

AGENDA ITEM#	1
BOARD MEETING DATE	10-06-2021

**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.

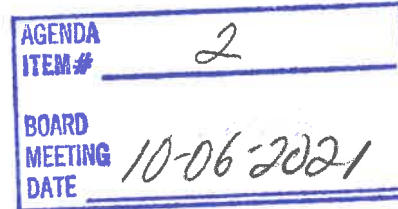
**DATED: October 6, 2021**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin			✓			
H. Fuentes					✓	
A. Herbold			✓		✓	
R. Jones		✓	✓			
F. Kitchens			✓			
A. Abdullah	✓		✓			
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 October 6, 2021 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE SEPTEMBER 1, 2021 CLOSED CAUCUS MINUTES  
OF THE BOARD OF COMMISSIONERS.**

**WHEREAS,** the Board of Commissioners held a Board of Commissioners Meeting on September 1, 2021; 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 September 1, 2021 Board of Commissioners Meeting are approved.

**DATED: October 6, 2021**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones	✓		✓			
F. Kitchens			✓			
A. Abdullah			✓			
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 October 6, 2021 in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM#	3
BOARD MEETING DATE	10-06-2021

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
THE MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING HELD ON SEPTEMBER 1, 2021.**

**WHEREAS,** the Board of Commissioners held the Board of Commissioners Meeting on September 1, 2021; 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 September 1, 2021 Board of Commissioners Meeting are approved.

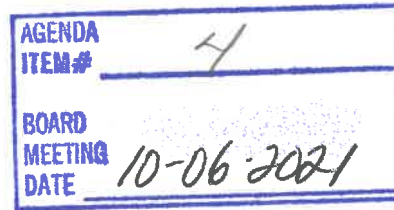
**DATED: October 6, 2021**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin		✓	✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens	✓		✓			
A. Abdullah			✓			
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 October 6, 2021 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

S E A L



**RESOLUTION BY THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF  
JERSEY CITY APPROVING ACCOUNTS PAYABLE FOR  
THE MONTH OF OCTOBER 2021**

**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 October 2021.

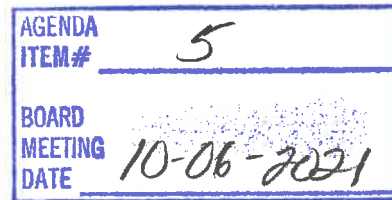
**Dated: October 6, 2021**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 October 6, 2021 in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**



**RESOLUTION AUTHORIZING CONTRACT EXTENSIONS OF  
PROJECT BASED HOUSING ASSISTANCE PAYMENT  
CONTRACTS UNDER THE HOUSING CHOICE VOUCHER  
(SECTION 8) PROGRAM TO FRED MARTIN APARTMENTS**

**WHEREAS**, the Jersey City Housing Authority (JCHA) has been awarded a total of 4649 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 budget 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 previously awarded a total of 10 Project Based Vouchers to Fred Martin Apartments, and the Project Based Contract will be expiring in Calendar Year 2021, and

**WHEREAS**, The Project Based Regulations allows PHA to extend the Project Based Contract for an additional 5 years for a maximum of 20 years.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes a 5-year extension of Project Based Housing Assistance Payment Contracts to continue to provide Project Based Vouchers to Fred Martin Apartments,

**RESOLUTION AUTHORIZING CONTRACT EXTENSIONS OF  
PROJECT BASED HOUSING ASSISTANCE PAYMENT  
CONTRACTS UNDER THE HOUSING CHOICE VOUCHER  
(SECTION 8) PROGRAM TO FRED MARTIN APARTMENTS**

Page 2

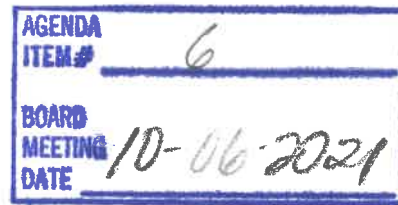
October 6, 2021

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 October 6, 2021 in the presence of a legally binding quorum.

