

AGENDA ITEM #	1
BOARD MEETING DATE	2-1-2023

**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: February 1, 2023

COMMISSIONER	Motion	2 nd	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 February 1, 2023, in the presence of a legally binding quorum.



Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA ITEM#	2
BOARD MEETING DATE	2-1-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE JANUARY 11, 2023 CLOSED CAUCUS MINUTES
OF THE BOARD OF COMMISSIONERS.**

WHEREAS, the Board of Commissioners held a Board of Commissioners Meeting on January 11, 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 January 11, 2023, Board of Commissioners Meeting are approved.

DATED: February 1, 2023

COMMISSIONER	Motion	2 nd	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 February 1, 2023, in the presence of a legally binding quorum.



 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA
ITEM# 3
BOARD
MEETING
DATE 2-1-2023

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF
THE MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING HELD ON JANUARY 11, 2023.**

WHEREAS, the Board of Commissioners held the Board of Commissioners Meeting on January 11, 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 January 11, 2023, Board of Commissioners Meeting are approved.

DATED: February 1, 2023

COMMISSIONER	Motion	2 nd	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 February 1, 2023, in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA
ITEM# 4
BOARD
MEETING
DATE 2-1-2023

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

Dated: February 1, 2023

COMMISSIONER	MOTION	2 nd	AYE	NAY	ABSENT	ABSTENTION
B. Dawson			✓			
H. Fuentes		✓	✓			
A. Herbold					✓	
E. Phillips-Lorenzo			✓			
J. 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 February 1, 2023, in the presence of a legally binding quorum.


Vivian Brady-Phillips
Executive Director/Secretary

SEAL

AGENDA ITEM#	5
BOARD MEETING DATE	2-1-2023

RESOLUTION CONFIRMING JCHA'S SUBMISSION OF A PROPOSAL IN RESPONSE TO THE FEDERAL COMMUNICATION COMMISSION'S AFFORDABLE CONNECTIVITY OUTREACH GRANT PROGRAM

WHEREAS, in addition to providing quality, affordable housing opportunities, the Jersey City Housing Authority ("JCHA") strives to bring about positive changes by encouraging residents to make investments towards personal growth; and

WHEREAS, since JCHA joined HUD and EveryoneOn's ConnectHomeUSA initiative in 2018 to address digital inequity among federally assisted households by developing a plan to bridge the digital divide through coalition building and public-private partnerships; and

WHEREAS, early surveys conducted by JCHA found that, in keeping with national survey data, only about 30 percent of JCHA households had in-home internet access and many had access only via a cellphone data plan; and

WHEREAS, JCHA has implemented a range of digital inclusion programs to support residents in gaining access to affordable or free devices, in-home broadband, and digital literacy classes in partnership with local and national community-based organizations; and

WHEREAS, such programming and activities have included the development of 6 on-site computer labs, distribution of 500+ devices, dozens of digital literacy classes, contracts with two internet service providers to wire 6 developments to offer affordable and high-speed broadband to 1500 units of public housing, and outreach and application support provided to nearly 200 residents to access the Federal Communication Commission's (FCC's) Affordable Connectivity Program (ACP) internet subsidy; and

WHEREAS, much of the programming described above was funded by 5 separate grants JCHA was successful in obtaining through competitive award processes; and

WHEREAS, the FCC published a notice of funding opportunity for a new program called the Affordable Connectivity Outreach Grant Program with \$10 million available for two pilot programs, the Your Home, Your Internet pilot and the Navigator Pilot Program, both meant to fund ACP outreach activities and direct application support to eligible households including federally assisted households for a period of one year; and

WHEREAS, JCHA has significant experience with ACP outreach and application support and developed a proposal to hire a full-time ACP Outreach Coordinator and 12 part-time Digital Navigators to conduct such activities across Jersey City in collaboration with 20+ existing partners, with supervision provided by JCHA's RECE staff and training provided by our nonprofit partner EveryoneOn; and

**RESOLUTION CONFIRMING JCHA'S
SUBMISSION OF A PROPOSAL IN RESPONSE TO
THE FEDERAL COMMUNICATION
COMMISSION'S AFFORDABLE CONNECTIVITY
OUTREACH GRANT PROGRAM**
Page 2 of 2

WHEREAS, no certificate of funds is needed;

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners confirms the submission on January 9, 2023, of an application to the FCC in response to its notice of funding opportunity for the Affordable Connectivity Outreach Grant Program, awards for which will be announced by March 31, 2023.

Dated: February 1, 2023

COMMISSIONER	Motion	2nd	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 February 1, 2023, in the presence of a legally binding quorum.

