



**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: September 2, 2020

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens		✓	✓			
A. Abdullah	✓		✓			
R. Mukherji			✓			

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 September 2, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	2
BOARD MEETING DATE	9-2-2020

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON AUGUST 2020**

WHEREAS, the Board of Commissioners held a Regular Board of Commissioners Meeting on August 5, 2020; 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 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 August 5, 2020 Board of Commissioners Regular Meeting are approved.

DATED: September 2, 2020

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin						✓
H. Fuentes			✓			
A. Herbold					✓	
R. Jones			✓			
F. Kitchens	✓		✓			
A. Abdullah		✓				✓
R. Mukherji			✓			

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 September 2, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	3
BOARD MEETING DATE	9-2-2020

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR
THE MONTH OF SEPTEMBER 2020**

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

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Jersey City approve the Accounts Payable for the month of September 2020.

Dated: September 2, 2020

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
J. Dublin			✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
R. Mukherji			✓			

I hereby certify that the herein above 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 September 2, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL

AGENDA ITEM #	4
BOARD MEETING DATE	9-2-2020

**RESOLUTION AUTHORIZING AWARD OF A
CONTRACT TO DUNCAN HARDWARE INC. FOR
THE FURNISHING AND DELIVERY OF PLUMBING
SUPPLIES TO ALL JCHA DEVELOPMENTS FOR A
PERIOD OF ONE (1) YEAR WITH AN OPTION FOR
AN ADDITIONAL YEAR**

WHEREAS, it has been deemed necessary by the JCHA to public bid for the furnishing and delivery of plumbing supplies to all JCHA sites; and

WHEREAS, in accordance with the JCHA's Procurement Policy and governing statutes of the State of New Jersey, the JCHA has properly bid for said services on July 23, 2020, a total of five (5) bid packages were received for award consideration as follows:

- Duncan Hardware, Inc., Jersey City, New Jersey
- Harry Supply, Camden, New Jersey
- HD Supply, Atlanta, GA
- F.W. Webb, Bedford, MA
- Crosstown Plumbing Supply, East Orange, NJ; and

WHEREAS, Duncan Hardware, Inc., submitted the lowest responsible bid in the amount of two hundred twenty-eight thousand five hundred seventy-eight dollars and ninety-six cents (\$228,578.96); and

WHEREAS, Duncan Hardware, Inc. has performed satisfactory for the JCHA in the past; and availability of funds has been established.

**RE: RESOLUTION AUTHORIZING AWARD OF
A CONTRACT TO DUNCAN HARDWARE INC.
FOR THE FURNISHING AND DELIVERY OF
PLUMBING SUPPLIES TO ALL JCHA
DEVELOPMENTS FOR A PERIOD
OF ONE (1) YEAR WITH AN OPTION FOR AN
ADDITIONAL YEAR**

Page Two

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to Duncan Hardware, Inc., in an amount not to exceed two hundred twenty-eight thousand five hundred seventy eight dollars and ninety six cents (\$228,578.96) for the furnishing and delivery of plumbing supplies to all JCHA developments for a period of one (1) year with an option for an additional year subject to General Counsel opinion.

DATED: SEPTEMBER 2, 2020

COMMISSIONER	Motion	2nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
R. Mukherji			✓			

I hereby certify that the hereinabove Resolution accurately memorializes the Resolution of the Board of Commissioners of the Housing Authority City of Jersey City as presented at its meeting of September 2, 2020 in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

S E A L

**RESOLUTION AUTHORIZING AMENDMENT OF CONTRACT
AWARD TO HD SUPPLY FOR FURNISHING AND DELIVERY
OF KITCHEN AND BATHROOM CABINETS, COUNTERTOPS
AND RELATED MATERIALS FOR VARIOUS JCHA OWNED
DEVELOPMENTS FOR A PERIOD OF ONE (1) YEAR WITH AN
OPTION FOR AN ADDITIONAL ONE (1) YEAR**

WHEREAS, at the July 2020 Board meeting a contract was awarded to HD Supply (resolution attached), for the furnishing and delivery of kitchen and bathroom cabinets, countertops and related for various JCHA owned Developments “as needed” for a period of one (1) year with an option for an additional one (1) year in an amount not to exceed seven thousand four hundred forty dollars and ninety-seven cents (\$7,440.97).

