

AGENDA ITEM #	1
BOARD MEETING DATE	2/4/2026

**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,

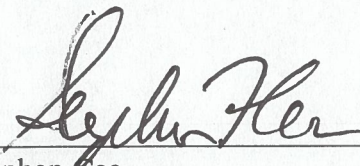
WHEREAS, it is necessary that the JCHA review such matters at this time and action may be taken about the subjects discussed at the Closed Caucus;

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

DATED: February 4, 2026

COMMISSIONER	Motion	2 nd	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 February 4, 2026, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	2
BOARD MEETING DATE	2/4/2026

**RESOLUTION AUTHORIZING THE ACCEPTANCE
OF THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS REGULAR MEETING HELD ON
JANUARY 7, 2026**

WHEREAS, the Board of Commissioners held a Regular Meeting on
January 7, 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 January 7, 2026, Board of
Commissioners Meeting are approved.

DATED: February 4, 2026

COMMISSIONER	Motion	2 nd	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 February 4, 2026, in the presence of a legally binding quorum.



 Stephen Oea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	3
BOARD MEETING DATE	2/4/2026

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

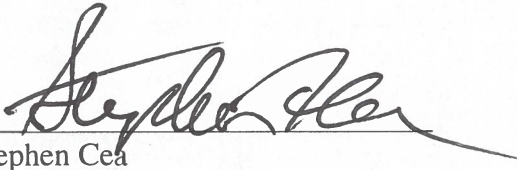
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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

Dated: February 4, 2026

COMMISSIONER	MOTION	2 nd	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 February 4, 2026, in the presence of a legally binding quorum.



 Stephen Cea
 Executive Director/Secretary

SEAL

AGENDA ITEM#	4
BOARD MEETING DATE	2/4/2026

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT
CARAHSOFT TECHNOLOGY CORP., FOR CROWDSTRIKE
ENDPOINT ANTIVIRUS SECURITY SOFTWARE, FOR THE
JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER
(SECTION 8).**

WHEREAS, the JCHA utilizes Internet websites for cloud-based Yardi systems, HUD websites and financial institute, through computers, laptops and mobile devices for Public Housing and Housing Voucher (Section 8) programs: and

WHEREAS, to secure and protect computer systems from threats malware, ransomware, viruses, phishing and zero-day attacks, it is necessary for the JCHA to upgrade to the latest AI-powered antivirus software: and

WHEREAS, Carahsoft Technology Corp was awarded NASPO contract #AR2472 from National Association of State Procurement Officials that offers access to competitively procured purchasing contract to its membership; and

WHEREAS, the NJ Local Public Contracts Law (40A:11-12) allows the JCHA to utilize NASPO contracts without advertising for bids; and

WHEREAS, the JCHA's Procurement Policy provisions relating to the purchase of proprietary computer hardware and software, allows the JCHA to utilize federal General Service Administration without advertising for bids; and

WHEREAS, availability of funds has been established.

RESOLUTION AUTHORIZING AWARD OF A CONTRACT WITH CARAHSOFT TECHNOLOGY CORP., FOR CROWDSTRIKE ENDPOINT ANTIVIRUS SECURITY SOFTWARE, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8)

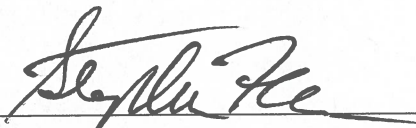
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NOW THEREFORE BE IT RESOLVED, by the JCHA Board of Commissioners authorizes the JCHA to award a contract to Carahsoft Technology Corp., suite 100, Reston, VA. 20190, for the period 02/01/2026 to 1/31/2029 to provide CrowdStrike software and licenses, in an amount not to exceed \$29,366.00 for Public Housing and Housing Choice Voucher (Section 8) Programs.

DATED: February 4, 2026

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

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 February 4, 2026, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	2/4/2026

RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO NATIONAL CREDIT REPORTING TO PROVIDE TENANT COURT RECORD SEARCHES, CREDIT AND CRIMINAL HISTORY REPORTS ON PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) APPLICANTS, PUBLIC HOUSING RESIDENTS, PARTICIPANTS OF THE HOMEOWNERSHIP PROGRAM AND PRE-EMPLOYMENT BACKGROUND SEARCHES FOR PROSPECTIVE EMPLOYEES OF THE JERSEY CITY HOUSING AUTHORITY.

