TTP) system which was put into effect on June 1, 2014, subject to any subsequent legislation. The new minimum and flat rents, effective 1/1/2026 are as follows:

1. MINIMUM RENT FOR ALL UNITS \$50.00.

2. MAXIMUM FAIR MARKET RENT FOR:

ONE BEDROOM	\$ 1088.00
TWO BEDROOM	\$ 1,296.00
THREE BEDROOM	\$ 1,560.00
FOUR BEDROOM	\$ 1,776.00

ADOPTED:

I hereby certify that the above resolution was approved by the Board of Commissioners at the Regular Meeting on.



Gary J Centinaro/Secretary

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstains</u>	<u>Absent</u>
Ritchard Woolston				
Eduardo Jimenez				
Kimberly Mattson				
Mary Ann Napolitan				
Robert Dulo				
Anant Patel				

Resolution 2025-24

PHA Board Resolution

Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 12/31/2012)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Florence Housing Authority

PHA Code: NJ 038

PHA Fiscal Year Beginning: April 1, 2026 Board Resolution Number: 2025- 24

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: November 12, 2025
- ☒ Operating Budget submitted to HUD, if applicable, on: _____
- ☒ Operating Budget revision approved by Board resolution on: _____
- ☒ Operating Budget revision submitted to HUD, if applicable, on: _____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Mr. Ritchard Woolston	Signature: 	Date: 11/12/25
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2027 HOUSING AUTHORITY BUDGET RESOLUTION

Florence Township Housing Authority

FISCAL YEAR: April 01, 2026 to March 31, 2027

WHEREAS, the Annual Budget for Florence Township Housing Authority for the fiscal year beginning April 01, 2026 and ending March 31, 2027 has been presented before the governing body of the Florence Township Housing Authority at its open public meeting of November 12, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$676,570.00, Total Appropriations including any Accumulated Deficit, if any, of \$627,152.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$133,855.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

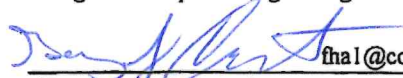
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Florence Township Housing Authority, at an open public meeting held on November 12, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Florence Township Housing Authority for the fiscal year beginning April 01, 2026 and ending March 31, 2027, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Florence Township Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on December 13, 2025.


fh1@comcast.net
(Secretary's Signature)

11/12/2025
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Ritchard Woolston, Chairman	X			
Anant Patel	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Eduardo Jimenez	X			
Carina Escolastico			X	