  
 Vivian Brady-Phillips  
 Executive Director/Secretary

**S E A L**



**RESOLUTION CONFIRMING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FISCAL YEAR 2021 FAMILY SELF-SUFFICIENCY PROGRAM GRANT FOR THE HOUSING CHOICE VOUCHER (SECTION 8) AND PUBLIC HOUSING PROGRAMS**

**WHEREAS**, the Jersey City Housing Authority (JCHA) is required to administer a Housing Choice Voucher (Section 8) Family Self-Sufficiency (FSS) Program for a minimum of 320 participants, which is based on the number of Vouchers that the JCHA was awarded between October 1, 1992 through September 30, 1998, and each year the minimum required number of participants is decreased by the number of Program graduates; and

**WHEREAS**, a total of one hundred sixty-one (161) FSS participants have graduated from the Program since its inception resulting in the current minimum requirement of one hundred fifty-nine (159) FSS Program participants; and

**WHEREAS**, under the Quality Housing and Work Responsibility Act of 1998 (QHWRA), FSS, which became a voluntary program for participants as of October 21, 1998, encourages and assists low-income Housing Choice Voucher (Section 8) participants to achieve empowering goals such as higher education, employment and homeownership that will lead to economic independence and self-sufficiency; and

**WHEREAS**, a Housing Choice Voucher (Section 8) participant's income increases, the JCHA's portion of the rental payment is decreased; however, when an FSS participant's income increases, the amount by which the JCHA would decrease its rental payment is invested in an escrow account and serves as an incentive for completing the FSS Program and achieving The goals established by the participant at the beginning of the five-year contract period; and



**RESOLUTION CONFIRMING THE  
SUBMISSION OF AN APPLICATION TO  
THE U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT (HUD)  
FOR FISCAL YEAR 2021 FAMILY SELF-  
SUFFICIENCY PROGRAM GRANT FOR  
THE HOUSING CHOICE VOUCHER  
(SECTION 8) AND PUBLIC HOUSING  
PROGRAMS**

**WHEREAS**, pursuant to the Section 8 Management Assessment Program (SEMAP), SEMAP Indicator # 14 measures a Public Housing Authority's (PHA) success rate in enrolling Section 8 participants in the FSS Program for which the JCHA scored 10 points out of the maximum 10 points; and

**WHEREAS**, for the last twenty-three (23) years the JCHA has been awarded funding by the U. S. Department of Housing & Urban Development (HUD) under its Housing Choice Voucher Family Self Sufficiency Program Coordinator Funding; and

**WHEREAS**, HUD issued a Notice of Funding Availability (NOFA) for FY2021 Housing Choice Voucher Family Self-Sufficiency Program funding application, with a due date of September 7, 2021; and

**WHEREAS**, the JCHA applied for funding for one (1) FSS Supervisor and three (3) FSS Coordinators, in the amount of \$275, 886 and the JCHA finds that the provision of these positions has facilitated achieving FSS Program objectives by linking Program participants to the supportive services needed to achieve self-sufficiency.

**NOW, THEREFORE, BE IT RESOLVED** that the JCHA Board of Commissioners confirms the submission of an application (as detailed in the attached memo) to HUD for funding for one (1) FSS Program Supervisor and three (3) FSS Coordinators in an amount of \$275,886 subject to HUD review and approval.



**RESOLUTION CONFIRMING THE  
SUBMISSION OF AN APPLICATION TO  
THE U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT (HUD)  
FOR FISCAL YEAR 2021 FAMILY SELF-  
SUFFICIENCY PROGRAM GRANT FOR  
THE HOUSING CHOICE VOUCHER  
(SECTION 8) AND PUBLIC HOUSING  
PROGRAMS**

**Dated: October 6, 2021**

<b>COMMISSIONER</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>AYE</b>	<b>NAY</b>	<b>Absent</b>	<b>Abstention</b>
J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 October 6, 2021 in the presence of a legally binding quorum.



