

AGENDA ITEM #	1
BOARD MEETING DATE	7-10-2023

**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: July 10, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	2
BOARD MEETING DATE	7-10-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE JUNE 7, 2023 CLOSED CAUCUS MINUTES OF THE  
BOARD OF COMMISSIONERS.**

**WHEREAS**, the Board of Commissioners held a Board of Commissioners Meeting on June 7, 2023; 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 June 7, 2023, Board of Commissioners Meeting are approved.

**DATED: July 10, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓		✓	
H. Fuentes			✓			
A. Herbold			✓			
E. Phillips-Lorenzo			✓			
S. Prince	✓	✓	✓			
J. Dublin			✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Ceja  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	3
BOARD MEETING DATE	7-10-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON JUNE 7, 2023.**

**WHEREAS,** the Board of Commissioners held the Board of Commissioners Meeting on June 7, 2023; 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 June 7, 2023, Board of Commissioners Meeting are approved.

**DATED: July 10, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo			✓			
S. Prince		✓	✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	4
BOARD MEETING DATE	7-10-2023

**RESOLUTION BY THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
THE MONTH OF JULY 2023**

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 July 2023.

Dated: July 10, 2023

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Interim Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	7-10-2023

**RESOLUTION CONFIRMING AWARD OF A  
CONTRACT TO WILLIAM J. GUARINI INC FOR  
EMERGENCY REPLACEMENT OF SANITARY SEWER  
LINE AT ARLINGTON GARDENS**

**WHEREAS**, the JCHA required a contractor to complete emergency repairs to 6” sanitary sewer line in building #2 at Arlington Gardens; and

**WHEREAS**, this work needed to be immediately addressed since the basement was constantly backing up due to the line leading to the City’s sewer was back pitched and blocked preventing normal flow, causing significant issues for our residents as well as unsanitary health conditions; and


**WHEREAS**, William J. Guarini Inc has worked for the JCHA in the past and 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 William J. Guarini Inc., 152 Stevens Avenue, Jersey City, New Jersey 07305 in the amount of seventy-five thousand three hundred eighteen dollars and two cents (\$75,318.02) for emergency repair of sanitary sewer line in building #2 at Arlington Gardens.

**DATED: July 10, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	6
BOARD MEETING DATE	7-10-2023

**RESOLUTION AUTHORIZING THE EXECUTION OF FOUR (4) HOUSING ASSISTANCE PAYMENTS CONTRACTS TO PROVIDE PROJECT-BASED RENTAL ASSISTANCE VOUCHERS UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM TO PACIFIC COURT PROJECT, LAFAYETTE VILLAGE APARTMENTS, JEWISH HOME & REHABILITATION CENTER AND ST. LUCY'S PERMANENT HOUSING PROJECT**

**WHEREAS**, the Jersey City Housing Authority (JCHA) has been awarded a total of 5,059 Housing Choice Vouchers (Section 8) by the U.S. Department of Housing and Urban Development (HUD) to provide rental subsidies for low-income households (below 50% of median income) to rent affordable apartments in the private market; and

**WHEREAS**, in accordance with Federal Regulations 24 CFR 983.5, the JCHA is eligible to administer a Project-Based Voucher Program (up to 20% of budgeted authority is allowed for vouchers to be assigned to a specific development) in addition to its Tenant-Based Voucher Program (vouchers issued to individual households); and

**WHEREAS**, the JCHA seeks to project-base an additional 140 Vouchers to facilitate the development of affordable housing for low income families in compliance with Federal regulations; and

**RESOLUTION AUTHORIZING THE EXECUTION OF FOUR (4) HOUSING ASSISTANCE PAYMENTS CONTRACTS TO PROVIDE PROJECT-BASED RENTAL ASSISTANCE VOUCHERS UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM TO PACIFIC COURT PROJECT, LAFAYETTE VILLAGE APARTMENTS, JEWISH HOME & REHABILITATION CENTER AND ST. LUCY'S PERMANENT HOUSING PROJECT**

