



## ***NOTICE OF FLAT RENT INCREASES***

Effective, June 1, 2014 the NHA intends to adjust current flat rent rates to 80% of the Fair Market Rent established by HUD for the Newark, NJ HUD Metropolitan Area.

Changes in flat rent schedule will be applied on the effective date of the family's next annual rent update after **June 1, 2014**. The family will be given the choice of remaining flat rent or switching back to an income based rent.

Residents and other interested parties may submit written comments and/or questions to the Manager's Office or NHA - Resident Services, 500 Broad Street, Newark, NJ 07102. Comments may be submitted in writing from **Thursday, May 1, 2014 through Friday, May 30, 2014**.

**A PUBLIC HEARING WILL BE HELD  
WEDNESDAY, MAY 21, 2014  
5:00PM  
NEWARK HOUSING AUTHORITY  
500 BROAD STREET  
MULTI – PURPOSE ROOM, LOWER LEVEL  
NEWARK, NJ**

**“WE WANT TO HEAR FROM YOU.”**



**Newark Housing Authority  
Public Housing Program  
Current Flat Rent Schedule & Flat Rent Schedule Effective 6-1-14**

Proj#	Name	Streets	Current 0 BR	6/1/2014 0 BR	Current 1 BR	6/1/2014 1 BR	Current 2 BR	6/1/2014 2 BR	Current 3 BR	6/1/2014 3 BR	Current 4 BR	6/1/2014 4 BR	Current 5 BR	6/1/2014 5 BR
2	Pennington Court	Pennington, South			\$560	\$756	\$640	\$864	\$730	\$986	\$810	\$1,094		
6	Stephen Crane Village	Hawthorne, Magnolia, Pine, Franklin, Watchung			\$530	\$716	\$660	\$891	\$780	\$1,053				
7	Hyatt Court	Roanoke, Hawkins, Horatio, Vincent			\$550	\$743	\$630	\$851	\$720	\$972	\$800	\$1,080		
9	Terrell Homes	Riverview			\$570	\$770	\$650	\$878	\$740	\$999				
14	Bradley Court	N. Munn			\$565	\$763	\$740	\$999	\$850	\$1,148				
16	Stephen Crane Elderly	Evergreen & Cedar	\$530	\$716	\$620	\$837	\$760	\$1,012						
17	Kretchmer Elderly	Van Vetchen	\$480	\$648	\$595	\$803	\$720	\$972						
25	James C. White Manor	Bergen St.			\$625	\$844	\$675	\$911						
29	Woodlawn Village	S. 10 <sup>th</sup> , S.11 <sup>th</sup>							\$635	\$857	\$715	\$965	\$775	\$1,046
35	West Side Village	S. 12 <sup>th</sup> , S. 13 <sup>th</sup> , Rowley							\$665	\$898	\$745	\$1,006	\$805	\$1,087
36	Janice Cromer	Broad, Mt Pleasant, Oriental, 3 <sup>rd</sup> , Broadway					\$650	\$878	\$770	\$1,040	\$850	\$1,148	\$910	\$1,229
37	Oriental Street	Broadway, Oriental, Broad					\$650	\$878	\$770	\$1,040	\$850	\$1,148	\$910	\$1,229
38	Park Place	S.11th, S.12th, Bertha, Jennie			\$630	\$847	\$780	\$1,012	\$880	\$1,188				
43	Bellemead Village	S. 11th, S. 12th, S.13th, 15 <sup>th</sup> Ave, 14 <sup>th</sup> Ave, S. 10 <sup>th</sup>							\$734	\$991	\$784	\$1,058	\$879	\$1,187
45	Claremont	S. 10th, 15 <sup>th</sup> Ave, S.17th S. 19 <sup>th</sup> , S. 18 <sup>th</sup> , S. 15 <sup>th</sup> St., S. 11 <sup>th</sup>			\$588	\$794	\$693	\$936	\$734	\$991				
46	Redevelopment	Peshine, Ridgewood, Bergen, Avon, Irvin Turner							\$660	\$891	\$740	\$999	\$800	\$1,080
47	Clinton Ave. Townhomes	Peshine, Wilnora Holman, Jelliff, Clinton, Mildred Helms, Ridgewood			\$690	\$847	\$850	\$1,012	\$950	\$1,283				
48	Century 21	Peshine, Hunterdon, Learning, W. Runyon, Education			\$690	\$847	\$850	\$1,012	\$950	\$1,283				
49	Oak Brook Square	Clinton, Jelliff, W. Bigelow, Hunterdon, Peshine			\$630	\$847	\$780	\$1,012	\$880	\$1,188				
52	Wynona Lipman Gardens	Wicker, MLK, 7 <sup>th</sup> Bright, Ruggerio, Dillard, Cathedral, Holiday, Mahogany, Fairlawn			\$690	\$847	\$850	\$1,012	\$950	\$1,283				
053	Millenium Way	Poinier, Clinton, Earl,			\$630	\$847	\$780	\$1,012	\$880	\$1,188				