**Vivian Brady-Phillips**  
Executive Director/Secretary

**S E A L**

AGENDA ITEM#	7
BOARD MEETING DATE	10-06-2021

**RESOLUTION CONFIRMING THE SUBMISSION OF  
AN APPLICATION FOR PROJECT BASED  
VOUCHERS AND ENHANCED VOUCHERS UNDER  
RENTAL FOR GRANDVIEW APARTMENTS**

**WHEREAS,** the Jersey City Housing Authority (JCHA) assists approximately 4,500 families and senior citizens under the Housing Choice Voucher (Section 8) Program, sponsored by the Department of Housing and Urban Development; and

**WHEREAS,** the Department has issued a Notice of its review of the Grandview Application for Tenant Protection Vouchers, and

**WHEREAS,** HUD has determined that the owner's request to convert Tenant Protection Vouchers and/or Enhanced Vouchers that would have been issued at the contract expiration at Grandview to Project Based Vouchers (PBV) assistance under the Department's Tenant Protection Program meets the program requirements, and

**WHEREAS,** in accordance with the instructions in Public and Indian Housing Notice 2012-32 a Public Housing Authority (PHA) must be identified and able to administer the PBV Contract, and

**WHEREAS,** the JCHA has consent to administer this assistance, and must request funding to administer the assistance.

**RESOLUTION CONFIRMING THE SUBMISSION OF  
AN APPLICATION FOR PROJECT BASED  
VOUCHERS AND ENHANCED VOUCHERS UNDER  
RENTAL FOR GRANDVIEW APARTMENTS**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the submission of an application for one hundred and twenty eight (128) PBV and one hundred and thirty eight 138 Tenant Protection Vouchers under the Housing Choice Voucher Program, subject to the Department's review and approval.

**DATED: October 6, 2021**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 October 6, 2021 in the presence of a legally binding quorum.

  
Vivian Brady-Philips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM #	8
BOARD MEETING DATE	10-06-2021

**RESOLUTION CONFIRMING THE SUBMISSION OF  
AN APPLICATION TO THE DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT FOR 38  
VOUCHERS UNDER THE CONTINUUM OF CARE  
PROGRAM FOR HOMELESS INDIVIDUALS**

**WHEREAS**, the Jersey City Housing Authority (JCHA) assists 4,568 families and senior citizens under the Housing Choice Voucher (Section 8) Program, and 38 Vouchers under the Continuum of Care Program for homeless individuals ; and

**WHEREAS**, the Department of Housing and Urban Development has issued a Notice of Funding Availability for Homeless Programs, 24 CFR 578.15, eligible project applicants for the CoC Program Competition are nonprofit organizations, States, local governments, and instrumentalities of State and local governments, and public housing agencies, as such term is defined in 24 CFR 5.100, without limitation or exclusion; and

**WHEREAS**, The CoC Program (24 CFR part 578) is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by nonprofit providers, States, and local governments to quickly re-house homeless individuals, families, persons fleeing domestic violence, and youth while minimizing the trauma and dislocation caused by homelessness; to promote access to and effective utilization of mainstream programs by homeless individuals; and to optimize self-sufficiency among those experiencing homelessness; and

**WHEREAS**, the JCHA has successfully administered the 38 Vouchers under the COC Programs and would like must request funding to continue to administer the Vouchers.

**RESOLUTION CONFIRMING THE SUBMISSION OF  
AN APPLICATION TO THE DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT FOR 38  
VOUCHERS UNDER THE CONTINUUM OF CARE  
PROGRAM FOR HOMELESS INDIVIDUALS**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners confirms the submission of an application for thirty-eight (38) COC Vouchers the Continuum of Care Program Competition subject to the Department's review and approval.

**DATED: October 6, 2021**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 October 6, 2021 in the presence of a legally binding quorum.



Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM#	9
BOARD MEETING DATE	10-06-2021

**RESOLUTION CONFIRMING EXECUTION OF THE TERM OPTION  
CLAUSE TO BOYS AND GIRLS CLUBS OF HUDSON COUNTY FOR COM-  
PREHENSIVE AFTERSCHOOL PROGRAMMING FOR A PERIOD OF ONE  
(1) YEAR.**

**WHEREAS**, the mission of the JCHA is to develop and manage housing of choice of the highest standards, which is safe, affordable, sustainable and accessible, and to partner to foster resident responsibility and self-sufficiency through effective programming and partnerships; and

**WHEREAS**, the JCHA is committed to providing quality programming and resident services for the purpose of fostering self-sufficiency among residents and positive community engagement; and