**WHEREAS**, in accordance with the JCHA's Procurement Policy and Governing Statutes of the State of New Jersey, the JCHA advertised a Request for Proposals (RFP) for project-based vouchers on and four (4) proposals were submitted by the due date of specifically from: April 26, 2023

<b>Name of Project</b>	<b>Sponsor</b>	<b>Location</b>	<b>Number of Units</b>	<b>Number of Vouchers</b>
Pacific Court	Vitus	208-240 Pacific Ave, 313-324 Bramhall Ave, 207-213 Whitton Ave, 1-16 Cannon Drive	71	41
Lafayette Village	Mc Cormack, Baron Salazar Inc	Grand Street, Woodward Street and Johnson Avenue	63	20
Jewish Home & Rehabilitation Center	Alpert Group	259 Van Nostrand	67	67
St. Lucy's	Domus	612 Grove Street	15	15

**RESOLUTION AUTHORIZING THE EXECUTION OF FOUR (4) HOUSING ASSISTANCE PAYMENTS CONTRACTS TO PROVIDE PROJECT-BASED RENTAL ASSISTANCE VOUCHERS UNDER THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM TO PACIFIC COURT PROJECT, LAFAYETTE VILLAGE APARTMENTS, JEWISH HOME & REHABILITATION CENTER AND ST. LUCY'S PERMANENT HOUSING PROJECT**

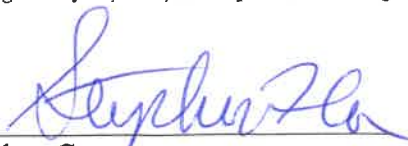
WHEREAS, all three proposals were determined to qualify for an award of Project-Based Vouchers; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board Commissioners authorizes the execution of Housing Assistance Payment contracts to provide Project Based Vouchers to Lafayette Village Apartments, Jewish Home & Rehabilitation Center and St. Lucy's Permanent Housing Project under the Housing Choice Voucher (Section 8) Program, subject to General Counsel opinion.

**Dated: July 10, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓		✓	
H. Fuentes			✓			
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince	✓		✓			
J. Dublin			✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**



AGENDA ITEM#	7
BOARD MEETING DATE	7-10-2023

**RESOLUTION AUTHORIZING THE EXECUTION OF THE TERM OPTION CLAUSE 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**

**WHEREAS**, HD Supply was awarded contract #16154 for Maintenance, Repair and Operations Products and Services from the Co-operative known as U.S. Communities; and

**WHEREAS**, the services provided under their cooperative contract includes the furnishing and delivery of kitchen and bathroom cabinets, countertops and related materials; and

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

**WHEREAS**, a contract (#101600) was awarded on August 1, 2022, to HD Supply for the furnishing and delivery of kitchen and bathroom cabinets, countertops and related materials for various JCHA owned developments not to exceed two hundred forty thousand and zero cents (\$240,000.00 for a period of one year ending August 1, 2023); and

**WHEREAS**, the JCHA has utilized State and Co-operative contracts in the past, recognizing the benefits, which allow the JCHA to reduce expenses (i.e. advertising, streamline administrative and management process regarding the public bid process) and expedite the delivery of services and supplies to JCHA developments; and

**WHEREAS**, HD Supply has the necessary staff and expertise to provide long term maintenance, repair, and modernization services for the JCHA's developments; and

**WHEREAS**, the availability of funds has been established.

**RE: RESOLUTION AUTHORIZING THE EXECUTION OF THE TERM OPTION  
 CLAUSE 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  
 PAGE 2**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract 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 in the amount not to exceed two hundred forty thousand and zero cents (\$240,000).

