AGENDA ITEM# 1

BOARD MEETING DATE 10-14-2026

RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND STRATEGY

WHEREAS, matters pertaining to the above may be discussed by the Board of Commissioners in a Closed Caucus; and,

WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, to authorize a Closed Caucus to review the above matters.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown		✓	✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins			✓			
S. Prince			✓			
J. Dublin	✓		✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 2

BOARD MEETING DATE 10-14-2026

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE SEPTEMBER 2, 2026 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on September 2, 2026; and,

WHEREAS, the close caucus minutes of the Meeting must be presented to the Board of Commissioners for approval; and

WHEREAS, the close caucus minutes of the Board of Commissioners Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached close caucus minutes of the September 2, 2026, Board of Commissioners Meeting are approved.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM 3

BOARD MEETING DATE 10-14-2026

RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE MINUTES OF THE REGULAR BOARD OF COMMISSIONERS REGULAR MEETING HELD ON SEPTEMBER 2, 2026

WHEREAS, the Board of Commissioners held a Regular Meeting on September 2, 2026; and,

WHEREAS, the minutes of the Meeting must be presented to the Board of Commissioners for approval; and

WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the September 2, 2026, Board of Commissioners Meeting are approved.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown		✓	✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins			✓			
S. Prince			✓			
J. Dublin	✓		✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM # 4

BOARD MEETING DATE 10-14-2026

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR THE MONTH OF OCTOBER 2026

WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

NOW THEREFORE, BE RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve Accounts Payable for the month of October of 2026.

Dated: October 14, 2026

COMMISSIONER	MOTION	2nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Dea
Executive Director/Secretary

SEAL

AGENDA ITEM# 5

BOARD MEETING DATE 10-14-2026

RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS TO LAN ASSOCIATES AND LS ENGINEERING ASSOCIATES CORP. FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES AT VARIOUS JCHA SITES ON AN "AS NEEDED" BASIS

WHEREAS, the Jersey City Housing Authority presently has numerous projects which require the professional services of Architectural and Engineering firms, the funding for which has tight obligation and expenditure deadlines, including but not necessarily limited to Capital Improvement Projects that if not met will result in the possible recapture of these funds; and

WHEREAS, it is anticipated that the need for additional Professional Services may arise to supplement in-house staff on existing projects; and

WHEREAS, the Jersey City Housing Authority has procured and utilized the Professional Services of Architectural and Engineering firms on an As-Needed basis in years prior to work on similar projects, and meet similar deadlines; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing Statutes of the State of New Jersey, the JCHA has properly advertised a Request for Proposals (RFP) for a Design Team comprised of Architects, Engineers, and other Design Professionals to provide said services, and received seven (7) proposals for award consideration as follows:

- Architecture Work Office, Maplewood, New Jersey
- Clark Caton Hintz, Trenton, New Jersey
- H2M Architects & Engineers Inc., Parsippany, New Jersey
- LAN Associates, Midland Park, New Jersey
- Lothrop Associates, Red Bank, New Jersey
- LS Engineering Associates Corporation, Montville, New Jersey
- Thriven Design, Cherry Hill, New Jersey

WHEREAS, seven proposals were deemed responsive and evaluated in accordance with the RFP's professional services criteria by an RFP Review Committee comprised of JCHA Staff (as further detailed in the attached memo); and

WHEREAS, as a result of the evaluation, LAN Associates and LS Engineering Associates Corp. were judged to have submitted the best qualified proposals, based on a broad range of qualifications demonstrating their ability to provide the full scope of professional services anticipated by this RFP, a tremendous amount of relevant experience in performing similar As Needed Contracts for other Public Housing Authorities and similar Municipal Agencies, as well as, efficiently providing professional services to the Jersey City Housing Authority and other local Housing Authorities in the past, and their Proposed Fee falling within the range of the cost estimate prepared by JCHA staff; and

WHEREAS, the availability of funds has been established under the Capital Fund Program (certificate of funds attached).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of contracts to LAN Associates of Midland Park, New Jersey in a Not-To-Exceed Amount of Fifty Thousand Dollars ($50,000.00) and LS Engineering Associates Corp. of Montville, New Jersey in a Not-To-Exceed Amount of Fifty Thousand Dollars ($50,000.00) for Architectural and Engineering Professional Services at various JCHA Sites, on an "As-Needed" Basis, subject to General Counsel Opinion.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM # 6