Vivian Brady-Phillips
Executive Director/Secretary

S E A L

AGENDA ITEM#	6
BOARD MEETING DATE	2-1-2023

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO C. DOUGHERTY & CO., INC. FOR BOILER TUBE REPLACEMENT "AS NEEDED" FOR VARIOUS JCHA DEVELOPEMNTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

WHEREAS, the JCHA has deemed it necessary to public bid for boiler tube replacement at various JCHA owned developments; 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 service on October 13, 2022, less than three (3) bid packages were received and on December 7, 2022 two (2) bid packages were received for award consideration as follows:

- C. Dougherty & Co., Inc., Paterson, New Jersey
- Superior Welding Co., Avenel, New Jersey; and

WHEREAS, C. Dougherty & Co., Inc. was the lowest responsible bidder with a combined hourly rate of:

- Mechanic Hourly Rate \$140.00
- Mechanic Helper Hourly Rate \$ 89.00
- Total Combined Hourly Rate \$229.00; and

WHEREAS, C. Dougherty & Co., Inc. has worked satisfactorily for the JCHA in the past and it has been determined that they have necessary qualifications to perform this service; and

WHEREAS, availability of funds has been established.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO C. DOUGHERTY & CO., INC. FOR BOILER TUBE REPLACEMENT "AS NEEDED" FOR VARIOUS JCHA DEVELOPEMNTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS

Page 2

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners authorizes award of a contract to C. Dougherty & Co., Inc., 7 Washington Avenue, Paterson, New Jersey 07503 in an amount not to exceed eighty thousand dollars (\$80,000.00) for a two (2) year period or (\$40,000.00 per year) for boiler tube replacement "as needed" at various JCHA owned developments for a period of two years with an option for an additional two years.

DATED: February 1, 2023

COMMISSIONER	Motion	2 nd	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 February 1, 2023, in the presence of a legally binding quorum.



 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM#	7
BOARD MEETING DATE	2-1-2023

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CORPORATE EMPLOYEE BENEFITS, LLC, FOR BOILER & MACHINERY INSURANCE FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.

WHEREAS, the Jersey City Housing Authority (JCHA) is required by Section 13 of its Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to retain Boiler & Machinery coverage; and

WHEREAS, the current Boiler & Machinery coverage, a one (1) year contract with Corporate Employee Benefits, LLC., as agents for Hartford Steam Boiler Inspection Insurance Co. expires on January 30, 2023; and

WHEREAS, in accordance with the JCHA Procurement Policy and NJ State and Federal rules, the JCHA advertised for Boiler & Machinery on November 02, 2022 & December 21, 2022 resulting in the receipt of One (1) bid from (recapitulation summary attached):

1. Corporate Employee Benefits, LLC, P.O. Box 7095, Atlantic City, NJ 08405; and

WHEREAS, the one bid were opened on December 21, 2022, and the only bid was submitted by Corporate Employee Benefits, LLC., as agents for Hartford Steam Boiler at a cost of \$42,404.34 for Boiler & Machinery coverage for a three (3) year period; and

WHEREAS, availability of funds has been established:

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners Authorizing an award of a contract to Corporate Employee Benefits, LLC., P.O. Box 7095, Atlantic City, NJ 08405 as agents for Hartford Steam Boiler, for Boiler & Machinery coverage at a cost of \$42,404.34 for a three (3) year period to commence on January 30, 2023 and ending on January 31, 2026, subject to General Counsel opinion.

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CORPORATE EMPLOYEE BENEFITS, LLC, FOR BOILER & MACHINERY INSURANCE FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS.

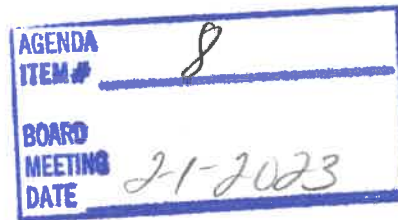
DATED: February 1, 2023

COMMISSIONER	Motion	2ⁿ	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 February 1, 2023, in the presence of a legally binding quorum.


Vivian Brady-Phillips
 Executive Director/Secretary

S E A L



RESOLUTION AFFIRMING THAT JERSEY CITY HOUSING AUTHORITY (JCHA) WILL PROVIDE THE MINIMUM 30-DAY NOTIFICATION PERIOD AND OTHER REQUIRED ACTIONS TO SUPPORT FAMILIES AT RISK OF EVICTION FOR NON-PAYMENT OF RENT PURSUANT TO HUD NOTICE PIH 2021-29 (H 2021-06)

WHEREAS, the Coronavirus Aid, Relief and Economic Security Act, 2020 (CARES Act),” which was signed into law on March 27, 2020, halted evictions from all CARES-Act covered properties, including public housing authorities from the date of enactment through July 31, 2020, and provided that tenants in covered dwelling units must be provided 30 days’ notice to vacate; and

WHEREAS, the Centers for Disease Control and Prevention (CDC) issued an Order temporarily halting eviction in the United States on September 4, 2020, which initially expired on December 31, 2020, but was later extended multiple times by the Consolidated Appropriations Act, 2021 and vacated nationally by a decision of the US Supreme Court on August 26, 2021; and