**DATED: July 10, 2023**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
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 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	8
BOARD MEETING DATE	7-10-2023

**RESOLUTION CONFIRMING THE AWARD OF A CONTRACT  
TO NATIONAL FENCE FOR EMERGENCY REPAIR TO GATE  
ACCESS SYSTEM AT BERRY GARDENS BUILDING B**

**WHEREAS**, the Jersey City Housing Authority (“JCHA”) required a contractor to complete emergency repairs to the gate access system at Berry Gardens Building B; and

**WHEREAS**, this work needed to be immediately addressed for the safety of our senior residents; and

**WHEREAS**, National Fence has worked for the JCHA in the past and the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to National Fence, 1033 Route 1, Avenel, New Jersey 07001 in the amount of twenty-four thousand five hundred ninety dollars (\$24,590.00) for the Emergency Repair to Gate Access System at Berry Gardens Building B.

**DATED: July 10, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 \_\_\_\_\_  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA  
ITEM# 9  
BOARD  
MEETING  
DATE 7-10-2023

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO SURACH ELECTRICAL CONTRACTORS, LLC FOR EMERGENCY ELECTRICAL WORK FOR ELEVATOR MODERNIZATION AT CURRIES WOODS**

**WHEREAS**, a contract was awarded for the modernization of elevators at Curries Woods senior/disable building, 3 New Heckman Drive; and

**WHEREAS**, the contract required the JCHA to provide electrical and fire alarm related upgrades for this project which was time sensitive; and

**WHEREAS**, the JCHA's sole Electrician could not complete the time sensitive electrical upgrades for the Curries Woods elevator modernization because of being inundated with the authority wide demand for electrical work; and

**WHEREAS**, it was prudent to utilize the JCHA's Fire Alarm Contractor Surach Electrical Contractors, LLC to manage the necessary fire alarm and electrical upgrades to complete the Curries Woods elevator modernization; and

**WHEREAS**, the availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the award of a contract to Surach Electrical Contractors, LLC, 20 Calumet Avenue, Lake Hiawatha, New Jersey 07034 in the amount of nineteen thousand nine hundred and two dollars and twenty-two cents (\$19,902.22) for emergency electrical work for elevator modernization at Curries Woods.

**DATED: July 10, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	10
BOARD MEETING DATE	7-10-2023

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO MURRAY CONTRACTING LLC FOR RESURFACING OF BASKETBALL COURT AT BOOKER T. WASHINGTON APTS.**

**WHEREAS**, the JCHA required a contractor to complete the resurfacing of the deteriorated basketball court at Booker T. Washington Apts.; and

**WHEREAS**, Murray Contracting, LLC is a member of the New Jersey State Co-operative under contract #ESCNJ 22/23-03 and New Jersey State Law allows State Agencies to utilize these Co-operative contracts; and

**WHEREAS**, the State of New Jersey Department of the Treasury allows counties, and other public entities to establish cooperatives that allow members to contract with companies for supplies and services awarded contracts through these organizations based on a competitive process in accordance with the appropriate state procurement rules and regulations; and

**WHEREAS**, a provision of the specifications allows other public entities such as the JCHA to utilize these contracts in accordance with N.J.S.A. 40A:11-11(5); and

**WHEREAS**, the JCHA has used these State 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**, Murray Contracting LLC has performed satisfactory for the JCHA in the past; and availability of funds has been established.

**RE: RESOLUTION AUTHORIZING AWARD OF A CONTRACT  
TO MURRAY CONTRACTING LLC FOR RESURFACING  
OF BASKETBALL COURT AT BOOKER T. WASHINGTON  
APTS.**

**Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a contract to Murray Contracting LLC, 210 S. Newman Street, Hackensack, New Jersey 07601 in the amount of one hundred and seventy-five thousand dollars (\$175,000.00) for resurfacing of basketball court at Booker T. Washington Apts.