			Current	6/1/2014	Current	6/1/2014	Current	6/1/2014	Current	6/1/2014	Current	6/1/2014	Current	6/1/2014
Proj#	Name	Streets	0 BR	0 BR	1 BR	1 BR	2 BR	2 BR	3 BR	3 BR	4 BR	4 BR	5 BR	5 BR
		Irvine Turner, Vanderpool, Elizabeth												
67	Riverside Villa I	Grafton, Riverside Ct.			\$630	\$847	\$780	\$1,012	\$880	\$1,188	\$960	\$1,296		
68	Riverside Villa li	Riverside Ct.			\$630	\$847	\$780	\$1,012	\$880	\$1,188	\$960	\$1,296	\$1,020	\$1,377
69	Riverside Villa lii	Riverside Mews, Riverside Dr.			\$630	\$847	\$780	\$1,012	\$880	\$1,188	\$960	\$1,296	\$1,020	\$1,377
70	Kretchmer Homes	Ludlow, Dayton, Parkside			\$690	\$847	\$850	\$1,012	\$950	\$1,283	\$970	\$1,310		
19E	Gigi Foushee Towers	Lincoln	\$550	\$743	\$580	\$783	\$630	\$851						
20A	Bradley Court I	N. Munn					\$730	\$986	\$840	\$1,134				
20B	Bradley Court li	First, Second					\$700	\$945	\$810	\$1,094				
21A	Otto E. Kretchmer	Ludlow, Frelinghuysen	\$500	\$675	\$615	\$830	\$740	\$999						
21E	Seth Boyden Elderly	Dayton, Foster	\$510	\$689	\$620	\$837	\$745	\$1,006						
21F	Seth Boyden Elderly	Evergreen, Frelinghuysen	\$520	\$702	\$630	\$847	\$755	\$1,012						
22B	James Baxter Terrace Elderly	Summit	\$450	\$608	\$500	\$675	\$580	\$783						
22C	Stephen Crane Elderly	Franklin	\$590	\$797	\$660	\$847	\$830	\$1,012						
22D	Stephen Crane Elderly	North 6th	\$600	\$810	\$670	\$847	\$840	\$1,012						
31A	Chadwick	Chadwick Ave			\$630	\$847	\$780	\$1,012	\$880	\$1,188	\$1038	\$1,402		
31B	Stephine Thompson Village	Victoria, Mt. Prospect									\$810	\$1,094		
39A	Betty Shabazz Village	Irvine Turner, Bergen, W. Kinney, 18th, Court, Hunterdon							\$650	\$878	\$730	\$986	\$790	\$1,067
39B	Betty Shabazz Village	Muhammad, Boyd, Livingston							\$650	\$878	\$730	\$986	\$790	\$1,067
40A	Serenity	Chadwick, Bergen, Avon, Madison							\$650	\$878	\$730	\$986	\$790	\$1,067
40B	Serenity	Quitman, Muhammad							\$650	\$878	\$730	\$986	\$790	\$1,067
40C	Serenity	Seymour, W. Runyon							\$650	\$878	\$730	\$986	\$790	\$1,067
41A	Oscar Miles Village	Broome, Mercer, Court, Lincoln					\$570	\$770	\$645	\$871	\$725	\$979	\$785	\$1,060
41B	Oscar Miles Valley	Sherman, Brunswick, Miller. Pennsylvania, Murray					\$570	\$770	\$645	\$871	\$725	\$979		
42A	Kemsco Development	Crane, 7th, N. 12th, Victoria, Stone,7th Ave. East, Cutler, 5 <sup>th</sup> , N. 13 <sup>th</sup> , 7 <sup>th</sup> Ave. West, Summer, Highland							\$810	\$1,094	\$890	\$1,202	\$950	\$1,283
42B	Kemscoogdent Street	Mt. Pleasant, Ogden, Broad							\$810	\$1,094	\$890	\$1,202	\$950	\$1,283

			Current	6/1/2014	Current	6/1/2014	Current	6/1/2014	Current	6/1/2014	Current	6/1/2014	Current	6/1/2014
Proj#	Name	Streets	0 BR	0 BR	1 BR	1 BR	2 BR	2 BR	3 BR	3 BR	4 BR	4 BR	5 BR	5 BR
44A	La Villa Dr. Jose Rosario	Wright, Sherman, Emmet, Pennsylvania, Astor, Murray, Parkhurst, Brunswick, Miller, Elizabeth							\$655	\$884	\$735	\$992	\$805	\$1,087
44B	La Villa Dr. Jose Rosario	12th							\$655	\$884	\$735	\$992	\$805	\$1,087
50A	Town Homes At North Point	Triton, May, Peabody, Wakeman, Lincoln			\$630	\$847	\$780	\$1,012	\$880	\$1,188				
50B	Town Homes At South Point	Hunterdon			\$690	\$847	\$850	\$1,012	\$950	\$1,283				
50C	Sherman Ave & Vanderpool	Vanderpool, Sherman			\$690	\$847	\$850	\$1,012	\$950	\$1,283				
50D	Town Homes At South Point	Clinton, Ridgewood, Jelliff			\$690	\$847	\$850	\$1,012	\$950	\$1,283				
51B	Mount Pleasant Estates	Gouverneur, Mt. Pleasant, Broad					\$640	\$864	\$760	\$1,026				