WHEREAS, the US Department of Housing and Urban Development (HUD) then issued Notice PIH 2021-29, H 2021-06 on October 7, 2021, which provided supplemental guidance to the Interim Final Rule “*Extension of Time and Required Disclosures for Notification of Nonpayment of Rent*,” which established that as of the date of its issuance, the CARES Act provision requiring 30-days’ notice to vacate for nonpayment of rent remains in effect for all CARES Act-covered properties, including public housing and properties assisted under HUD’s project-based rental assistance programs until further notice; and

WHEREAS, HUD Notice PIH 2021-29, H 2021-06 also requires PHAs to update their Admissions and Continued Occupancy Policy (ACOP) to reference the 30-days’ notification period for a lease termination process for nonpayment of rent and notify tenants of the 30-day notification; and

WHEREAS, the Notice also requires that such notification of lease terminations for nonpayment of rent also include information as determined necessary by HUD; and

WHEREAS, the JCHA has encouraged public housing residents who are behind in rent payments to request recertification due to loss of income, seek Emergency Rental Assistance Program funds if they are unable to pay rent or utilities due to the COVID-19 pandemic, and/or enter into repayment agreements with the JCHA; and

WHEREAS, the US Department of Housing and Urban Development (HUD) requires public housing authorities to bill tenants for current and past rent due; and

RESOLUTION AFFIRMING THAT JERSEY CITY HOUSING AUTHORITY (JCHA) WILL PROVIDE THE MINIMUM 30-DAY NOTIFICATION PERIOD AND OTHER REQUIRED ACTIONS TO SUPPORT FAMILIES AT-RISK OF EVICTION FOR NON-PAYMENT OF RENT PURSUANT TO HUD NOTICE PIH 2021-29 (H 2021-06)

WHEREAS, the JCHA is resuming court filings for lease terminations for public housing residents due to nonpayment of rent; and

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners affirms that the JCHA will comply with HUD Notice PIH 2021-29, H 2021-06, which provides supplemental guidance to the Interim Final Rule regarding extension of time and required disclosures for notification of nonpayment of rent, including mandating that public housing authorities provide residents who are at risk of eviction due to nonpayment of rent with at least 30-days' notice of a lease termination due to nonpayment, and information about how to apply for U.S. Department of Treasury Emergency Rental Assistance Program funding, and directs JCHA management to update JCHA's ACOP to reflect these requirements by filing a significant amendment to its most recent Annual Plan.

DATED: February 1, 2023

COMMISSIONER	Motion	2 nd	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 February 1, 2023, in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L

AGENDA ITEM #	9
BOARD MEETING DATE	2-1-2023

RESOLUTION APPROVING A RIGHT OF RETURN ACKNOWLEDGEMENT FORM FOR THE RESIDENTS OF LAFAYETTE VILLAGE AND DIRECTING THAT EACH HEAD OF HOUSEHOLD RECEIVE THE ACKNOWLEDGEMENT FORM PRIOR TO TEMPORARY RELOCATION

WHEREAS, in November 2021 the Jersey City Housing Authority (JCHA) Board of Commissioners (Board) authorized the JCHA to enter a Memorandum of Understanding (MOU) with McCormack Baron Salazar, Inc.'s (MBS) for the re-syndication and RAD conversion of Lafayette Village; and

WHEREAS, the purpose and objective of the MOU is the renovation and repair of all apartment units and other aging infrastructure of Lafayette Village; and

WHEREAS, MBS's project management plan is to stagger the renovations and repairs so as not to disrupt the entire development at once; and

WHEREAS, due to safety concerns, and in accordance with the Uniform Relocation Act, the tenant(s) in the units subject to renovation and repair are required to temporarily relocate while the repairs and renovations are being performed; and

WHEREAS, the attached Lafayette Village Right of Return Acknowledgment Form has been developed to provide written assurance to all Lafayette Village residents of their right to return to their units when the renovations and repairs are completed; and

WHEREAS, no JCHA funds are needed to approve this resolution.

RESOLUTION AUTHORIZING THE JCHA TO CONSENT TO MBS PORTFOLIO ACQUISITION PARTNER, LLC, AN AFFILIATE OF McCORMACK BARON SALAZAR, INC. TO PURCHASE THE CONTROLLING INTEREST OF LAFAYETTE COMMUNITY LIMITED PARTNERSHIP

Page 2 of 2

NOW THEREFORE BE IT RESOLVED that the attached Lafayette Village Right of Return Acknowledgment Form is approved, and directing JCHA to ensure that a copy is provided to each Head of Household prior to relocation.

Dated: February 1, 2023

COMMISSIONER	Motion	2 nd	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 February 1, 2023, in the presence of a legally binding quorum.


 Vivian Brady-Phillips
 Executive Director/Secretary

S E A L