**DATED: JULY 10, 2023**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 Stephen Cep  
 Interim Executive Director/Secretary

**S E A L**

AGENDA ITEM#	11
BOARD MEETING DATE	7-10-2023

**RESOLUTION CONFIRMING AWARD OF A CONTRACT  
TO MURRAY CONTRACTING LLC FOR EMERGENCY  
RESTORATION OF COLLAPSED ROOFING SOFFITS,  
FACIA, GUTTERS AND DOWNSPOUTS AT CURRIES  
WOODS**

**WHEREAS**, the JCHA required a contractor to complete emergency work to restore collapsed roofing soffits, fascia, gutters, downspouts and install gutter guards on townhouses between 6-16 Hope Lane at Curries Woods; and

**WHEREAS**, Murray Contracting, LLC is a member of the New Jersey State Co-operative under contract #ESCNJ 20/21-03 and New Jersey State Law allows State Agencies to utilize these Co-operative contracts; and

**WHEREAS**, the State of New Jersey Department of the Treasury allows counties, and other public entities to establish cooperatives that allow members to contract with companies for supplies and services awarded contracts through these organizations based on a competitive process in accordance with the appropriate state procurement rules and regulations; and

**WHEREAS**, a provision of the specifications allows other public entities such as the JCHA to utilize these contracts in accordance with N.J.S.A. 40A:11-11(5); and

**WHEREAS**, the JCHA has used these State 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**, Murray Contracting LLC has performed satisfactory for the JCHA in the past; and availability of funds has been established.

**RE: RESOLUTION CONFIRMING AWARD OF A CONTRACT  
TO MURRAY CONTRACTING LLC FOR EMERGENCY  
RESTORATION OF COLLAPSED ROOFING SOFFITS,  
FACIA, GUTTERS AND DOWNSPOUTS AT CURRIES WOODS  
Page Two**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms award of a contract to Murray Contracting LLC, 210 S. Newman Street, Hackensack, New Jersey 07601 in the amount of fifty-eight thousand five hundred and eleven dollars (\$58,511.00) for emergency restoration of collapsed roofing soffits, facia, gutters, downspouts and install gutter guards on townhouses between 6-16 Hope Lane at Curries Woods.

**DATED: JULY 10, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
 Stephen Cea  
 Interim Executive Director/Secretary

**S E A L**



AGENDA ITEM#	12
BOARD MEETING DATE	7-10-2023

**RESOLUTION AUTHORIZING APPROVAL OF AMENDMENTS TO THE JCHA'S 2023 AGENCY PLAN PURSUANT TO THE HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT OF 2016**

**WHEREAS**, in October 1998, Congress passed the Quality Housing and Work Responsibility Act (“QHWRA”), which requires all Public Housing Agencies to development a Five-Year Strategic and Annual Operating Agency Plan (referred to as the “AGENCY PLAN”); and

**WHEREAS**, the JCHA’s fiscal year (FY) 2023 Agency Plan was approved by HUD and went into effect on April 1, 2023; and

**WHEREAS**, Section 103 of the Housing Opportunity through Modernization Act (HOTMA) of 2016, which concerns over-income families in public housing, became effective on March 16, 2023, and all housing authorities must fully implement written over-income policies no later than June 14, 2023; and

**WHEREAS**, implementation of HOTMA policies by the required date necessitated a significant amendment to JCHA’s FY 2023 Agency Plan; and

**WHEREAS**, the JCHA conducted a meeting on May 17, 2023 with the Resident Advisory Board (RAB) constituted for the JCHA 2023 Agency Annual Plan process and, at that meeting, provided information about and discussed the amendments to the FY 2023 Annual Plan as required by HOTMA; and

**WHEREAS**, the JCHA made available copies of the plan amendments (attached) on its website, at each Asset Management Property office and the JCHA main office, and to Resident Leadership at each during the 45-day public comment period running from April 18, 2023, to June 1, 2023; and

**RESOLUTION AUTHORIZING APPROVAL  
OF AMENDMENTS TO THE JCHA'S 2023  
AGENCY PLAN PURSUANT TO THE  
HOUSING OPPORTUNITY THROUGH  
MODERNIZATION ACT OF 2016**

**WHEREAS**, the JCHA provided notice informing the public that the information would be available for review and inspection during the public comment period, and that a public hearing would take place on the plan amendments on June 5, 2023, at Curries Woods Community Revitalization Center located at 65-67 Ruby Brown Place, Jersey City, NJ 07305; and

**WHEREAS**, the JCHA held a public hearing on June 5, 2023, during which the one (1) written comment received during the 45-day public comment period from a member of the RAB was reviewed and JCHA's response outlined; and

**WHEREAS**, no Certificate of Funds is needed to approve this Resolution.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the adoption of the amendments to the FY 2023 Agency Plan, subject to Legal Counsel Opinion and HUD review and approval.