**WHEREAS**, almost 500 youth ages six to fourteen reside in JCHA's five family public housing developments including Marion Gardens, Curries Woods, Booker T. Washington, Hudson Gardens, and Holland Gardens; and

**WHEREAS**, a growing body of evidence shows that an integrated focus on academics, enrichment activities, expanded learning opportunities, and positive youth development are critical to improving student success; and

**WHEREAS**, contracts (#101258 and # 101259 respectively) were awarded on October 4<sup>th</sup>, 2018, to Boys and Girls Clubs of Hudson County to serve Marion Gardens, Curries Woods, and Booker T Washington and to Jersey Art Exchange to serve Hudson Gardens and Holland Gardens for a period of one (1) year in amounts not to exceed \$79,028.40 and \$56,215.00 respectively for the period 11/1/2018 to 6/30/2019; and

**WHEREAS**, the New Jersey Local Public Contract Law N.J.S.A 40A allows the contract specifications to include a term option clause for a period of five (5) years in one (1) year increments; and

**WHEREAS**, the JCHA and Boys and Girls Club mutually agreed to exercise the term option clause for a second (2<sup>nd</sup>) year in September 2019, for a third (3<sup>rd</sup>) year in Sep-

**RESOLUTION CONFIRMING EXECUTION OF THE  
TERM OPTION CLAUSE TO BOYS AND GIRLS CLUBS  
OF HUDSON COUNTY FOR COMPREHENSIVE AF-  
TERSCHOOL PROGRAMMING FOR A PERIOD OF  
ONE (1) YEAR.**

**Page 2**

tember 2020, and now mutually agree to exercise the term option clause for a fourth (4<sup>th</sup>) year in order to continue to provide comprehensive afterschool programming for youth at JCHA's family developments; and

**WHEREAS**, in 2020 Jersey Art Exchange was no longer able to provide these service, and the Boys and Girls Club became the sole provider of comprehensive afterschool programming for youth at JCHA's family developments including Marion Gardens, Curries Woods, Booker T. Washington, Hudson Gardens, and Holland Gardens; and

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

**NOW THEREFORE BE IT RESOLVED**, that the JCHA Board of Commissioners confirms that the JCHA may exercise the one (1) year option in the existing contracts to Boys and Girls Clubs of Hudson County at a rate of \$115,629.83 to serve Marion Gardens, Curries Woods, Booker T. Washington, Hudson Gardens, and Holland Gardens under the same terms and conditions that includes a contingency of five (5) percent to cover program growth or related services beginning September 2021 and ending June 2022.

**DATED: October 6, 2021**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 October 6th, 2021 in the presence of a legally binding quorum.



**Vivian Brady-Phillips**  
**Executive Director/Secretary**

**S E A L**



AGENDA ITEM#	10
BOARD MEETING DATE	10-06-2021

**RESOLUTION APPROVING THE OPENING OF ONE (1) NEW BANK ACCOUNT FOR THE JERSEY CITY HOUSING AUTHORITY TO BE USED FOR THE EMERGENCY HOUSING VOUCHER PROGRAM (EHV).**

**WHEREAS**, the JCHA is required by its Annual Contribution Contract (ACC) with the Department of Housing and Urban Development (HUD) to maintain bank accounts at authorized financial institutions; and

**WHEREAS**, the JCHA currently maintains its General Fund, Payroll, Utility Account, FSS Escrow, DSH Proceeds, Money Market, Non-Federal and LIPH Site Operating, COCC Reserve, Tenants' Escrow Accounts, Housing Choice Voucher Admin, other Section 8 HAP, Housing Choice Voucher (Section 8), Portability PHAs, ESG: Emergency Solutions Grant, and Other Federal ERA bank accounts at Provident Bank; and

**WHEREAS**, the new bank account will be used based on the following title:

Emergency Housing Voucher (EHV)