BOARD MEETING DATE 10-14-2026

RESOLUTION AUTHORIZING THE EXECUTION OF TWO MEMORANDUMS OF UNDERSTANDING FOR THE HOBOKEN SHELTER PROGRAM AND THE HOME AT LAST CONSOLIDATION PROGRAM TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM

WHEREAS, the U.S. Department of Housing and Urban Development awarded the JCHA Fifty-Five (55) Continuum of Care Vouchers under FY '26 Continuum of Care Program (COC); and

WHEREAS, The COC Program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the Program. The COC program is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters. The program allows for a variety of housing choices, and a range of supportive services funded by other sources in response to the needs of the hard-to-reach homeless population with disabilities, and

WHEREAS, JCHA staff will administer 55 COC Vouchers in accordance with HUD's rules and regulations for the COC Program as fully detailed in the Memorandum of Understanding herein attached;

RESOLUTION AUTHORIZING THE EXECUTION OF MEMORANDUMS OF UNDERSTADING WITH THE UNITED WAY OF HUDSON COUNTY, AND HOBOKEN SHELTER TO PROVIDE HOUSING AND SUPPORTIVE SERVICES UNDER THE CONTINUUM OF CARE (COC) PROGRAM

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA to enter into Two (2) Memorandums of Understanding with the Hoboken Shelter and Garden State Community Development Corporation to provide housing and support services for the target population for a period of one year an option to renew on an annual basis, substantially in the form attached hereto as Exhibit A, together with such modifications or amendments as the Executive Director may approve after consultation with Legal Counsel and as approved by Garden State Episcopal and the Hoboken Shelter.

Dated: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 7

BOARD MEETING DATE 10-14-2026

RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2027 "SMALL AREA FAIR MARKET RENTS" AND REVISING THE PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM

WHEREAS, the Jersey City Housing Authority (JCHA) assists 5087 families, senior citizens, and persons with disabilities under the Housing Choice Voucher (Section 8) Program; and

WHEREAS, the Department of Housing and Urban Development (HUD) has issued and the JCHA must adopt new Small Area Fair Market Rent (SAFMR) for the Housing Choice Voucher (Section 8) Program; and

WHEREAS, the SAFMRs determine the eligibility of rental units for the Housing Choice Voucher (Section 8) Program in different metropolitan areas and are gross rent estimates that include the rent plus the cost of utilities for privately owned rental units; and

WHEREAS, pursuant to HUD regulations, SAFMRs are used to determine Payment Standard amounts which are the maximum monthly rental subsidy including utilities for an assisted family, and PHAs have the flexibility to establish Payment Standards between 90% and 110% of the FMRs and the JCHA's Payment Standards will be set at 100% of the FMR; and

WHEREAS, the JCHA recommends that the payment standard be set at 100% of the SAFMR, this will continue to encourage landlord participation, unit availability and facilitates the Fair Housing goals of promoting mobility, deconcentration:

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners Ratifies the adoption of the new FY2026 Small Area Fair Market Rents and revision of the Payment Standards for the Housing Choice Voucher (Section 8) Program based on 100% of the FY2026 Fair Market Rents, effective October 1, 2026, as stated in attachment A

Dated: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 8

BOARD MEETING DATE 10-14-2026

RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR EMERGENCY REPLACEMENT OF ROOF FANS AT BERRY GARDENS

WHEREAS, the Jersey City Housing Authority ("JCHA") is responsible for t the development, maintenance and management of eight (8) Public Housing and seven (7) Affordable Housing Developments throughout the City of Jersey City; and

WHEREAS, JCHA properties were built in the 30s, 40s and 50s and require consistent maintenance, repairs and upgrades to maintain its working condition; and

WHEREAS, the JCHA needed a contractor to replace roof fans that were not functioning at Berry Gardens, 92 Danforth Avenue to make ready for NSPIRE inspection; and

WHEREAS, Surach Electrical Contractors LLC has the necessary qualifications and is currently under contract with the JCHA for the management of electrical repairs and services; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the execution of a contract to Surach Electrical Contractors, LLC, 20 Calumet Avenue, Lake Hiawatha, New Jersey 07034 in the amount twenty-six thousand eight hundred and thirty-one dollars and ninety-seven cents ($26,831.97) for emergency replacement of roof fans at Berry Gardens, 92 Danforth Avenue.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓		✓	
A. Herbold						
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM # 9

