

**JERSEY CITY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
APRIL 1, 2026**

PLEASE NOTE: THE BOARD OF COMMISSIONERS' REGULAR MEETING WILL BE HELD ON WEDNESDAY, APRIL 1, 2026, AT 5:00 P.M. AT THE OFFICE OF JCHA, 400 U.S. HIGHWAY 1, MARION GARDENS, 3<sup>RD</sup> 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 MARCH 4, 2026 CLOSED CAUCUS MINUTES OF THE BOARD OF COMMISSIONERS.**

**ITEM #3: RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE REGULAR BOARD MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON MARCH 4, 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 APRIL 2026.**

**ITEM #5: RESOLUTION TO THE AWARD OF A CONTRACT TO HOUSING AUTHORITY INSURANCE GROUP, INC. FOR INSURANCE COVERAGES FOR A PERIOD OF ONE YEAR.**

**ITEM #6: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO YARDI SYSTEMS Inc., TO ADD MAINTENANCE IQ, INSPECTION IQ, CASE MANAGER AND ASPIRE PLUS MODULES ON OUR HOSTED CLOUD-BASED YARDI ENTERPRISE SYSTEM, FOR THE JCHA PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (SECTION 8) PROGRAMS.**

**ITEM #7: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY HOUSING AUTHORIZING AND ADOPTING A POLICY FOR INTRA-PROJECT TRANSFERS.**

**ITEM #8: RESOLUTION CONFIRMING RE-AUTHORIZATION OF THE QUALIFIED PURCHASING AGEND OF THE JERSEY CITY HOUSING AUTHORITY ("JCHA") TO UTILIZE VARIOUS PROCUREMENT METHODS AND PROCEDURES IN ACCORDDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW REQUIREMENTS FOR THE PERIOD OF APRIL 1, 2026 THROUGH MARCH 31, 2027.**

**ITEM #9: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO TC BLUEPRINTS, LLC FOR REPRODUCTION AND BLUEPRINTING SERVICES ON AN "AS NEEDED" BASIS FOR A PERIOD OF ONE (1) YEAR WITH OPTION FOR AN ADDITIONAL YEAR**

**ITEM #10: RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO DUNCAN HARDWARE INC. FOR THE FURNISHING AND DELIVERY OF PLUMBING SUPPLIES TO ALL JCHA DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS WITH AN OPTION FOR AN ADDITIONAL TWO (2) YEARS.**

**ITEM #11: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE FURNISHING AND DELIVERY OF PAINT AND PAINT SUPPLIES TO SHERWIN WILLIAMS FOR ALL JCHA OWNED DEVELOPMENTS FOR A PERIOD OF TWO (2) YEARS.**

ITEM #12: RESOLUTION AUTHORIZING THE PURCHASE OF NATURAL GAS SUPPLY SERVICES BY THE JERSEY CITY HOUSING AUTHORITY FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE.

ITEM 13: RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO ENTER INTO AN AGREEMENT WITH COMCAST OF JERSEY CITY FOR MAINTENANCE AND UPGRADES TO EXISTING CABLE COMMUNICATION SYSTEMS AT MARION GARDENS, HUDSON GARDENS, BOOKER T. WASHINGTON, CURRIES WOODS, RESURRECTION HOUSE 69 STORMS AND BERGEN COURT 242 BERGEN.

ITEM #14: RESOLUTION AUTHORIZING THE APPROVAL OF JCHA'S FY 2026-2027 ANNUAL BUDGET FOR THE SUBMISSION TO NJ DIVISION OF LOCAL GOVERNMENT SERVICES.

**MATTERS OF INFORMATION**

1. REMINDER: OUR NEXT REGULAR/RE-ORGANIZATION BOARD MEETING WILL BE HELD ON WEDNESDAY, MAY 6, 2026.
2. PROPERTY PERFORMANCE REPORT FOR MARCH 2026
3. RECE UPDATES