WHEREAS, it is the Jersey City Housing Authority's policy, in accordance with HUD regulations, to admit as residents only those applicants who meet and pass suitability standards, pursuant to its Public Housing Applicant Selection and Assignment Policy and the Housing Choice Voucher (Section 8) Program Administrative Plan; and

WHEREAS, one of the provisions of the suitability criteria is to assess, through objective information an applicant's history of meeting financial obligations, criminal history and previous and current tenancy; and

WHEREAS, the JCHA must also rely on a service provider to provide an in-depth analysis of requested background checks and present to the JCHA a Pass/Fail recommendation of searches performed on Public Housing and Housing Choice Voucher (Section 8) Applicants, Public Housing Residents and participants of the Housing Choice Voucher (Section 8) and the Homeownership Program as requested; and

WHEREAS, in accordance with the JCHA's Admissions and Continued Occupancy Policy (ACOP), and in accordance with HUD's Occupancy Guidelines, the JCHA is obligated to pursue verification of income for adult resident household members reporting "Zero Income", to include requests for Credit Reports; and

WHEREAS, the JCHA Personnel Policies under "Recruitment and Appointments" requires that the Human Resources Office conduct the appropriate reference checks, to include a civilian background check, subsequent to a candidate's approval for appointment; and

WHEREAS, pursuant to the JCHA's Procurement Policy provisions three (3) bids were received from qualified vendors, with National Credit Reporting submitting the lowest bid in the amount of \$33,930.00 annually; and

WHEREAS, availability of funds has been established;

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to National Credit Reporting, 6830 Via Del Oro, Suite 105, San Jose, CA 95119 in an amount not to exceed Thirty Three Thousand Nine Hundred and Thirty Dollars (\$33,930.00) to provide Tenant Court Record searches, Credit and Criminal History Reports for its Public Housing and Housing Choice Voucher (Section 8) programs and Pre-Employment Background Searches for a period of two (2) years, subject to Legal Counsel opinion.

DATED: February 4, 2026

COMMISSIONER	Motion	2 nd	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 February 4, 2026 in the presence of a legally binding quorum.


Stephen Dea
Executive Director/Secretary

SEAL

AGENDA ITEM #	6
BOARD MEETING DATE	2/4/2026

RESOLUTION CERTIFYING REVIEW BY THE JCHA BOARD OF COMMISSIONERS OF THE FISCAL AND COMPLIANCE AUDIT REPORT OF THE JERSEY CITY HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2025.

WHEREAS, the Jersey City Housing Authority (JCHA) is subject to the provisions of the Local Authorities Fiscal Control Law (C: 40A:12A-23), which requires the JCHA to have an annual audit performed by a Certified Public Accountant (CPA); and

WHEREAS, the JCHA issued Contract# 101894 to the firm of Novogradac & Company LLP., on July 01, 2025 to perform a fiscal and compliance audit of JCHA programs; and

WHEREAS, Novogradac & Company LLP. successfully completed the audit fieldwork and prepared the Audit Report for the fiscal year ending March 31, 2025, attached hereto; and

WHEREAS, it is a requirement of the Local Authorities Fiscal Control Law that the JCHA Board of Commissioners formally certify their review, which was held at the Board of Commissioners Meeting on February 04, 2026, and submit an original resolution and affidavit:

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby certifies to the Local Finance Board of the State of New Jersey that each Commissioner has reviewed the annual report for the fiscal year ended March 31, 2025, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations" and has evidenced same by affidavit in the form prescribed by the Local Finance Board; and

RESOLUTION CERTIFYING JCHA BOARD OF COMMISSIONERS TO REVIEW OF THE FISCAL AND COMPLIANCE AUDIT REPORT FOR THE YEAR ENDING MARCH 31, 2025.

BE IT FURTHER RESOLVED that the Secretary of the JCHA is hereby directed to submit to the Local Finance Board the group affidavit, accompanied by a certified copy of this resolution.

Dated: February 04, 2026

COMMISSIONER	MOTION	2 ND	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 February 04, 2026, in the presence of a legally binding quorum.

SEAL



Stephen F. Cea,
Executive Director/Secretary