WHEREAS, the contract not to exceed amount was inadvertently based on the total unit price (attached) for each individual item available under this contract; and

WHEREAS, the correct contract not to exceed amount is one hundred thousand dollars (\$100,000.00) which will cover purchases from HD Supply during the contract period; and

WHEREAS, the availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes an amendment to the contract previously awarded to HD Supply Facilities Maintenance, Ltd., 3100 Cumberland Blvd., Suite 1700, Atlanta, Georgia 30339 for furnishing and delivery of kitchen and bathroom cabinets, countertops and related for various JCHA owned Developments “as needed” for a period of one (1) year with an option for an additional one (1) year in an amount not to exceed one hundred thousand and zero cents (\$100,000.00).

DATED: September 2, 2020

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes			✓		✓	
A. Herbold			✓			
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
R. Mukherji			✓			

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 September 2, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	9-2-2020

RESOLUTION RATIFYING THE ADOPTION OF THE NEW FY2020 “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 over 4500 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 FY2021 Fair Market Rents (FMRs) for the Housing Choice Voucher (Section 8) Program; and

WHEREAS, the FMRs 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, the FY2021 FMRs reflect higher amounts, the FMRs increased in comparison to the FY2020 FMRs; and

WHEREAS, pursuant to HUD regulations, FMRs 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 FMR, this will increase the Payment Standard in comparison to FY20 and continue to encourage landlord participation, unit availability and facilitates the Fair Housing goals of

RESOLUTION RATIFYING THE ADOPTING THE NEW
 FY2020 "FAIR MARKET RENTS" AND REVISING THE
 PAYMENT STANDARDS (MAXIMUM RENT LIMITS) FOR
 THE HOUSING CHOICE VOUCHER (SECTION 8)
 PROGRAM

Page 2

promoting mobility deconcentration, and positively impacting the lease-up rate within the
 HCVP Budget:

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners
 Ratifies the adoption of the new FY2021 Fair Market Rents and revision of the Payment
 Standards for the Housing Choice Voucher (Section 8) Program based on 100% of the
 FY2021 Fair Market Rents, effective September 2 , 2020, as follows:

Bedroom Size	Current Fair Market Rent	Current Payment Standard	FY 2021 Fair Market Rent	FY 2021 Payment Standard
Efficiency	\$1292	\$1421	\$1550	\$1550
1 Bedroom	\$1439	\$1582	\$1686	\$1686
2 Bedrooms	\$1691	\$1860	\$1958	\$1958
3 Bedrooms	\$2107	\$2317	\$2435	\$2435
4 Bedrooms	\$2291	\$2520	\$2655	\$2655

Dated September 2, 2020

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes			✓			
A. Herbold		✓			✓	
R. Jones			✓			
F. Kitchens	✓		✓			
A. Abdullah			✓			
R. Mukherji			✓			

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 September 2, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

SEAL

AGENDA ITEM#	7
BOARD MEETING DATE	9-2-2020

**RESOLUTION CONFIRMING AWARD OF
A CONTRACT TO MURRAY CONTRACTING
FOR EMERGENCY EXCAVATION AND
REPLACEMENT OF SEWER LINE TO
TOWNHOUSES AT CURRIES WOODS**

WHEREAS, the JCHA required a contractor to complete emergency excavation work and replace sewer line to townhouses on Peace Drive at Curries Woods; and

WHEREAS, this work needed to be immediately addressed since residents were constantly experiencing backups; and

WHEREAS, the health and safety of our residents require that these repairs be completed immediately and the need for these services could not have been reasonably foreseen; 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 Murray Contracting, 210 South Newman Street, Hackensack, New Jersey 07601 in the amount thirty-eight thousand eight hundred (\$38,800.00) dollars for emergency replacement of sewer line to townhouses at Curries Woods.

DATED: September 2, 2020

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
R. Mukherji			✓			

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 September 2, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	8
BOARD MEETING DATE	9-2-2020

RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2020 FAMILY SELF-SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS

WHEREAS, the Jersey City Housing Authority (JCHA) is required to administer a Housing Choice Voucher (Section 8) Family Self-Sufficiency (FSS) Program for a minimum of 320 participants, which is based on the number of Vouchers that the JCHA was awarded between October 1, 1992 through September 30, 1998, and each year the minimum required number of participants is decreased by the number of Program graduates; and

WHEREAS, a total of one hundred fifty-three (153) FSS participants have graduated from the Program since its inception resulting in the current minimum requirement of one hundred sixty seven (167) FSS Program participants; and

WHEREAS, under the Quality Housing and Work Responsibility Act of 1998 (QHWRA), FSS became a voluntary program for participants as of October 21, 1998 that encourages and assists low-income Housing Choice Voucher (Section 8) participants to achieve empowering goals such as higher education, employment and homeownership that will lead to economic independence and self-sufficiency; and