BOARD MEETING DATE 10-14-2026

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO PROVIDE FULL MANAGEMENT AND ADMINISTRATION OF THE IRVINGTON HOUSING AUTHORITY'S HOUSING CHOICE VOUCHER AND FAMILY SELF-SUFFICIENCY PROGRAMS PURSUANT TO AN INTERGOVERNMENTAL SHARED SERVICES AGREEMENT

WHEREAS, the Jersey City Housing Authority ("JCHA") is a public body corporate and politic organized and existing under the laws of the State of New Jersey; and

WHEREAS, the Irvington Housing Authority ("IHA") is a public housing authority organized and existing under the laws of the State of New Jersey and is currently under the possession and administrative receivership of the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., applicable New Jersey housing authority law, the United States Housing Act of 1937, HUD requirements, and other applicable federal and State law, the JCHA and IHA entered into an Intergovernmental Shared Services Agreement for Full Management of the Housing Choice Voucher and Family Self-Sufficiency Programs, effective September 1, 2026 (the "Agreement"); and

WHEREAS, under the Agreement, JCHA shall serve as IHA's agent for the HCV and FSS services covered by the Agreement and shall provide qualified JCHA managers and staff sufficient to perform such services; and

WHEREAS, the Agreement provides that JCHA shall have day-to-day responsibility for the management, supervision, administration, workflow, quality control, performance monitoring, and regulatory compliance of IHA's Housing Choice Voucher ("HCV") and Family Self-Sufficiency ("FSS") Programs, subject to applicable HUD requirements, IHA's applicable Administrative Plan, applicable law, and the retained authority of the HUD Recovery Administrator; and

WHEREAS, the scope of HCV management services includes, but is not limited to, eligibility and admissions, waiting-list administration, applicant processing, voucher issuance, leasing activities, annual and interim reexaminations, income and household verification, rent calculations, rent reasonableness, payment standards, HAP processing support, portability, owner relations, terminations, informal reviews and hearings coordination, repayment agreements, program integrity activities, HUD reporting, quality control, file reviews, corrective-action tracking, and customer service; and

WHEREAS, the Agreement further provides that JCHA shall perform and manage all HCV inspection services required for IHA's HCV Program, including initial, periodic, special or complaint, quality-control, and other inspections required by HUD, including applicable NSPIRE requirements; and

WHEREAS, JCHA shall also provide full management of IHA's FSS Program, including participant outreach and enrollment, assessments, Individual Training and Services Plans and Contracts of Participation, case management, referrals, coordination with service providers, escrow coordination and reconciliation with IHA finance personnel, HUD reporting, grant compliance, program performance monitoring, graduation and termination processing, and recordkeeping; and

WHEREAS, pursuant to the Agreement, IHA shall compensate JCHA for full management of the HCV Program, including inspection services, in the amount of Twenty-Eight Thousand Dollars ($28,000) per month from HCV administrative fee revenue received from HUD, subject to the terms and limitations contained in the Agreement; and

WHEREAS, the Agreement further provides for compensation to JCHA for FSS management from the applicable FSS grant awarded and made available by HUD to IHA, subject to the applicable grant terms, period of performance, allowable-cost requirements, and availability of grant funds; and

WHEREAS, the Board of Commissioners of the JCHA has determined that formally authorizing JCHA's participation in and performance of the services described in the Agreement is necessary and appropriate to implement the Agreement and fulfill JCHA's obligations thereunder;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Housing Authority as follows: Authorization of Services. The JCHA is hereby authorized to provide full management and administration of the Irvington Housing Authority's Housing Choice Voucher and Family Self-Sufficiency Programs in accordance with the Intergovernmental Shared Services Agreement effective September 1, 2026.

Scope of Authority. JCHA is authorized to provide the management, administrative, supervisory, inspection, customer service, quality-control, compliance, reporting, and program-related services assigned to JCHA under the Agreement.

Personnel and Operations. The Executive Director, or his/her designee, is authorized to assign appropriate JCHA personnel, managers, supervisors, inspectors, FSS personnel, and administrative support necessary to perform the services required under the Agreement.

HUD and Regulatory Compliance. All services performed by JCHA pursuant to the Agreement shall be conducted in accordance with applicable HUD requirements, federal

and State law, the applicable IHA Administrative Plan, the Annual Contributions Contract, applicable FSS grant requirements, and the authority retained by the HUD Recovery Administrator.

