

AGENDA ITEM #	1
BOARD MEETING DATE	1/7/2026

**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.

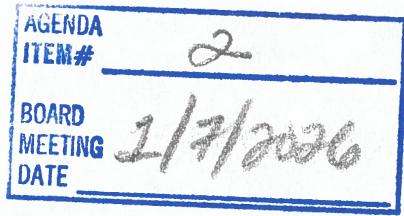
DATED: January 7, 2026

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 January 7, 2026, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

S E A L



**RESOLUTION AUTHORIZING THE ACCEPTANCE
OF THE MINUTES OF THE REGULAR BOARD OF
COMMISSIONERS REGULAR MEETING HELD ON
DECEMBER 3, 2025**

WHEREAS, the Board of Commissioners held a Regular Meeting on December 3, 2025; and,

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

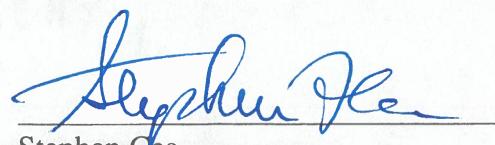
WHEREAS, the minutes of the Board of Commissioners Regular Meeting have been presented to the Board for review and approval (attached):

NOW THEREFORE BE IT RESOLVED by the JCHA Board of Commissioners, that the attached minutes of the December 3, 2025, Board of Commissioners Meeting are approved.

DATED: January 7, 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 January 7, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM #	3
BOARD MEETING DATE	4/7/2026

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

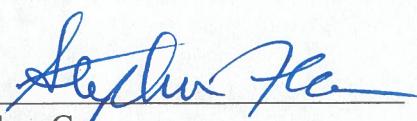
WHEREAS, the accounts payable per attached listing were reviewed and found acceptable;

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 January 2026.

Dated: January 7, 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 January 7, 2026, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM #	4
BOARD MEETING DATE	1/17/2026

**RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT
WITH YARDI SYSTEMS Inc., FOR ONE YEAR MAINTENANCE
OF A HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM,
FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE
VOUCHER (SECTION 8) PROGRAMS**

WHEREAS, the JCHA utilizes Hosted Cloud-Based Yardi systems for Public Housing and Housing Voucher (Section 8) programs: and

WHEREAS in order for the system to function properly and efficiently, it is necessary for the JCHA to maintain the proprietary software supplied with this system: and

WHEREAS, the required software is only available from Yardi Systems: and

WHEREAS, Yardi Systems Inc. was awarded Government Services Administration (GSA) contract GS-35F-0731P: 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;

NOW THEREFORE BE IT RESOLVED, by the JCHA Board of Commissioners that the JCHA enter into an agreement with Yardi Systems Inc., PO Box 6316, Hicksville, NY. 11802, for the period 02/01/2026 to 1/31/2027 to provide software maintenance of Yardi systems, in an amount not to exceed \$456,097.25 for Public Housing and Housing Choice Voucher (Section 8) Programs.

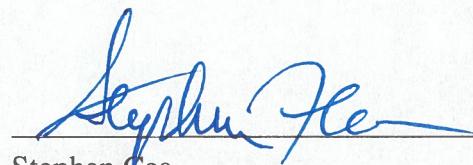
RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT WITH YARDI SYSTEMS Inc.,
FOR ONE YEAR MAINTENANCE OF A HOSTED CLOUD-BASED YARDI ENTERPRISE SYS-
TEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8)
PROGRAMS

Page 2

DATED: January 7, 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 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 January 7, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM #	5
BOARD MEETING DATE	1/7/2026

RESOLUTION AUTHORIZING AN INCREASE TO CONTRACT AWARDED TO LS ENGINEERING ASSOCIATES CORP. FOR THE PHYSICAL NEEDS ASSESSMENT AND ENERGY AUDIT AT VARIOUS JCHA SITES

WHEREAS, the Jersey City Housing Authority (JCHA) has an obligation to provide the U.S. Department of Housing and Urban Development (HUD) with a Physical Needs Assessment and Energy Audit (PNA/EA) every five (5) years for all public housing sites; and

WHEREAS, the JCHA properly procured and awarded a contract to LS Engineering Associates Corp. for the Physical Needs Assessment and Energy Audit at Various JCHA Sites at the September 3, 2025 Board of Commissioners meeting; and

WHEREAS, the JCHA will require an increase in the contract maximum of the current contract to add additional properties that require these services; and

WHEREAS, change orders for professional services such as architectural and engineering 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 funds has been established:

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes an increase in contract maximum for architectural and engineering services to contract #101936 LS Engineering Associates Corp., whose contract is increased by \$61,600.00 to a new maximum of \$243,445.00

DATED: January 7, 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 January 7, 2026, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

S E A L

AGENDA ITEM #	6
BOARD MEETING DATE	1/7/2026

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT
TO ARCHITECTURAL HARDWARE FOR THE FURNISHING
AND INSTALLATION OF DOOR HARDWARE AT 69 STORMS
AVENUE**

WHEREAS, the hardware for the entrance and exit doors at 69 Storms Avenue needs to be replaced; and

WHEREAS, the security and safety of the residents and the building required the delivery and installation of the door hardware to be expedited; and

WHEREAS, it was prudent and necessary to forego the bid process that would have delayed the delivery and installation of the door hardware; and

WHEREAS, historically the JCHA has been unable to attract three (3) bids for this type of door hardware in the past; and

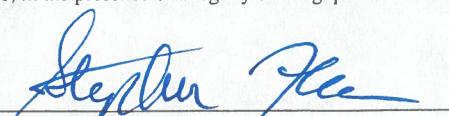
WHEREAS, Architectural Hardware has successfully provided competitive quotes and delivered and installed door hardware in the past and, availability of funds has been established.