WHEREAS, a Housing Choice Voucher (Section 8) participant's income increases, the JCHA's portion of the rental payment is decreased; however, when an FSS participant's income increases, the amount by which the JCHA would decrease its rental payment is invested in an escrow account and serves as an incentive for completing the FSS Program and achieving The goals established by the participant at the beginning of the five-year contract period; and

WHEREAS, pursuant to the Section 8 Management Assessment Program (SEMAP), SEMAP Indicator # 14 measures a Public Housing Authority's (PHA) success rate in enrolling Section 8 participants in the FSS Program for which the JCHA scored 10 points out of the maximum 10 points; and

WHEREAS, for the last twenty-one (22) years the JCHA has been awarded funding by the U. S. Department of Housing & Urban Development (HUD) under its Housing Choice Voucher Family Self Sufficiency Program Coordinator Funding; and

WHEREAS, HUD issued a Notice of Funding Availability (NOFA) for FY2020 Housing Choice Voucher Family Self-Sufficiency Program funding application, with a due date of August 20, 2020; and

WHEREAS, the JCHA applied for funding for one (1) FSS Supervisor and three (3) FSS Coordinators, in the amount of \$275, 886 and the JCHA finds that the provision of these positions has facilitated achieving FSS Program objectives by linking Program participants to the supportive services needed to achieve self-sufficiency.

NOW, THEREFORE, BE IT RESOLVED that the JCHA Board of Commissioners confirms the submission of an application (as detailed in the attached memo) to HUD for funding for one (1) FSS Program Supervisor and three (3) FSS Coordinators in an amount of \$275,886 subject to HUD review and approval.

Dated: September 2, 2020

COMMISSIONER	Motion	2 nd	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
R. Mukherji			✓			

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 September 2, 2020 in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	9
BOARD MEETING DATE	9-2-2020

RESOLUTION AUTHORIZING ADDITIONAL FUNDS BE ADDED TO EXISTING CONTRACTS FOR LEGAL SERVICES AS LABOR AND EMPLOYMENT COUNSEL

WHEREAS, the Jersey City Housing Authority owns, operates, manages and administers a wide array of assisted housing, HOPE VI and Homeownership related programs for lower income families and senior citizens within the Jersey City jurisdiction; and

WHEREAS, the JCHA properly procured and awarded contracts legal services at the December 4, 2019 Board of Commissioners meeting the JCHA Board of Commissioners authorized the execution of labor and employment counsel contracts with DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP, Glenpointe Center West, 500 Franklin W. Burr Boulevard, Suite 31, Teaneck, NJ; RUDERMAN & ROTH, LLC., 675 Morris Avenue, Suite 100, Springfield, NJ, and LITE DEPALMA & GREENBERG, LLC, 570 Broad Street, Newark, NJ 07102 at the rate of \$175.00 per hour; and CLEARY, GIACOBBE, ALFIERI & JACOBS, LLC, 169 Ramapo Valley Road 105, Oakland, NJ 07436 at a rate of \$150.00 per hour in an aggregate amount not to exceed \$40,000 for the period of December 5, 2019 through December 4th, 2020 as needed and in accordance with the scope of service, terms and conditions specified in the JCHA's Request for Proposals; and

WHEREAS, the JCHA has already exceeded the \$40,000 originally allotted for labor and employment counsel legal services; and

WHEREAS, the JCHA will require an increase in contract maximums of the current contracts for legal services in the area of labor related issues including but not limited to: general policy review and advice regarding compliance with and interpretation of applicable federal, State and local statutes, rules and regulations regarding the development and implementation of JCHA personnel policies, practices and collective bargaining agreements; third party review, preparation and representation of JCHA positions for disputes before appeal board including New Jersey Public Employees Relations Commission, New Jersey Department of Personnel (Civil Service), Equal Employment Opportunity Commission, etc., and, other labor-related work as required; and

RESOLUTION AUTHORIZING ADDITIONAL FUNDS BE ADDED TO EXISTING CONTRACTS FOR LEGAL SERVICES AS LABOR AND EMPLOYMENT COUNSEL

Page 2

WHEREAS, change orders for professional services such as legal services are not subject to the 20% limitation of *N.J.A.C. 5:30-11.3(a)(9)* or *CFR 24 85.36*; and

WHEREAS, availability of (additional) funds of \$35,000 has been established for labor and employment counsel services.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes additional funds in the amount of \$35,000 for labor and employment legal services.

DATED: September 2, 2020

COMMISSIONER	Motion	2 nd	AYE	NAY	ABSENT	ABSTENTION
J. Dublin			✓			
H. Fuentes			✓			
A. Herbold					✓	
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
R. Mukherji			✓			

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 September 2, 2020 in the presence of a legally binding quorum.


Vivian Brady-Phillips
 Executive Director/Secretary

S E A L