**WHEREAS**, the bank requires a new signature card to add signatories to this one (1) new account; and

**WHEREAS**, the following officials in their capacity shall be designated as authorized check signers:

Raj Mukherji, Chairperson

Aneesah Abdullah, Vice-Chairperson

Vivian Brady-Phillips, Executive Director/Secretary

Arlyn Agustin, Chief Financial Officer

**RESOLUTION APPROVING THE OPENING OF ONE (1)  
NEW BANK ACCOUNT FOR THE JERSEY CITY  
HOUSING AUTHORITY TO BE USED FOR THE  
EMERGENCY HOUSING VOUCHER PROGRAM (EHV).**  
Page2

**NOW THEREFORE, BE IT RESOLVED** that the JCHA Board of Commissioners approves the opening of One (1) new bank account with Provident Bank and approves the above-mentioned signatories; there will be no signatory changes to all other existing JCHA bank accounts at Provident Bank.

Dated: October 6, 2021

COMMISSIONER    MOTION    2<sup>ND</sup>    AYE    NAY    ABSENT    ABSTENTION

J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 October 6, 2021 in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

S E A L

AGENDA ITEM#	11
BOARD MEETING DATE	10-06-2021

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING AUTHORITY TO AWARD CONTRACTS TO FURNITURE DIRECT, RAYMOUR AND FLANIGAN AND SLEEP CHEAP TO PROVIDE FURNITURE IN ACCORDANCE WITH THE VOUCHER PROGRAM REQUIRMENTS TO END HOMELESSNESS**

**WHEREAS**, on July 1, 2021, the Jersey City Housing Authority “JCHA” and Hudson County Alliance to End Homelessness “HCAEH” entered a Memorandum of Understanding to administer the Emergency Housing Voucher “EHV” program attached; and

**WHEREAS**, the program is designed to assist individuals and families who are either homeless or facing homelessness; and

**WHEREAS**, the program has a total of 97 housing vouchers to distribute to individuals or families that includes a \$3,500 provision for furniture; and

**WHEREAS**, competitive quotes for furniture packages that included the bedroom/s, living room and kitchenette were solicited from Furniture Direct, Raymour and Flanigan and Sleep Cheap; and

**WHEREAS**, all three (3) vendors were able to provide competitive proposals that were less than the \$3,500 provision; and

**WHEREAS**, the JCHA intends to award contracts to all three (3) companies and allow the voucher recipients to select from the available furniture packages that includes shipping and assembly if needed; and

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

**RESOLUTION AUTHORIZING THE JERSEY CITY HOUSING  
AUTHORITY TO AWARD CONTRACTS TO FURNITURE  
DIRECT, RAYMOUR AND FLANIGAN AND SLEEP CHEAP  
TO PROVIDE FURNITURE IN ACCORDANCE WITH THE  
VOUCHER PROGRAM REQUIRMENTS TO END HOME-  
LESSNESS**

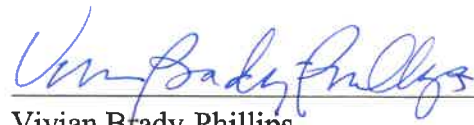
**Page 2-**

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes the award of contracts to 1) Furniture Direct, 368 Duncan Ave., Jersey City, NJ 07306, Raymour & Flanigan, 440 Route 440, Jersey City, NJ 07305 and Sleep Cheap, 2843 John F. Kennedy Blvd., Jersey City NJ 07306 to provide up to \$3,500 worth of furniture per voucher, and not to exceed a collective maximum amount of three hundred twenty nine thousand dollars (\$329,000) between the vendors for a period of two (2) years.

**DATED: October 6, 2021**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 October 6, 2021 in the presence of a legally binding quorum.



Vivian Brady-Phillips  
Executive Director/Secretary

S E A L

AGENDA ITEM#	12
BOARD MEETING DATE	10-06-2021

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO BDO PHA FINANCE TO PROVIDE PROFESSIONAL FEE ACCOUNTING SERVICES FOR A PERIOD OF ONE YEAR**

**WHEREAS**, the Jersey City Housing Authority (JCHA) requires the services of a professional fee accounting firm in order to comply with all relative rules and regulations as defined and required by the Department of Housing and Urban Development (HUD); and

**WHEREAS**, as per past practice, the JCHA advertised a Request for Proposals (RFP) on July 15<sup>th</sup> and 16<sup>th</sup>, 2021 in full compliance with the Ste criteria and received less than three proposals. Therefore, the JCHA re-advertised on August 19<sup>th</sup> and 20<sup>th</sup>, 2021 and received one proposal; and