Compensation. The JCHA is authorized to receive compensation from IHA in accordance with Article X of the Agreement, including the HCV management fee of $28,000 per month and applicable FSS grant compensation, subject to the availability and allowability of funds and all applicable HUD requirements.

Agreements and Documents. The Executive Director, General Counsel, and other appropriate JCHA officials are authorized to execute such certifications, invoices, reports, notices, amendments, administrative documents, and other instruments as may be necessary or appropriate to carry out the JCHA's responsibilities under the Agreement, provided such actions are consistent with the Agreement and applicable law.

HUD Oversight. Nothing contained in this Resolution shall be construed to limit, transfer, or diminish the authority of HUD or the HUD Recovery Administrator over IHA. JCHA shall perform its responsibilities subject to such authority as provided in the Agreement.

Dated: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM # 10

BOARD MEETING DATE 10-14-2026

RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR DEDICATED INTERNET SERVICES THROUGH FIBER OPTIC CONNECTION TO COMCAST BUSINESS FOR THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

WHEREAS, the Jersey City Housing Authority ("JCHA") is responsible for the development, maintenance and management of 9 Public Housing and Affordable Housing development offices throughout the City of Jersey City; and

WHEREAS, the JCHA is seeking to renew Internet service for main office and to better communicate with HUD sites and JCHA sites; and

WHEREAS the higher speed Internet connection will provide capabilities of integrating voice, video, data, and the ability to monitor video surveillance security system from the main office; and

WHEREAS, Comcast monthly charges will be $1,084.95 for dedicated 300Mbps Internet and 29 usable static IP capacity will be spread across the life of the contract which is a three (3) year period; and

WHEREAS, in accordance with the JCHA Procurement Policy, the firm of Comcast Business was awarded a NJ ESC Cooperative contract NJ-ESCNJ-23/24-19 which does not require a Request for Proposal (RFP) or Bidding process; and

WHEREAS, the JCHA has used these NJ ESC Cooperative Contracts "formerly NJ MRESC" in the past, recognize the benefits, which allow the JCHA to reduce expenses i.e. advertising, streamline administrative and management processes i.e. public bid process and expedite the delivery of services and supplies to JCHA developments; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED, that the JCHA Board of Commissioners authorizes the award of a contract to Comcast Business, for dedicated internet service, which includes 29 usable static IPs for $1,084.95 per month for a period of 36-month contract, total contract value $39,058.20.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	ABSENT	ABSTENTION
D. Brown			✓			
B. Dawson			✓		✓	
A. Herbold						
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM # 11

BOARD MEETING DATE 10-14-2008

RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH EMPHASYS COMPUTER SOFTWARE, FOR ONE YEAR FOR MAINTENANCE OF PROPRIETARY SOFTWARE NECESSARY FOR THE JCHA COMPREHENSIVE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS

WHEREAS, the JCHA has awarded a contract on March 5th, 2008 to Emphasys Computer Software (ECS) to install and maintain a comprehensive public and housing choice voucher (Section 8) programs; and

WHEREAS, in order for the system to function properly, it is necessary for the JCHA to maintain the proprietary software for historical purposes: and

WHEREAS, the required software operates and is available only from Emphasys Computer Software: and

WHEREAS, pursuant to the JCHA's Procurement Policy provisions relating to the purchase of goods and services for the support or maintenance of proprietary computer hardware and software, the JCHA recommends entering into a Software maintenance Agreement for a period of one year, reserving the right to exercise the JCHA's option with mutual consent of both parties to this Agreement, to extend this Agreement for one provided that ECS agrees to the extension under substantially the same rates, terms and conditions enumerated in this Agreement, without public advertising and without public bidding; and in accordance with the attached Software Maintenance Agreement, without public advertising and without public bidding: and

WHEREAS, availability of funds has been established;

NOW THEREFORE BE IT RESOLVED, by the JCHA Board of Commissioners that the JCHA enter into an agreement with Emphasys Computer Software, Petoskey, MI in an amount not to exceed $85,295.00 for the period 11/1/2026 to 10/30/2027 to provide software maintenance for the operation of a comprehensive Public Housing and Housing Choice Voucher (Section 8) Programs.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM # 12

BOARD MEETING DATE 10-14-2026

RESOLUTION AUTHORIZING A CONTRACT AWARD TO KRONOS SaaShr, Inc. FOR A JERSEY CITY HOUSING AUTHORITY HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF ONE (1) YEAR

WHEREAS, it has been deemed necessary by the Jersey City Housing Authority "JCHA" to issue a Request for Proposal for a Human Resource Management "HRM" System and Payroll Services; and

WHEREAS, the intent is to implement a web-based single database integrated information system to manage both HRM and Payroll needs for the following reasons:

1. Efficient use of scarce resources through the reduction/elimination of duplicative processes; appropriate use of technology; process automation; access to data sets and reports.

