

**JERSEY CITY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
JANUARY 7, 2026**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, JANUARY 7, 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 REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON DECEMBER 3, 2025.
- ITEM #3:** 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.
- ITEM #4:** 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.
- ITEM #5:** RESOLUTION AUTHORIZING AN INCREASE TO CONTRACT AWARDED TO LS ENGINEERING ASSOCIATES CORP. FOR THE PHYSICAL NEEDS ASSESSMENT AND ENERGY AUDIT AT VARIOUS JCHA SITES.
- ITEM #6:** RESOLUTION CONFIRMING THE AWARD OF A CONTRACT TO ARCHITECTURAL HARDWARE FOR THE FURNISHING AND INSTALLATION OF DOOR HARDWARE AT 69 STORMS AVENUE.
- ITEM #7:** RESOLUTION CONFIRMING OF JCHA'S CY 2026 OPERATING SUBSIDY TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
- ITEM #8:** RESOLUTION CONFIRMING THE ADOPTION OF A POLICY TO CONDUCT HOUSING QUALITY INSPECTIONS (HQS) ON A BIENNIAL BASIS FOR THE HOUSING CHOICE VOUCHER (S8) PROGRAM.
- ITEM #9:** RESOLUTION CONFIRMING THE DAY AFTER CHRISTMAS AS AN OFFICIAL HOLIDAY PER THE PRESIDENT'S EXECUTIVE ORDER FOR CALENDAR YEAR 2025.

MATTERS OF INFORMATION:

1. REMINDER: NEXT BOARD MEETING WILL BE HELD ON WEDNESDAY, FEBRUARY 4, 2026
2. PROPERTY PERFORMANCE REPORT FOR DECEMBER 2025
3. RECE UPDATES