**DATED: July 10, 2023**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
R. Mukherji			✓			

Thereby 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 July 10, 2023, in the presence of a legally binding quorum.

**Stephen Cea**  
**Interim Executive Director/Secretary**

**S E A L**

AGENDA ITEM#	13
BOARD MEETING DATE	7-10-2023

**RESOLUTION CONFIRMING ACCEPTANCE AND RECEIPT OF THE NJ CAREER ACCELERATOR INTERNSHIP GRANT FUNDING THE FISCAL YEAR 2023 DISTRIBUTION FROM THE STATE OF NEW JERSEY OFFICE OF THE SECRETARY OF HIGHER EDUCATION**

**WHEREAS**, on May 4, 2023, the State of New Jersey Office of the Secretary of Higher Education (OSHE) and the Jersey City Housing Authority (JCHA) signed a Memorandum of Understanding to award the NJ Career Accelerator Internship Grant Program (NJCAIGP), see attached;

**WHEREAS**, this grant program will provide funding for JCHA in hosting and compensating the undergraduate interns from June 5, 2023 through August 18, 2023 (10 weeks);

**WHEREAS**, on June 21, 2023, the JCHA received a check in the amount of \$12,000.00 to hire four (4) interns and distribute the funds as follows:

<u>Department</u>	<u># of Intern</u>	<u>Amount</u>	<u>NJ Undergraduate School</u>
Workforce Development	1	\$3,000.00	Rutgers University
Compliance	1	\$3,000.00	Hudson CCC
Accounting & Finance	1	\$3,000.00	Montclair University
Accounting & Finance	1	\$3,000.00	New Jersey City University
Total	4	\$12,000.00	

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners hereby confirms that the Interim Executive Director to accept and receive the NJ Career Accelerator Internship Grant.

Dated: July 10, 2023

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
B. Dawson			✓		✓	
H. Fuentes			✓			
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
R. Mukherji			✓			

I hereby certify that the 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 July 10, 2023, in the presence of a legally binding quorum.

SEAL



Stephen Cea  
Interim Executive Director/Secretary

AGENDA ITEM #	14
BOARD MEETING DATE	7/10/23

**RESOLUTION CONFIRMING AWARD OF A CONTRACT TO MILLENNIUM COMMUNICATION GROUP INC FOR EMERGENCY REPAIR OF FIBER LINES AT MARION GARDENS**

**WHEREAS**, the Jersey City Housing Authority “JCHA” site security cameras are connected by fiber lines to the Jersey City Public Safety “JCPS” department for safety and security of JCHA sites; and

**WHEREAS**, the fiber lines are in need of repair because of damage caused by rodents which has affected the fiber lines connectivity between the Marion Gardens and JCPS; and

**WHEREAS**, the JCHA has contracted with Millennium Communications Group to install new fiber that includes a protective casing based on their NJ state wiring contract number T2989; and


**WHEREAS**, availability of funds has been established.

**NOW THEREFORE BE IT RESOLVED**, The JCHA Board of Commissioners confirms the execution of a contract to Millennium Communications Group, 11 Melanie Lane, unit 13, NJ 07936, in an amount not to exceed \$48,280.00 for repair of fiber lines at Marion Gardens.

**DATED:** July 10, 2023

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes					✓	
A. Herbold			✓			
E. Phillips-Lorenzo		✓	✓			
S. Prince			✓			
J. Dublin	✓		✓			
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 July 10, 2023, in the presence of a legally binding quorum.

  
**Stephen Cea**  
 Interim Executive Director/Secretary

**S E A L**