2. Provide real time workflow processes including performance management, recruitment/onboarding, labor planning staff development, compensation management, time and attendance, FMLA/Discipline Administration benefits administration & auditing, payroll and tax, and position control capabilities

3. Reduce risk by having more secure and solid data management platform, improved internal controls, automated regulatory and compliance processes.

4. Flexibility to implement new requirements, fringe benefits offerings and any other changes to JCHA staff remuneration; and

WHEREAS, KRONOS SaaShr, Inc. is a member of the Omnia Partners Cooperative (contract #24-6833), which allows public entities, such as the JCHA, to utilize these contracts; and

WHEREAS, the JCHA has used Omnia Partners Cooperative contracts in the past, recognizing the benefits, which allow the JCHA to reduce expenses (i.e., advertising, streamline administrative and management processes regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes the award of a contract to KRONOS SaaShr, Inc., 3040 Route 22 West, Suite 200, Branchburg, NJ 08876 for a Human Resource Management "HRM" System and Payroll Services in an amount not to exceed forty thousand thirty-six dollars and eighty one cents ($40,036.81) for a period of one (1) year.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen F. Cea
Executive Director/Secretary

S E A L

AGENDA ITEM # 13

BOARD MEETING DATE 10-14-2026

RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ACQUIRE 242 BERGEN AVENUE (BERGEN COURT) AND 69 STORMS AVENUE (RESURRECTION HOUSE), SUBJECT TO REQUIRED FUNDING AND HUD APPROVALS

WHEREAS, Jersey City Garden State Episcopal Community Development Corporation ("GSECDC") is the owner of a 12-unit multifamily residential property known as Bergen Court, located at 242 Bergen Avenue, Jersey City, New Jersey, and a 28-unit multifamily residential property known as Resurrection House, located at 69 Storms Avenue, Jersey City, New Jersey (collectively, the "Properties"); and

WHEREAS, the Properties were previously managed by Moderate Income Management Company, Inc., and, pursuant to Management Agreements approved by the New Jersey Housing and Mortgage Finance Agency ("NJHMFA"), the JCHA assumed management responsibilities for the Properties on April 1, 2025; and

WHEREAS, JCHA has negotiated with GSECDC regarding the acquisition of the Properties to preserve and maintain affordable housing opportunities for low-income households within the City of Jersey City; and

WHEREAS, the Properties are currently encumbered by financing provided through the NJHMFA, which is anticipated to be satisfied at or prior to closing through available financing sources, including funding applications currently pending with the City of Jersey City; and

WHEREAS, JCHA desires to acquire the Properties, subject to the receipt of all required approvals and financing necessary to complete the transaction and preserve the Properties as affordable housing; and

WHEREAS, at this time, no Certificate of Funds is necessary to approve this Resolution;

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Jersey City Housing Authority hereby authorizes the Executive Director, or his designee, to negotiate, execute, and deliver such agreements and documents as may be necessary and appropriate to acquire the Properties from GSECDC, subject to: (i) receipt of all required funding; (ii) satisfaction or release of existing liens and encumbrances acceptable to JCHA; (iii) approval by the U.S. Department of Housing and Urban Development ("HUD"); and (iv) HUD approval, as applicable, for the conversion of eligible units to low-income public housing units pursuant to JCHA's Faircloth authority; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, is authorized to undertake all actions necessary to secure HUD approval and complete the acquisition of the Properties in accordance with applicable federal, state, and local requirements.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM # 14

BOARD MEETING DATE 10-14-2026

RESOLUTION CONFIRMING JCHA'S CONTINUED PRACTICE OF SELLING DWIGHT STREET HOMES PROPERTIES TO QUALIFIED RESIDENTS AT HALF THE FAIR MARKET VALUE

WHEREAS, the Jersey City Housing Authority ("JCHA") developed the Dwight Street Homes Homeownership Opportunity Program to promote homeownership opportunities for eligible low- and moderate-income residents; and

