

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
THURSDAY, FEBRUARY 25, 2016; 10:30 A.M.
AGENDA

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1. Roll Call.
2. Motion to approve the January 28, 2016, HACP Board of Commissioners Meeting Minutes.
3. Motion to approve the Monthly Activity Report for January 2016.
4. Tenant Council Presidents, Section 8 Representatives and Public Comments.
(Comments are limited to 3 minutes per individual)
5. A Resolution – Revising the Public Housing Flat Rent Schedule, as required by HUD.
6. Executive Report.
7. New Business.
8. Adjournment.

**Board Meeting
February 25, 2016
Agenda No. 5**

RESOLUTION NO. 5 OF 2016

**A Resolution – Revising the Public Housing Flat Rent Schedule,
as required by HUD**

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

WHEREAS, public housing authorities (PHAs) are required to establish a Flat Rent Schedule for each public housing unit based on market rates, and are required to revise that schedule annually; and

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

WHEREAS, the Omnibus Appropriations Act of 2014 added requirements that a) Flat Rents can be no lower than 80% of the FMR for that unit size in that market area; b) no tenant's rent can increase by more than 35% as a result of this change in the flat rent schedule, and c) where necessary, new flat rent schedules must be implemented by June 1, 2014; and

WHEREAS, the provision of HUD Notice PIH 2015-13 requires HACP to review the FMR's published annually, and to modify the previously approved flat rent schedule if the existing flat rents are less than 80% of the FMR; and

WHEREAS, the HUD published 2016 Flat Rents increased, requiring the HACP to modify its Flat Rent Schedule; and,

WHEREAS, the revised Flat Rent Schedule was posted for public comment from January 12, 2016 until February 12, 2016, and public hearings were held on January 19, 2016 at 12:00 noon and 6:00 P.M.; and

WHEREAS, HACP gave consideration to all comment received;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The revised Flat Rent Schedule for the Low Income Public Housing program, attached hereto as Exhibit A, is hereby approved.

Section 2. The revised Flat Rent Schedule for the Low Income Public Housing Program is effective March 1, 2016.