**WHEREAS**, the sole proposal received was from BDO PHA Finance, 1801 Market Street, Suite 1700, Philadelphia PA 19103, as detailed in the Purchasing Agent's memo; and

**WHEREAS**, the sole proposal reviewed on September 15<sup>th</sup>, 2021 in accordance with the JCHA's Procurement Policy for professional services and RFP evaluation criteria, was determined to be in compliance with the RFP's Scope of Services; and

**WHEREAS**, the JCHA performed their due diligence and waived the competitive bidding requirement for a third advertisement and RFP; and

**RESOLUTION AUTHORIZING THE AWARD OF A  
CONTRACT TO BDO PHA FINANCE TO PROVIDE  
PROFESSIONAL FEE ACCOUNTING SERVICES FOR A  
PERIOD OF ONE YEAR  
PAGE 2**

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

**NOW THEREFORE BE IT RESOLVED** by the JCHA Board of Commissioners that a contract for professional fee accounting services for a period of one year be awarded to BDO PHA Finance, 1801 Market Street, Suite 1700, Philadelphia, Pennsylvania, 19103 in the amount not to exceed One Hundred Fourteen Thousand Two Hundred Forty Dollars (\$114,240.00) subject to General Counsel Opinion.

**Dated: October 6, 2021**

COMMISSIONER	MOTION	2 <sup>nd</sup>	AYE	NAY	ABSENT	ABSTENTION
J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
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 October 6, 2021 in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**

AGENDA ITEM #	13
BOARD MEETING DATE	10-06-2021

**RESOLUTION AUTHORIZING A CONTRACT AWARD TO BROWN & BROWN METRO FOR DENTAL BENEFITS COVERAGE THROUGH DELTA DENTAL OF NEW JERSEY INC. FOR ELIGIBLE HASU AND EXECUTIVE/CONFIDENTIAL EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS FOR A THREE-YEAR PERIOD (10/1/2021 through 9/30/2024)**

**WHEREAS**, the Collective Bargaining Agreement between the Jersey City Housing Authority (JCHA) and the Housing Authority Supervisor's Union (HASU), and the JCHA's Personnel Policies for Executive and Confidential Employees stipulated provisions for dental; and benefits coverage for eligible employees and their eligible dependents; 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; and

**WHEREAS**, on August 12, 2021, less than three (3) bids were received (contract was rebid) and on September 9, 2021, the JCHA received two (2) bid packages (see details in attached memo); and

**WHEREAS**, Brown & Brown Metro submitted the lowest bid for dental services for this group of eligible employees will be approx. \$4,800 per month; and

**WHEREAS**, availability of funds has been established for this contract.

**NOW THEREFORE BE IT RESOLVED** that the JCHA Board of Commissioners authorizes award of a professional services contract for dental services for eligible HASU and



**RESOLUTION AUTHORIZING A CONTRACT AWARD TO  
BROWN & BROWN METRO FOR DENTAL BENEFITS  
COVERAGE THROUGH DELTA DENTAL OF NEW JERSEY  
INC. FOR ELIGIBLE HASU AND EXECUTIVE/CONFIDENTIAL  
EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS FOR A  
THREE-YEAR PERIOD (10/1/2021 through 9/30/2024)**  
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Executive/Confidential Employees to Brown & Brown Metro, 56 Livingston Avenue,  
Roseland, New Jersey 07068 for approx. \$172,800 for the three-year period (October 1, 2021 –  
September 30, 2024), subject to Legal Counsel opinion.

**DATED: October 6, 2021**

COMMISSIONER	Motion	2 <sup>nd</sup>	AYE	NAY	Absent	Abstention
J. Dublin	✓		✓			
H. Fuentes					✓	
A. Herbold					✓	
R. Jones			✓			
F. Kitchens			✓			
A. Abdullah		✓	✓			
R. Mukherji			✓			

I hereby certify that 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 October 6, 2021, in the presence of a legally binding quorum.

  
Vivian Brady-Phillips  
Executive Director/Secretary

**S E A L**