WHEREAS, by Resolution adopted on July 10, 2002, the Board of Commissioners authorized the sale of the remaining Dwight Street Homes properties to qualified resident purchasers and authorized JCHA to provide subordinate mortgage financing in connection therewith; and

WHEREAS, the purpose of the Homeownership Opportunity Program has always been to facilitate affordable homeownership opportunities for income-qualified residents who would otherwise be unable to acquire residential property in Jersey City; and

WHEREAS, since approximately 2006, JCHA has consistently implemented the Homeownership Opportunity Program by marketing and selling Dwight Street Homes properties to qualified resident purchasers at a sales price equal to fifty percent (50%) of the then-current appraised fair market value of the property; and

WHEREAS, throughout the implementation of the Homeownership Opportunity Program, JCHA has provided subordinate "soft" second mortgage financing to facilitate such purchases and to ensure the continued affordability of the properties to eligible residents; and

WHEREAS, over the past two decades, residential property values in Jersey City have increased substantially, making it increasingly difficult for households within the income ranges targeted by the Homeownership Opportunity Program to obtain conventional mortgage financing sufficient to purchase homes at full appraised fair market value; and

WHEREAS, the Board of Commissioners finds that the continued sale of Dwight Street Homes properties at fifty percent (50%) of appraised fair market value remains necessary and appropriate to further the original objectives of the Homeownership Opportunity Program and preserve affordable homeownership opportunities for income-qualified residents; and

WHEREAS, the Board desires to clarify and confirm the methodology that has been utilized by JCHA in administering the Homeownership Opportunity Program;

WHEREAS, at this time, no Certificate of Funds is necessary to approve this Resolution;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby ratifies, confirms, and approves JCHA's long-standing practice of selling Dwight Street Homes properties to qualified resident purchasers at a sales price equal to fifty percent (50%) of the property's appraised fair market value.
2. For purposes of the Dwight Street Homes Homeownership Opportunity Program, the sales price established at fifty percent (50%) of appraised fair market value shall constitute the purchase price for the transaction.
3. JCHA is authorized to structure transaction financing based upon the approved sales price, including purchaser-obtained conventional mortgage financing and JCHA subordinate mortgage financing.
4. The purchaser's first mortgage financing requirement shall be measured with reference to the approved sales price and not the property's full appraised fair market value.

5. JCHA is authorized to provide a subordinate soft second mortgage in an amount not exceeding fifty percent (50%) of the approved sales price, or such lesser amount as may be necessary to complete the transaction.
6. The Executive Director, General Counsel, and such other officials of JCHA as may be necessary are hereby authorized to execute and deliver all documents and take all actions necessary to implement the intent of this Resolution and to complete sales under the Dwight Street Homes Homeownership Opportunity Program consistent with the provisions set forth herein.
7. This Resolution is intended to clarify, confirm, and memorialize the manner in which the Dwight Street Homes Homeownership Opportunity Program has been administered by JCHA and shall apply to pending and future Dwight Street Homes sales unless subsequently modified by resolution of the Board.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM# 15

BOARD MEETING DATE 10-14-2026

CONFIRMING RESOLUTION AUTHORIZING THE LIMITATION OF MEDCIAL PLANS OFFERED TO EMPLOYEE UNDER NEW JERSEY STATE HEALTH BENEFITS PLAN

WHEREAS, the Jersey City Housing Authority (JCHA), through its participation in the New Jersey State Health Benefits Program offers medical coverage to full-time employees, recognizes the need for effective resource allocation to maintain long-term sustainability and affordability; and

WHEREAS, the JCHA has reviewed the rising costs associated with employee medical coverage and has determined that it is in the best financial interest of the JCHA to limit the plans offered to their employees for medical insurance; and

WHEREAS, the JCHA desires to limit its employee medical coverage options to the Legacy plans and to exclude the 26 Plans due to the negative cost factors; and

WHEREAS, this will go into effect for Open Enrollment on October 1, 2026, effective January 1, 2027 to December 31, 2027.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Jersey City Housing Authority hereby approves this resolution, which shall take effect October 14, 2026, and remain in force until modified or revoked.

DATED: October 14, 2026

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
D. Brown			✓			
B. Dawson			✓			
A. Herbold					✓	
T. Hurley			✓			
C. Mullins		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority of the City of Jersey City as presented at its meeting of October 14, 2026, in the presence of a legally binding quorum.

Stepen Cea
Executive Director/Secretary

SEAL