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the award of a contract to Architectural Hardware, 3910 Park Avenue, Suite 2, Edison, New Jersey, 08820 in the amount of twenty eight thousand six hundred ninety two dollars (\$28,692.00) plus a 10% contingency of two thousand eight hundred sixty nine dollars and twenty cents (\$2,869.20) for a total amount of thirty one thousand five hundred sixty one dollars and twenty cents (\$31,561.20) for the furnishing and delivery of door hardware at 69 Storms Avenue.

DATED: January 7, 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 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 January 7, 2026, in the presence of a legally binding quorum.


 Stephen Cea
 Executive Director/Secretary

S E A L

AGENDA ITEM #	7
BOARD MEETING DATE	17/02/26

RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S CY 2026 OPERATING SUBSIDY TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the General Operating Fund Grant Submission for CY 2026 was completed via OpFund Web Portal with the required forms and documentation:

- A. Form HUD-52723 Operating Fund Calculation of Operating Subsidy: This form is used to calculate OpFund Grant eligibility in accordance with regulations in 24 CFR Part 990.
- B. Form HUD-52722 Operating Fund Calculation of Utilities Expense Level: This form is used to calculate the utilities expense level component of the project's Op Fund Grant eligibility in accordance with regulations in 24 CFR Parts 990.170 – 990.185.
- C. Form HUD-52574 PHA Board Resolution Approving Operating Budget.

WHEREAS, HUD pre-populates much of the OpFund Forms with data sourced from Inventory Management System/PIH Information Center (IMS/PIC), the Financial Data Schedule (FDS), and previous OpFund form submissions;

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners approves the confirmation of the submitted documents that were submitted electronically on October 21, 2025.

**RESOLUTION CONFIRMING THE SUBMISSION OF JCHA'S CY 2026
OPERATING SUBSIDY TO THE US DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT (HUD)**

page 2 of 2

DATED: January 7, 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 January 7, 2026, in the presence of a legally binding quorum.



Stephen Cea
Executive Director/Secretary

S E A L

**RESOLUTION CONFIRMING THE ADOPTION
OF A POLICY TO CONDUCT HOUSING QUALITY
INSPECTIONS (HQS) ON A BIENNIAL BASIS FOR
THE HOUSING CHOICE VOUCHER (S8) PROGRAM**

WHEREAS, the Jersey City Housing Authority administers the Housing Choice Voucher Program (HCVP) in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations; and

WHEREAS, HUD regulations at 24 CFR § 982.405(a) permit Public Housing Agencies (PHAs) to conduct Housing Quality Standards (HQS) inspections on a biennial basis rather than annually, provided that the unit meets all applicable requirements; and

WHEREAS, the Authority seeks to improve administrative efficiency, reduce inspection burdens on participating families and landlords, and maintain compliance with HUD requirements; and

WHEREAS, the Authority will continue to conduct interim inspections as necessary in response to tenant or owner reports of deficiencies, or as otherwise required by HUD;

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

**RESOLUTION CONFIRMING THE ADOPTION
OF A POLICY TO CONDUCT HOUSING QUALITY
INSPECTIONS (HQS) ON A BIENNIAL BASIS FOR
THE HOUSING CHOICE VOUCHER (S8) PROGRAM**

Adoption of Biennial Inspections

The Authority has implemented biennial HQS inspections for all eligible HCVP units, in accordance with HUD regulations.

1. Interim Inspections

The Authority continues to perform interim inspections when warranted by tenant or owner reports, or when otherwise required by HUD policy.

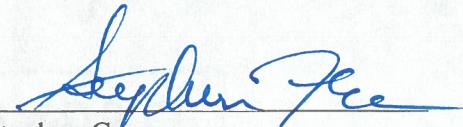
2. Administrative Procedures

The Executive Director is authorized to develop and implement administrative procedures to ensure compliance with HUD requirements and to maintain the quality and safety of assisted housing units.

DATED: January 7, 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 January 7, 2026, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

S E A L

AGENDA	9
ITEM #	
BOARD	
MEETING	
DATE	1/7/2026

**RESOLUTION CONFIRMING THE DAY AFTER CHRISTMAS
AS AN OFFICIAL HOLIDAY PER THE PRESIDENT'S
EXECUTIVE ORDER FOR CALENDAR YEAR 2025**

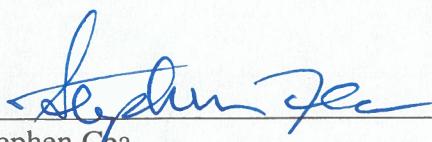
WHEREAS, the Jersey City Housing Authority Board of Commissioners acknowledged the President's Executive Order known as the Day after Christmas as an official holiday and authorized the JCHA Executive Director to implement the official holiday for all JCHA staff; and

NOW THEREFORE, BE RESOLVED, that the JCHA Board of Commissioners of the Housing Authority of the City of Jersey City confirms the authorization for making December 26, 2025 an official holiday per the President's Executive Order for all of the Jersey City Housing Authority Employees.

Dated: January 7, 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 January 7, 2026, in the presence of a legally binding quorum.


Stephen Cea
Executive Director/Secretary

S E A L