

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
OCTOBER 14, 2026**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, OCTOBER 14, 2026, AT 5:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3RD FLOOR CONFERENCE ROOM, JERSEY CITY, N.J. TO CONSIDER THE FOLLOWING AGENDA ITEMS:

SPEAKERS: THERE WILL BE A TWENTY MINUTE TIME FRAME FOR THE PUBLIC AND/OR RESIDENTS WHO HAVE SUBMITTED WRITTEN REQUESTS.

- ITEM #1:** RESOLUTION AUTHORIZING A CLOSED CAUCUS REGARDING PERSONNEL MATTERS, LITIGATION AND GRANT STRATEGY.
- ITEM #2:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE SEPTEMBER 2, 2026 "CLOSED CAUCUS" MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 2, 2026.
- ITEM #3:** RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON SEPTEMBER 2, 2026.
- ITEM #4:** 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.
- ITEM #5:** 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.
- ITEM #6:** 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.
- ITEM #7:** 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.
- ITEM #8:** RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR EMERGENCY REPLACEMENT OF ROOF FANS AT BERRY GARDENS.
- ITEM #9:** 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.
- ITEM #10:** 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.

- ITEM #11:** 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
- ITEM #12:** RESOLUTION AUTHORIZING A CONTRACT AWARD TO KRONOS SaaS, Inc., FOR A JERSEY CITY HOUSING AUTHORITY HUMAN RESOURCE MANAGEMENT SYSTEM AND PAYROLL SERVICES FOR A PERIOD OF ONE (1) YEAR.
- ITEM #13:** 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.
- ITEM #14:** RESOLUTION CONFIRMING JCHA'S CONTINUED PRACTICE OF SELLING DWIGHT STREET HOME PROPERTIES TO QUALIFIED RESIDENTS AT HALF THE FAIR MARKET VALUE.
- ITEM #15:** CONFIRMING RESOLUTION AUTHORIZING THE LIMITATION OF MEDICAL PLANS OFFERED TO EMPLOYEE UNDER THE NEW JERSEY STATE HEALTH BENEFITS PLAN.

MATTERS OF INFORMATION

REMINDER: OUR NEXT REGULAR BOARD MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 4, 2026.
PROPERTY PERFORMANCE REPORT FOR SEPTEMBER 2026.